

AGENDA – SPECIAL MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
THURSDAY, MARCH 18, 2010 - 7:00 P.M.
REDONDO BEACH MAIN LIBRARY
303 NORTH PACIFIC COAST HIGHWAY

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

CITY CLERK

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR #4 THROUGH #7:

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, 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 following Oral Communications.

4. Approval of Affidavit of Posting for the Preservation Commission meeting of March 18, 2010
5. Approval of the following Minutes: Regular meeting of January 6, 2010
6. Strategic Plan Update Reports: January 19, 2010 and February 16, 2010
Staff recommends that the Preservation Commission receive and file the Strategic Plan Updates.
7. Receive and file written communications:
 - a.) City's current legislative Platform Resolution
 - b.) Communications & Customer Service Plan
 - c.) Memorandum from Bill Workman, City Manager "City Staff's Roles and Practices in Support of City Commissions".
 - d.) Preservation Commission Bylaws
 - e.) Charter of the City of Redondo Beach

IV. ORAL COMMUNICATIONS

Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

V. 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.

VI. EXCLUDED CONSENT CALENDAR

VII. EX-PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.

VIII. PUBLIC HEARINGS:

- a.) A Public Hearing to consider a request for designation of the building and property as a local historic landmark.

APPLICANT:	Joseph and Bernice Geary
PROPERTY OWNER:	Same as applicant
LOCATION:	504 North Francisca Avenue
CASE NO.	2010-03-LM-003
RECOMMENDATION:	Staff recommends approval

IX. UNFINISHED BUSINESS

X. NEW BUSINESS – (Items for discussion prior to action)

- a.) **DISCUSSION TO UPDATE HISTORIC RESOURCES SURVEY:**

Staff recommends that the Preservation Commission receive and file the Presentation.

- b.) **NOTIFICATION OF CITY COUNCIL ITEMS:**

Staff recommends that the Preservation Commission receive and file the report on City Council actions related to Preservation.

- c.) **NOTIFICATION OF PLANNING COMMISSION PROJECTS:**

Staff recommends that the Preservation Commission receive and file the report on Planning Commission/Planning Department cases submitted for future Planning Commission meeting or Planning Department action.

XI. SUBCOMMITTEE REPORTS:

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIII. ITEMS FROM STAFF

XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on **May 5, 2010** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org

APPEALS OF PRESERVATION COMMISSION DECISIONS:

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

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.

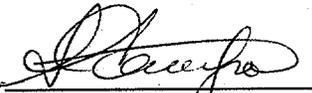
March 9, 2010

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

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the March 18, 2010, Regular Meeting of the City of Redondo Beach Preservation Commission on March 11, 2010, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach.



Silvia M. Campos
Planning Technician

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING**

JANUARY 6, 2010

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:03 p.m. at the main library meeting room, 303 North Pacific Coast Highway, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Day, Jackson, Mentesoglu, Miller-Hack, Perry, Richer,
Chairperson Gibson
Commissioners Absent: None
Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Jackson led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the January 6, 2010 Preservation Commission meeting agenda
- Approval of minutes of the meeting of November 4, 2009
- Strategic Plan Reports
- Receive and file written communications

Motion by Commissioner Day, seconded by Commissioner Mentesoglu, to approve the Consent Calendar. Motion carried unanimously.

ORAL COMMUNICATIONS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

Commissioner Day reported that he spoke with the owner of the property at 119 South Guadalupe Avenue.

Commissioner Miller-Hack reported that she introduced herself to the owners when she toured the properties to be considered for public hearing.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 119 South Guadalupe Avenue

Planner Plascencia described the location, history, and architecture of the property. He stated the building, which was built in 1910, is a rare example of Victorian architecture in Redondo Beach and is rated "B" according to the historic resources survey. He pointed out the main features of the structure including the prominent high-pitched gable roof and arched window and also the bay window. He said that, although in slight disrepair, the majority of the structure is in fact. He pointed out the differentiation of elements within building, a common trait of Victorian architecture. He concluded by recommending approval of the request for landmark designation of the property to be named the Haseman House.

Planner Plascencia answered that the construction of a garage on the property may require a variance and would definitely require Preservation Commission approval.

Planner Plascencia answered that the rectangular floor plan of the house is a unique split-level design.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Applicant David Hubbard explained his plans to thoroughly and accurately restore his home.

Commissioner Jackson thanked Mr. Hubbard for purchasing the home and preventing its demolition.

Mr. Hubbard answered that he is meticulously restoring the moon-shaped window in the front of the house. He said he attempted to repair the dormer windows; however they were beyond repair and he installed vinyl windows in their place.

Commissioner Miller-Hack commented that the left dormer vinyl window stands out and would look nicer if it were replaced with wood.

Mr. Hubbard said he will consider replacing the left dormer window in the future. He said he is currently working to restore the porch, and the only future project might be to install a deck at the rear of the house.

Chairperson Gibson commended Mr. Hubbard for embarking on the lengthy and expensive restoration of his home. He said priorities are structural stabilization and waterproofing; and other elements can be restored as time goes by. He said the house is very distinctive and he is pleased that it is safe.

Mr. Hubbard answered that the house is one single unit even though it has two doors. He said the house has some original hinges, doors, and molding; however he will be searching for more original items to install.

Commissioner Day also commended Mr. Hubbard for taking on the restoration project. He encouraged Mr. Hubbard to keep the restoration as authentic as possible and to ask for help and guidance.

Motion by Commissioner Perry, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the resolution approving the designation of the property at 119 South Guadalupe Avenue as a local historic landmark subject to the conditions set forth.

Planner Plascencia answered that he will inform the applicant what work will require Preservation Commission and/or Minor Alterations Subcommittee approval.

The motion on the floor was voted on and carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 207 Avenue F

Planner Plascencia described the location, history, and architecture of the property. He noted the architecture is classified Aeroplane/Craftsman and the defining character features include the recessed second floor and the flared/peaked roof. He said the exterior as well as the interior of the building are extraordinarily well-maintained. He said that minor changes to the property include the installation of a garden window, a glass window on the porch, and a stained glass window. He recommended approval of the request for landmark designation of the property to be named the Rudge House.

Planner Plascencia answered that the date of the porch enclosure is unknown.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Applicant David Osmena, introduced himself.

Chairperson Gibson and Commissioner Jackson complimented the fine appearance of the home.

Motion by Commissioner Day, seconded by Commissioner Perry, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Day, seconded by Commissioner Jackson, to approve the designation of the property at 207 Avenue F as a local historic landmark subject to the conditions set forth. Motion carried unanimously.

