

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.

CITY COUNCIL MEETING October 4, 2022

- L.1. PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF THE HISTORIC PRESERVATION COMMISSION DECISION DENYING THE REQUEST FOR THE REMOVAL OF PROPERTY LOCATED AT 2501 CURTIS AVENUE FROM THE LIST OF POTENTIAL HISTORIC RESOURCES PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

- Public written comments
- PowerPoint Presentation

From: siegvelt@aol.com
To: [Planning Redondo](#)
Subject: 2501 Curtis Mason House
Date: Wednesday, July 6, 2022 2:21:45 PM

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

To Whom it may concern,

Please keep this truly unique stone house. Of all the old homes in Redondo on this list, this one really stands out. I believe the city should buy this house for all citizens to enjoy. It's a no brainer Currently being attached to publicly owned land. Or at the very least, move the home on to the grey belt and let the owner sell the property.

Camille Sieg-Fostvelt
1908 Voorhees Ave. #2
Redondo Beach.
(310)710-2883H

From: Ismael Nawfal
Sent: Monday, September 26, 2022 10:12 AM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: Public Comment regarding appeal for 2501 Curtis

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To whom it may concern,

This is a public comment regarding the demolition of 2501 Curtis.

I'm in favor of allowing the current owners to demolish 2501 Curtis. It is one of many eyesores in the North Redondo community that my family is compelled to look at every day. Allow the current owners to move on. My understanding is that it is considered a city historical landmark. If it's so important, why is the city not coming in to assist in maintaining the property or holding the current owners responsible for maintenance? Why does it look like a dilapidated haunted house out of a horror movie? If it's important, why does the city allow it to crumble? Perhaps I'm architecturally ignorant, but this property does not appear to have any significance (besides maybe the architect themselves).

Architectural taste changes with time, please allow our neighborhood to move on and progress. Don't hold us to the architectural standards and tastes of the 1930s.

- Ismael Nawfal (2416 Voorhees Unit A)

From: Linda Flynn
Sent: Tuesday, October 4, 2022 11:32 AM
To: CityClerk <CityClerk@redondo.org>
Subject: Comment for Oct. 4, 2022

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Re: Preservation Commission Meeting Oct. 4, 2022 at 6PM. My name is Linda Flynn and I own the property south of Spence property at 2501 Curtis Ave. Redondo Bch, Ca. 90278. I am making note of the fact that my property at 2504 Phelan Ln. Redondo Bch. Ca. 90278 extends past my fence to the south. I am sorry I do not have the exact dimensions at this time but only want to put this information out for future reference. I have no interest in the demolishing of the building at 2501 Curtis Ave. Redondo Beach, Ca. 90278 as I believe that is the business of the Spence family. Thank you. L. Flynn

Appeal of the Preservation Commission Decision to Deny the Certificate of Appropriateness Requesting the Removal from the List of Potential Historic Resources

2501 Curtis avenue

October 4, 2022

Background

- ◆ 1986 and 1996 – City Historic Resources Survey (B-rated Craftsman)
- ◆ September 9, 2021 – Historic Inquiry Form
- ◆ September 23, 2021 – Staff site inspection
- ◆ October 1, 2021 – Staff Assessment (Eligible)
- ◆ February 1, 2022 - Draft GPA Consulting Report (Not Eligible)
- ◆ May 10, 2022 - Certificate of Appropriateness application filed
- ◆ July 6, 2022 – Preservation Commission public hearing (4-1 for denial)
- ◆ July 18, 2022 – Appeal filed by owners

Preservation Ordinance

- ◆ Code Section 10-4.104 - Definition of potential historic resource
- ◆ Code Section 10-4.311 - Allows owners to request removal from the historic resources list with “verifiable documentation”
- ◆ Code Section 10-4.404 - Removal or demolition requires commission review, outlines criteria
- ◆ Code Section 10-4.404(c) - Demolition requests shall not be considered without the proposed new construction
- ◆ Code Section 10-4.404(b) – Commission may require a memorial at the site

Appeal

- ◆ Preservation Consultant Required
 - ◆ Staff provided COA requirements / application for removal of property from list
 - ◆ Staff provided list of professional consultants for preparing verifiable documentation
- ◆ Consideration of GPA analysis at public hearing
 - ◆ GPA study included in agenda packet
 - ◆ GPA discussed findings at the public hearing
 - ◆ Preservation Commissioners engaged in dialogue with owner and GPA
 - ◆ All elements of research / documentation were presented and discussed at the hearing
- ◆ Staff comments regarding GPA analysis at the public hearing
 - ◆ Staff acknowledged that GPA analyzed the site in greater detail, research beyond City archives
 - ◆ Preservation Program primarily modest homes / working-class families
 - ◆ Staff remained neutral and did not provide a formal recommendation (two draft Reso's)

Appeal

- ◆ Consideration of physical condition of house and financial hardship
 - ◆ Property not maintained for some time
 - ◆ Current family owned and lived at property since 1972
 - ◆ 2021 Inspection - Interior spaces in good condition, exterior and landscaping not maintained
 - ◆ Unfinished / unusual stonework – No movement towards removing or completing
 - ◆ Application did not include a request to consider economic hardship
 - ◆ No specific data provided regarding economics of property (anecdotal)
- ◆ Viability of alternatives to demolition of home
 - ◆ Options for additions and/or development of ADUs were discussed at the public hearing
 - ◆ Shifting house and developing behind

Staff Recommendation

- ◆ Review the appeal and attachments
- ◆ Open the public hearing and take public testimony
- ◆ Close the public hearing and deliberate
- ◆ Make a determination regarding the Appeal of the Preservation Commission decision to deny the Certificate of Appropriateness requesting that the property at 2501 Curtis Avenue be removed from the Historic Resources List
- ◆ Two draft Resolutions have been prepared for consideration