Public Hearing to Consider a Request for a Certificate of Appropriateness and Exemption Declaration to Permit Demolition of an Existing Garage and to Construct a New Detached Garage in the Same Architectural Style of the House at 507 North Guadalupe Avenue, Pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code

Planner Plascencia explained that the property, built in 1922, is located in the Gertruda Avenue Historic District. He said the applicant seeks approval to demolish the existing one-car garage and construct a new garage. He showed a conceptual drawing of the proposed garage which would meet new zoning and building code requirements and would include: a front gable roof, wood surrounds, and roof pitch to compliment the main building. He also noted the small river rock veneer foundation on the plan. He said that staff suggests a simple exposed beam end for the knee brace center under the roofline. He said that either of the door designs proposed are satisfactory. He said the proposed building will not deter from the historic district or the main building and will not exceed the legal height limit; and he concluded by recommending approval of the certificate of appropriateness.

Planner Plascencia answered that one side of the garage shows an eave overhang; while the opposite side does not—the reason being that due to a fire and life safety issue, the eave cannot hang over the property line. He also answered that there is no stonework on the original house.

Commissioner Day commented that the post beam on the center of the gable seems a little out of character.

In response to Commissioner Miller-Hack, Planner Plascencia answered that the rafter tail is a decorative, rather than a structural, element. He also answered that any of the door options A, B, or C are suitable designs. He said the door design can be decided now, or the decision can be referred to the Minor Alterations Subcommittee.

Commissioner Day supported door option B.

Commissioner Miller-Hack questioned whether the option exists to eliminate the front beam.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Bonnie Wilson, applicant and owner, explained that the existing garage has a lot of termite damage and the roof and front doors are in poor shape. She said that her and her husband's goal is to match the new garage to the existing house as much as possible. She said she and her husband would be open to changing the front beam and the doors.

Commissioner Jackson suggested an alternative window option that looks simpler and more like the Craftsman style.

Commissioner Miller-Hack spoke in favor of the carriage house style; however she felt the front beam and stone veneer appeared out of character.

Mrs. Wilson said she will discuss the beam with her husband. She said they can be flexible about the stonework.

Chairperson Gibson supported giving latitude to the owner as long as the garage design is compatible with the original style. He did not have a problem with the beam end, which he described as whimsical and imaginative. He pointed out the garage is not prominently visible from the street, and the owners are who will be seeing it.

Mrs. Wilson answered that she and her husband are also open to suggestions about the door design.

Commissioner Miller-Hack favored door design C.

Planner Plascencia suggested that the Commission grant staff some latitude to approve design elements. He said that if an alternative design is considered, it could be considered by the Minor Alterations Committee.

Bill Gregory, project architect, explained that the nine-light window is indicative of Prairie Craftsman style, while the multi-light window is indicative of Los Angeles Craftsman style. He also said that without the beam, cross members would be necessary inside the garage. He said the beam end could be squared off. He said the stone base on the garage is intended to bring some Craftsman character back to the property.

Motion by Commissioner Perry, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Miller-Hack to allow the project without the projecting front beam and without the river rock veneer. The motion failed with no second.

Planner Plascencia stated the garage is well-designed, and that if the applicant is willing to create such an extensive design, they should move forward with that design.

Commissioner Day said he liked the rafter tail, which he felt is a signature of the designer and shows the interests of the applicant and architect. He did not see a reason to get hung up by small details.

Planner Plascencia agreed, and he added the building would receive more scrutiny if it were visible from the right-of-way.

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the Exemption Declaration and Certificate of Appropriateness for the property at 507 North Guadalupe Avenue to permit demolition of an existing garage and to construct a new one-car garage in an architectural style compatible with the existing residence, subject to the conditions set forth; and to give staff flexibility to work directly with the homeowners on design elements.

Chairperson Gibson spoke in favor of the motion. He expressed willingness to defer to the architect, and he approved of any of the three door options. He said it is important for the design to please the homeowner.

Commissioner Jackson's motion passed by the following vote:

Commissioner Day – Yes
Commissioner Jackson – Yes
Commissioner Montesoglu – Yes
Commissioner Perry – Yes
Commissioner Richer – Yes
Chairperson Gibson - Yes
Commissioner Miller-Hack - No

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion to Update the Historic Resources Survey

Chairperson Gibson reported that the Historic Resources Survey subcommittee met and discussed ways to gather data. He distributed a document: *Results of Informal Survey Update* showing initial historic survey findings for 680 properties in districts 2,5,6,8, and 9. He said the remaining data will be available for the March meeting, after which a letter will be drafted to City Council to demonstrate the need for an updated survey.

Commissioner Perry advised he will complete his survey of district 1 by the next meeting.

Commissioner Day advised he will complete his survey of districts 3 and 4 by the next meeting.

A Historic Resources Survey subcommittee meeting was scheduled for 4:00 p.m. on February 4 at City Hall. Planner Plascencia reminded the members that only three of the four subcommittee members may meet at one time.

Notification of City Council Items

None.

Notification of Planning Commission Projects

Planner Plascencia stated that he will email the list of projects to the members.

SUBCOMMITTEE REPORTS

Chairperson Gibson requested to revise the agenda format to reflect the new subcommittees.

Historic District Formation Subcommittee

Chairperson Gibson reported the subcommittee met and discussed the upcoming Citywide meeting to promote historic districts. He distributed a draft press release and draft meeting announcement and he requested input from the members. He planned to submit the finalized press release to the Daily Breeze, Beach Reporter, and Easy Reader newspapers as well as the Redondo Beach City website. He said the proposed meeting dates are January 26, 27, or 28 and the agenda will include a presentation by Planner Plascencia and himself. He hoped that a group of interested residents will attend the meeting, and that opportunities for neighborhood presentations will result. He said the subcommittee will hand-deliver the announcement to potential attendees.

Planner Plascencia answered that he will check to see if the Redondo Beach logo can be included on the meeting announcement.

Commissioner Miller-Hack suggested January 27 for the meeting date.

Commissioner Day volunteered to design the announcement.

Commissioner Jackson corrected the Morrell House address on the announcement.

Suggestions for the final meeting announcement included: reordering and summarizing the bullet points, using harder paper stock, using a full sheet of paper, and using black ink on colored paper.

The next historic district subcommittee meeting was scheduled for January 13 at 5:30 p.m. in the Planning conference room at City Hall.

Minor Alterations Subcommittee

Planner Plascencia advised that the Redondo Beach Women's Club is preparing to embark on a project of repair work and exterior finish to the play area of their building. The project will include removing the exterior shingle material and replacing it with board and batten. He said he is working to locate original building photographs. Further information will be reported to the Commission.

Commissioner Jackson volunteered to serve on the Minor Alterations Subcommittee, joining Commissioner Day and Chairperson Gibson.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

ITEMS FROM STAFF

Planner Plascencia distributed a list of 2010 Planning Department filling deadlines for items requiring Preservation Commission consideration.

Planner Plascencia thanked the members for their patience with the temporary setup in the library during the City Council restoration. He advised the March meeting may be held at the Morrell House.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:35 p.m. to the next regular meeting on March 3.

Respectfully submitted,

Alex Plascencia
Associate Planner



Administrative Report

Preservation Commission Hearing Date:

March 18, 2010

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 504 NORTH FRANCISCA AVENUE
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2010-03-LM-003
APPLICANT'S NAME: JOSEPH AND BERNICE GEARY

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 504 North Francisca Avenue as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 504 North Francisca Avenue (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2010-03-PR-004)

EXECUTIVE SUMMARY

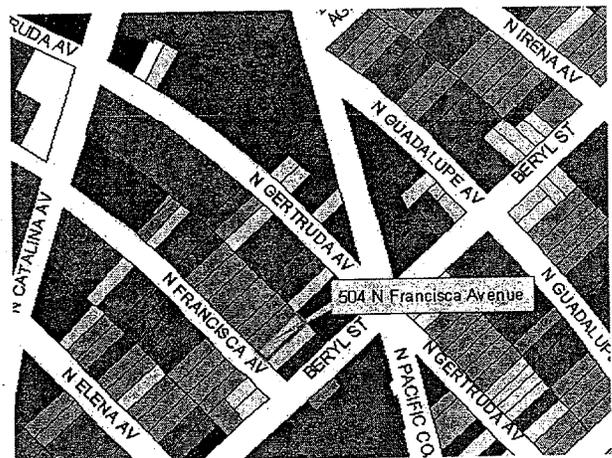
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 504 North Francisca Avenue.

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 consists of a single-family residence of approximately 1,740 square feet. The 1986 Historic Resources Survey identifies the architectural style of the building as Craftsman.

The property is located on the east side of North Francisca Avenue, between Beryl Street and North Catalina Avenue. The rectangular-shaped parcel has is 40 feet in width and 150 feet in depth. The zoning of the property is Low-Density Multiple-Family Residential (R-3A).

The existing two-story structure features an irregularly shaped residence with a front gable roof, wood siding, and sash and fixed windows. There is a detached two-car garage located in the rear yard.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was classified as a "B" rated structure. According to the survey "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture. These 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

It is unclear when exactly this structure was built. The Los Angeles County Assessor's records indicate two built dates of 1922 and 1925. The 1922 record may reflect the year the City's building permit was issued and 1925 may reflect the actual finished construction date.

Design and Architecture

The nominated structure is an example of Craftsman architectural style. The Craftsman details were popular in the United States from 1905 until the early 1920's. It is also one of the more prevalent architectural styles among historic buildings in Redondo Beach.

Administrative Report

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Landmark Designation #84 - 504 North Francisca Ave.

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Craftsman houses feature functional, informal floor plans and simple box-like shapes. These buildings generally harmonize with their surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The residential structure at 504 North Francisca Avenue represents many of the classic architectural elements that represent the Craftsman style. This building is most characterized by the second floor setback and decorative full width front porch. The second floor is in to the center of the building and does not line up vertically with the first floor walls making it evocative of the Aeroplane Craftsman Style. The front porch is characterized by two porch pedestals located at each end of the building that support the porch roof with decorative wood beams. Two other lower stucco pedestals with no adorn steps leading to the front door. The building has a symmetrical front façade with two large eight over single pane designed windows flanking a centered front door.

Like many structures built during this period, this is a wood-frame constructed residence built on a raised block foundation. The two story dwelling is sheathed with horizontal wood siding and vertical wood trim boards. The original wood sills and window trims are still visible throughout the house.

There are some minor alterations to the building. One notable alteration is what appears to be an addition to the rear of the building which matches the exterior wood siding finish of the original building. The "addition" is not visible from the public right-of-way. The porch also appears to have been added to the original building, but is consistent with the architectural style of the building. Based on age of materials, it appears both the porch and "addition" were added long ago. One minor alteration noted are the wood fascia boards covering the rafter tails on the first and second floor.

Historical Background

The earliest resident listing at this property was identified in the 1906-07 business and resident directory. This listing pre-dates the 1922 building permit record for this house. This leads staff to believe that a previous residential structure existed on the property and was demolished to make way for the existing building. No building permit records exist before 1922.

The Murray family were longtime residents of the property. Staff tracked the family's residency at the property from 1906 to 1952 using the City resident and business directories. Family members worked in several industries including lumber companies, Standard Oil, telephone companies, the Gas Company and the Post Office (see attached summary). John F. Murray advanced to Division manager at Southern California Gas Company, while Rose Murray became assistant Postmaster.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

Administrative Report

Landmark Designation #84 - 504 North Francisca Ave.

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SUMMARY AND CONCLUSION

This report has documented that the residential structure at 504 North Francisca Avenue is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Murray House" reflecting the family's long standing residency at the property (Landmark No. 84).

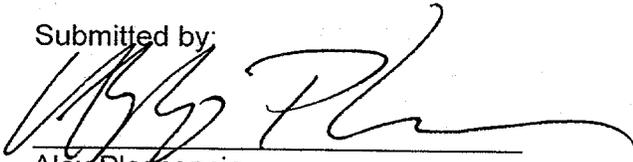
COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:



Alex Plascencia
Assistant Planner

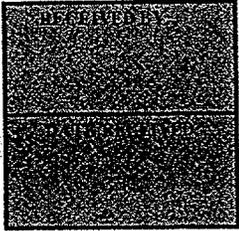
Attachments:

- Landmark Designation Application
- 1986 and 2000-2001 Historic Resources Surveys
- 1922 Building Permit
- Draft Resolution
- Photographs
- 504 N Francisca Ave- Resident Listings from City Directories

CITY OF REDONDO BEACH

PLANNING DEPARTMENT

#84



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: 504 N. Francisca Ave.	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 43 BLOCK: 142 TRACT: TS ASSESSOR'S PARCEL NUMBER: 7503-010-022	ZONING: R-3A
	RECORDED OWNER'S NAME: Joseph & Bernice Geary MAILING ADDRESS: 504 N. Francisca Ave. Redondo Beach, CA 90277 TELEPHONE: 310.318.3380 FAX #:	AUTHORIZED AGENT'S NAME: Joseph & Bernice Geary MAILING ADDRESS: 504 N. Francisca Ave. Redondo Beach, CA 90277 TELEPHONE: 310.318.3380 FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK (Give full and complete answers)	
	1. Indicate the type and use of building (residential, commercial, etc.): residential - primary residence	
	2. Indicate type of construction (wood frame, masonry, etc.) wood frame	

3. Indicate architectural style:

Craftsman

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

1922

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

If yes, indicate rating:

B

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

OWNER'S AFFIDAVIT

Project address: _____

Project description: _____

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

Signature(s): 

Address: 504 N. Francisco Ave.
Redondo Beach CA
90277

Phone No. (Res.) 310-318-3380
(Bus.) _____

Subscribed and sworn to before me this 12th day of December, 2009

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

See
Attachment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS Angeles }

On 12/12/09 before me, Sandra Rosalia Herrera Notary Public
Date Here Insert Name and Title of the Officer

personally appeared J.E. Geary and Bernice Geary
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sandra R. Herrera
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Owner's Affidavit

Document Date: 12/12/09 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

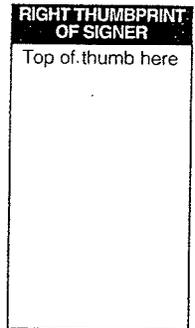
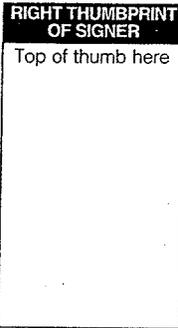
Attorney in Fact Attorney in Fact

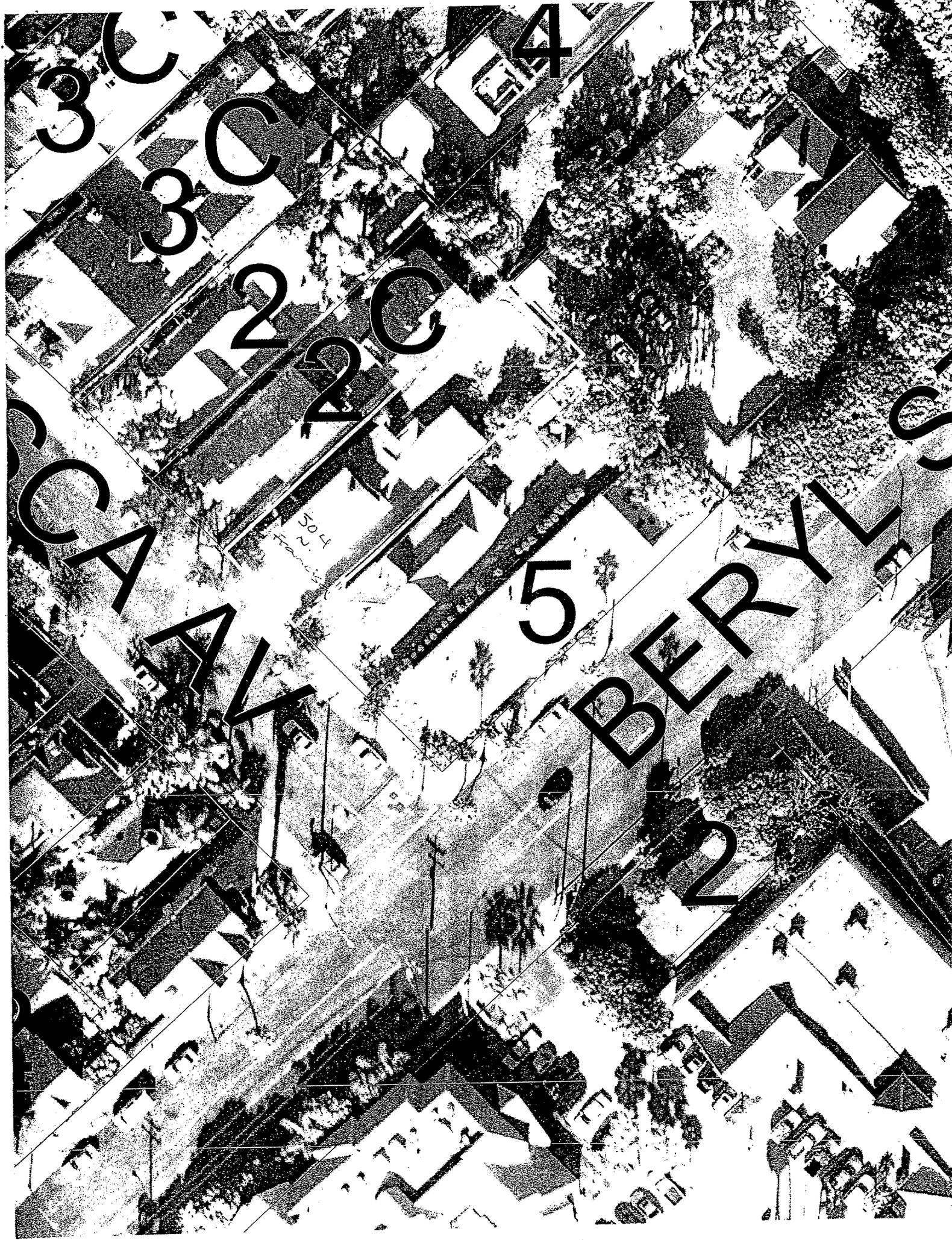
Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____





30

30

2

20

5

30

AV

AV

BERYL

2

304
N.
Hemlock

BERYL

WINDSHIELD SURVEY

REDONDO BEACH
HISTORICAL RESOURCES INVENTORY

ADDRESS	NAME OR USE	STYLE	DATE	RATING
503	FRANCISCA AVE. NORTH	COLONIAL REVIVAL	PRE-1917	C+
504	FRANCISCA AVE. NORTH	CRAFTSMAN	PRE-1905	B
505	FRANCISCA AVE. NORTH	COLONIAL REVIVAL	1910'S	C+
507	FRANCISCA AVE. NORTH	COLONIAL REVIVAL	1922	C+
508	FRANCISCA AVE. NORTH	VERNACULAR	1923	C
511	FRANCISCA AVE. NORTH	VERNACULAR	1912	C
514	FRANCISCA AVE. NORTH	QUEEN ANNE	1890'S	B
516	FRANCISCA AVE. NORTH	CALIFORNIA BUNGALOW	1924	C
526	FRANCISCA AVE. NORTH	CALIFORNIA BUNGALOW	1923	D
527	FRANCISCA AVE. NORTH	CALIFORNIA BUNGALOW	1910	D
528	FRANCISCA AVE. NORTH	SPANISH COLONIAL	1923	C
531	FRANCISCA AVE. NORTH INDUSTRIAL	MISSION STYLE	1924	C+
534	FRANCISCA AVE. NORTH COMMERCIAL	BRICK COMMERCIAL	1910'S	A
604	FRANCISCA AVE. NORTH INDUSTRIAL	ALTERED INDUSTRIAL	1921	C-
206	FRANCISCA AVE. SOUTH	ALT. CALIF. BUNGALOW	1926	D
208	FRANCISCA AVE. SOUTH	VERNACULAR	1913	B
110	FRANCISCA AVE. SOUTH	COLONIAL REVIVAL	1908	C+
112	FRANCISCA AVE. SOUTH	ALT. CALIF. BUNGALOW	1923	D
210	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1924	C-
213	FRANCISCA AVE. SOUTH	VERNACULAR	1924	B
214	FRANCISCA AVE. SOUTH	ALT. CALIF. BUNGALOW	1910	D
215	FRANCISCA AVE. SOUTH	CRAFTSMAN	1910	C
216	FRANCISCA AVE. SOUTH	VERNACULAR	1922	B
217	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1921	D
218	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1911	C-
219	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1903	C
220	FRANCISCA AVE. SOUTH	SPANISH RANCH	1931	C
222	FRANCISCA AVE. SOUTH DUPLEX	COLONIAL REVIVAL	1913	B
223	FRANCISCA AVE. SOUTH	TRANSITIONAL	1915	B
225	FRANCISCA AVE. SOUTH	SPANISH RANCH	1921	C
226	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1920	C-
228	FRANCISCA AVE. SOUTH	COLONIAL REVIVAL	1912	C
230	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1911	C
231	FRANCISCA AVE. SOUTH	BRICK	1911	C+
233	FRANCISCA AVE. SOUTH	CRAFTSMAN	1919	C+
310	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1920'S	C
314	FRANCISCA AVE. SOUTH	ALT. CALIF. BUNGALOW	1911	D
315	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1922	C-
317	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1922	C+
319	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1920	D
321	FRANCISCA AVE. SOUTH	QUEEN ANNE	1892	A
323	FRANCISCA AVE. SOUTH	CALIFORNIA BUNGALOW	1924	D
325	FRANCISCA AVE. SOUTH			

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 3 * Resource Name or # (Assigned by recorder) 7503-010-022

P1. Identifier: APN: 7503-010-022

*P2. Location: Not for Publication Unrestricted

- *a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Redondo Beach Date 1981 T ; R ; 1/4 of Sec. ; S.B. B.M.
c. Address 504 N. Francisca City Redondo Beach Zip 90277
d. UTM: (Give more than one for large and/or linear resources) Zone 11; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast side of North Francisca Avenue; north of Beryl Street.

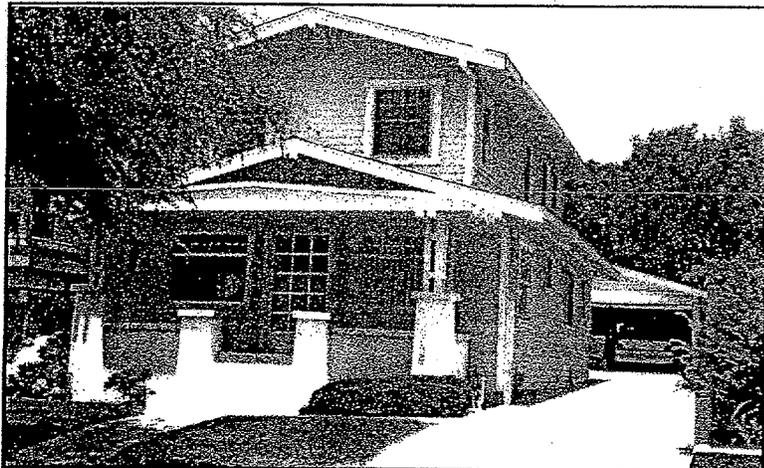
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman Eclectic. A two story, irregularly shaped residence with a gable roof, wood siding, and sash and fixed windows. There is a detached two-car garage to the rear of the yard. City records identify this property as a four bedroom residence and a garage and storage shed. The property is moderately landscaped and, overall, the structure is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 (Single Family Residence) or HP-3 (Multi-Family Residence)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Roll 77; Frame 32 (NE)

*P6. Date of Construction/Age and Source

Historic Prehistoric Both
1922

Assessor Data

*P7. Owner and Address:

Lloyd Hansen Trust

504 N. Francisca

Redondo Beach, CA 90277

*P8. Recorded by: (Name, affiliation, and address)

Jeanette A. McKenna (McKenna et al.)

6008 Friends Avenue

Whittier, California 90601-3724

(562) 696-3852 (562) 693-4059 FAX

*P9. Date Recorded: July 2001

*P10. Survey Type: Historic Resources Survey (updated) - South Side Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. and Mary Sullens (2001) - An Updated Report on the South Side Historic Resources Survey, Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, California.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

BUILDING PERMIT

No. 384

1922
Redondo Beach, Cal.

Contractor and

to remove in accordance with the provisions of the Building Ordinances.

Beach a building to cost approximately \$1200, to be erected on Lot 43

City of Redondo Beach

City Clerk

RESOLUTION NO. 2010-03-PR-004

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
DESIGNATION OF A LANDMARK FOR A PROPERTY
LOCATED AT 504 NORTH FRANCISCA AVENUE
PURSUANT TO THE REQUIREMENTS OF CHAPTER 4,
TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate a local historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 504 North Francisca Avenue; and

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

WHEREAS, on March 18, 2010, 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 building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed no later than 1922.

SECTION 2. 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, and in the City of Redondo Beach from 1900 to the early 1920's.

SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed during a time of increasing population and industry boom. Redondo Beach, while a resort, was also developing as a residential community for working men and their families. Working class families who populated the community constructed functional homes within the Townsite of Redondo. This property is representative of the early period of growth and development in Redondo Beach.

NOW, THEREFORE, BE IT RESOLVED, by the Preservation Commission of the City of Redondo Beach as follows:

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 504 North Francisca Avenue as a local landmark.

SECTION 2. This landmark designation is contingent upon approval of a Mills Act Contract by the City Council.

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 18 day of March, 2010.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on March 18, 2010 by the following vote:

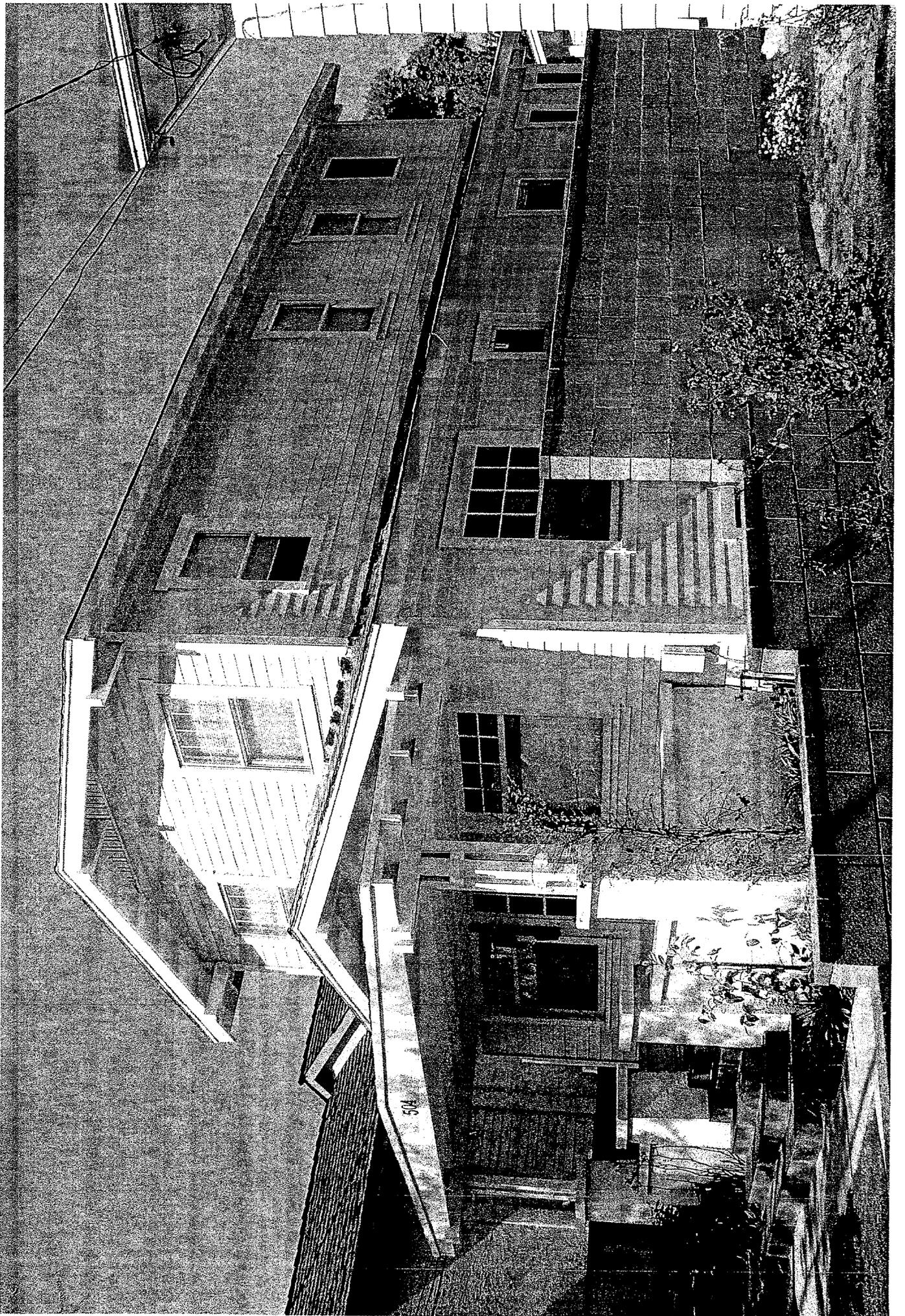
AYES:

NOES:

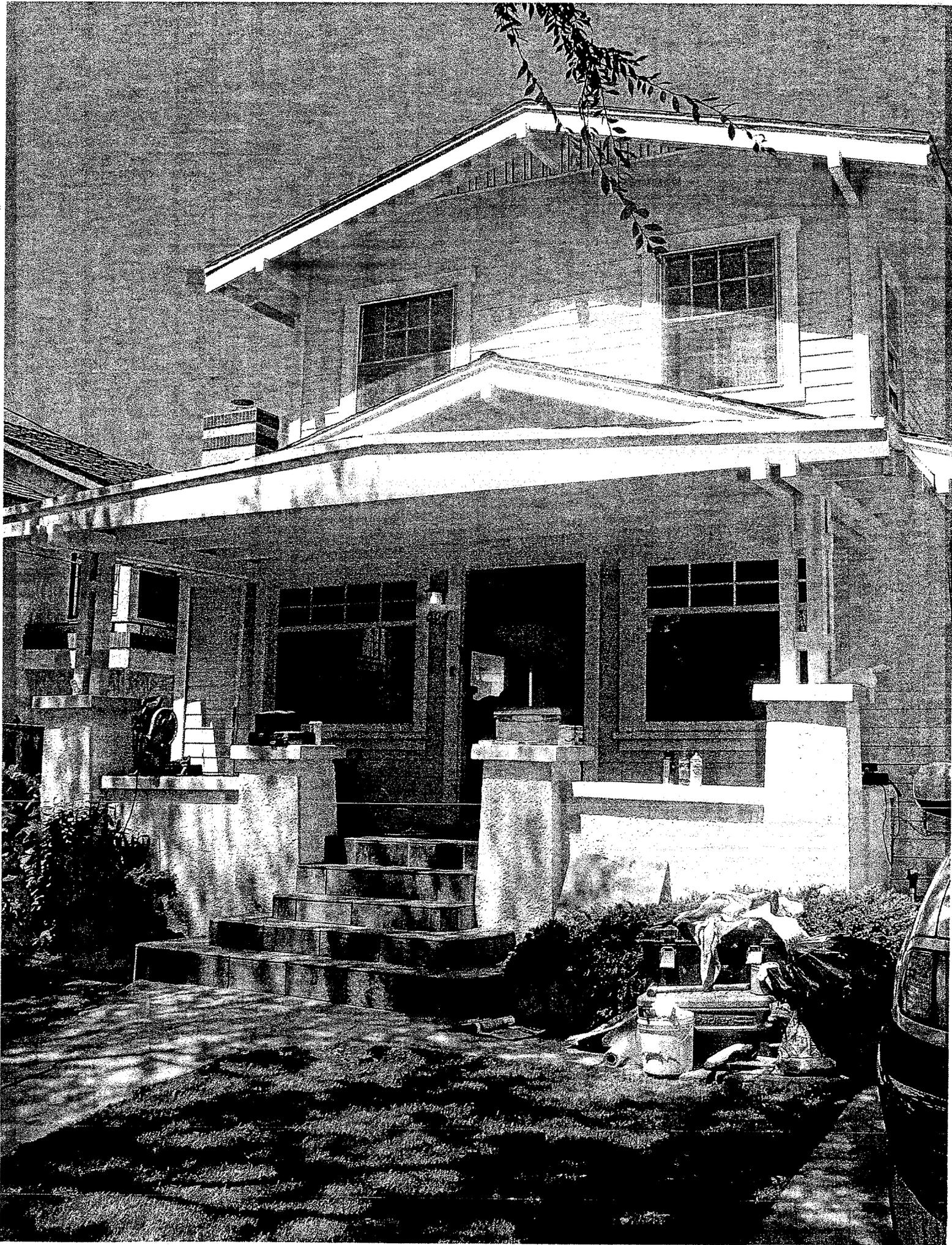
ABSENT:

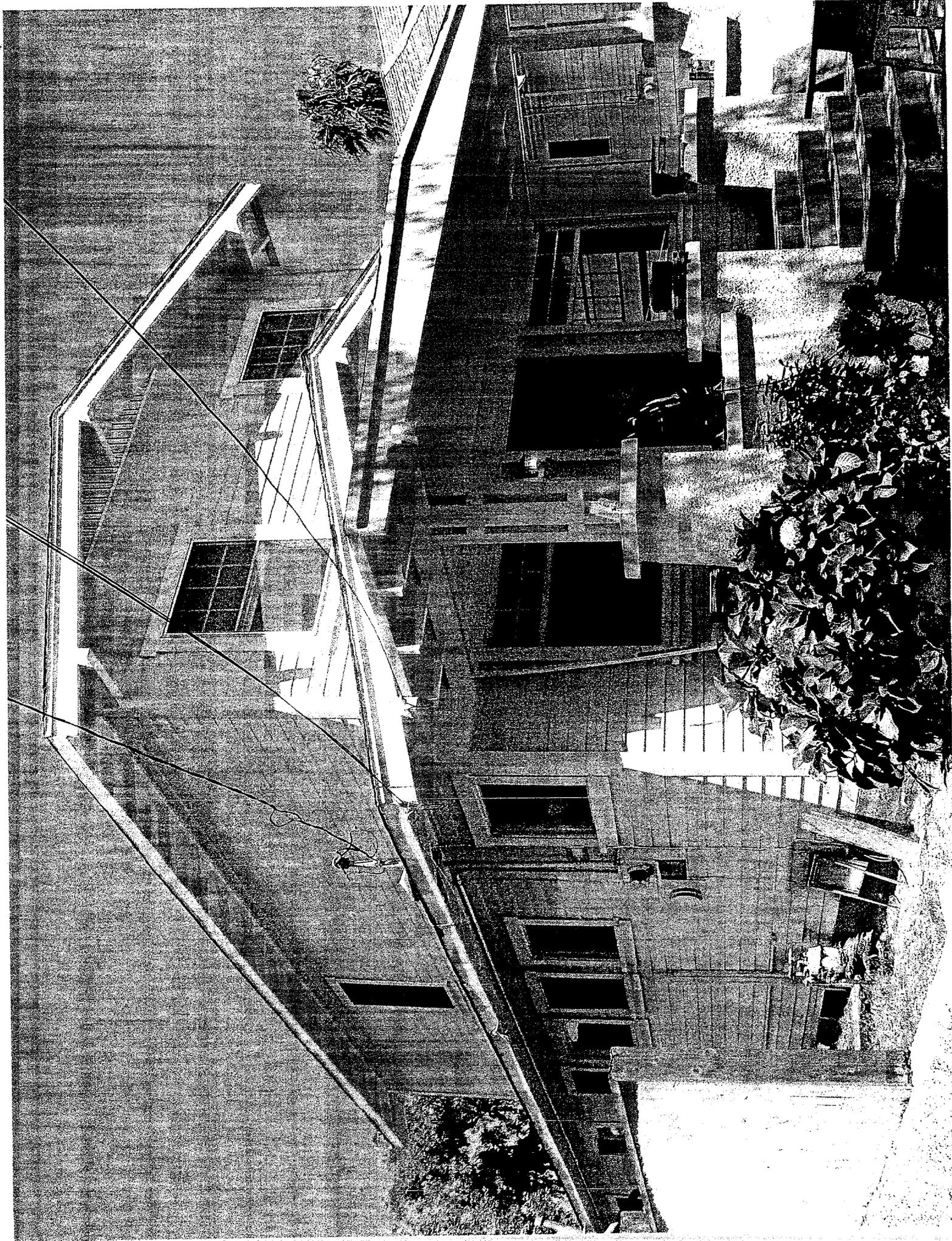
APPROVED AS TO FORM:

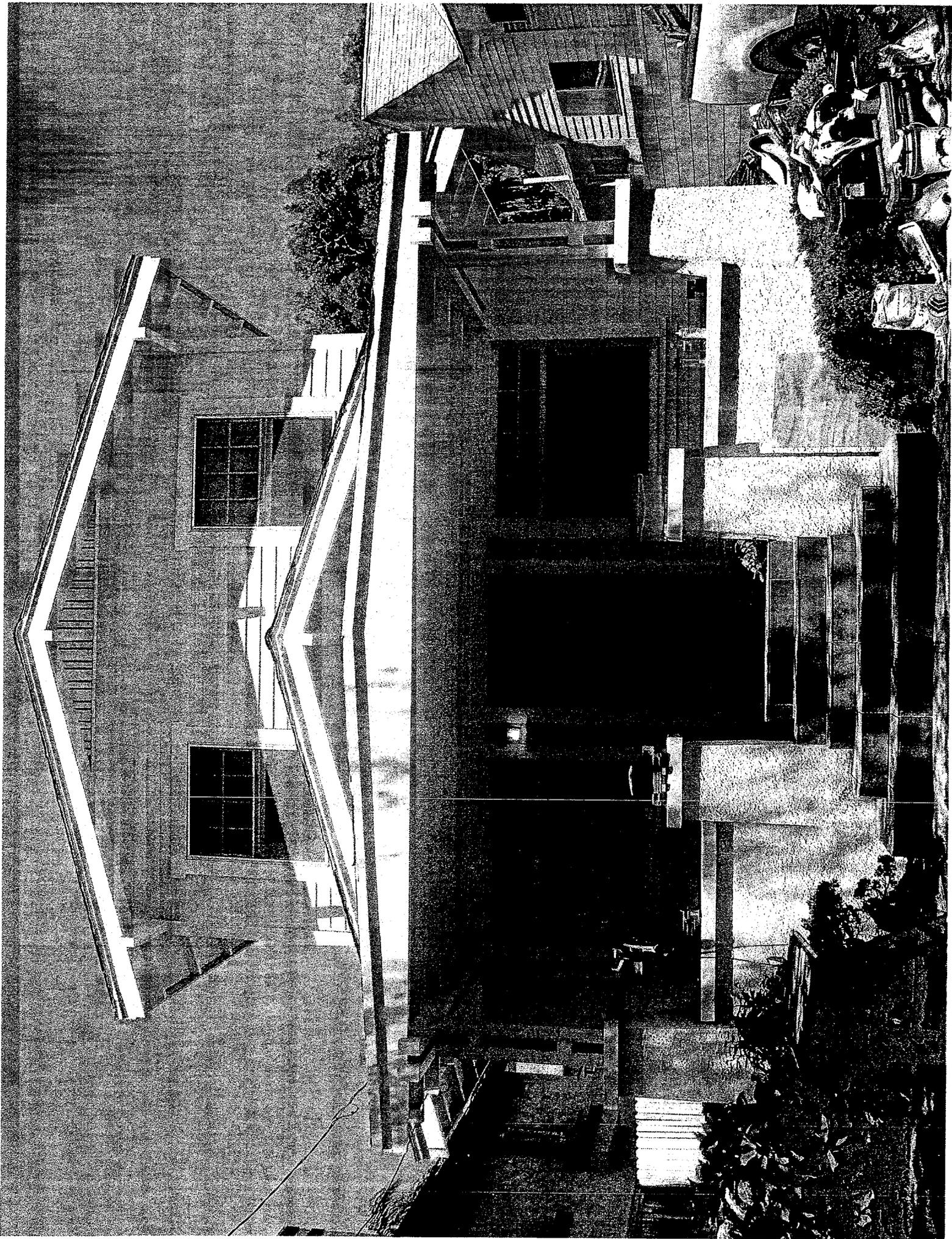
City Attorney's Office

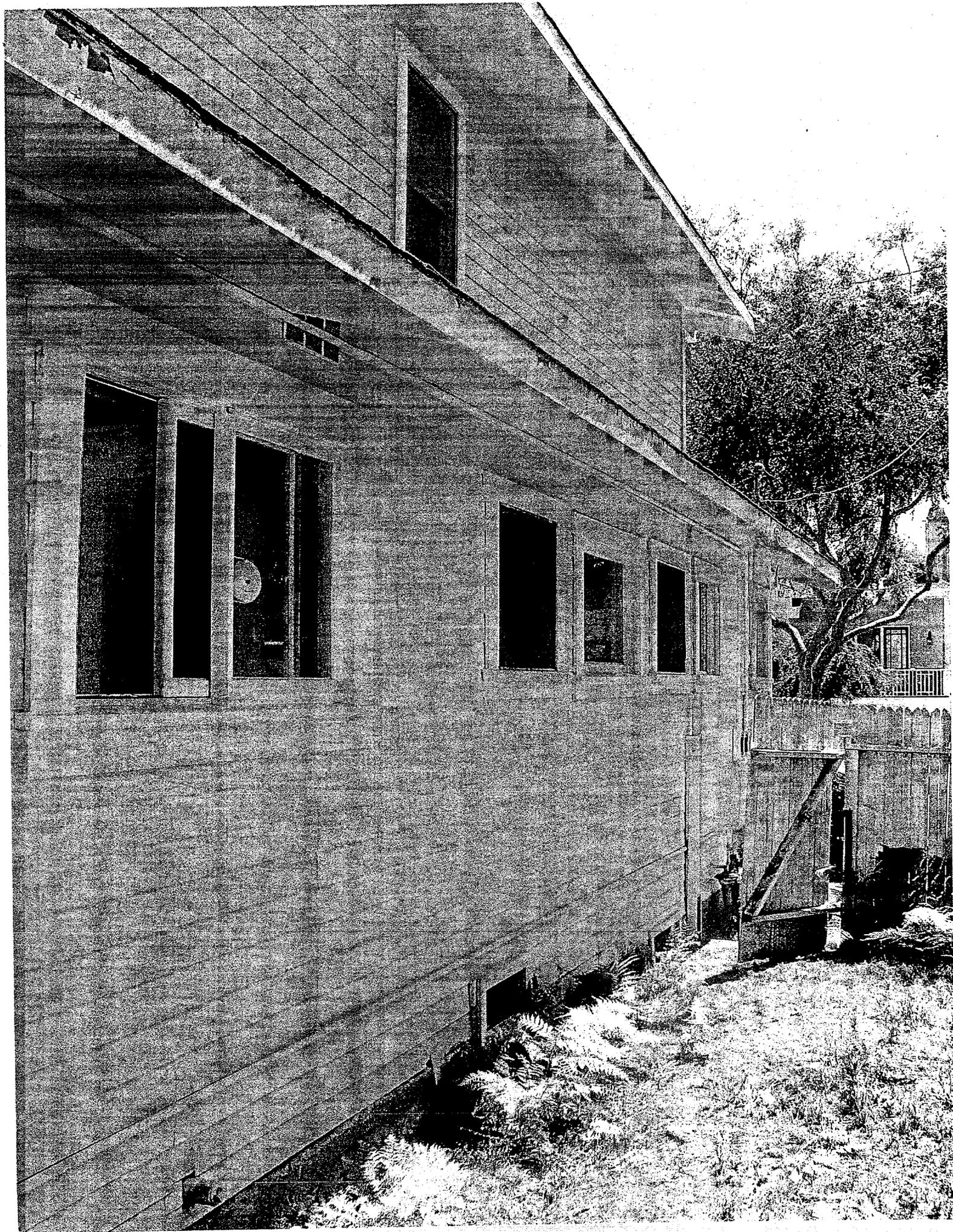


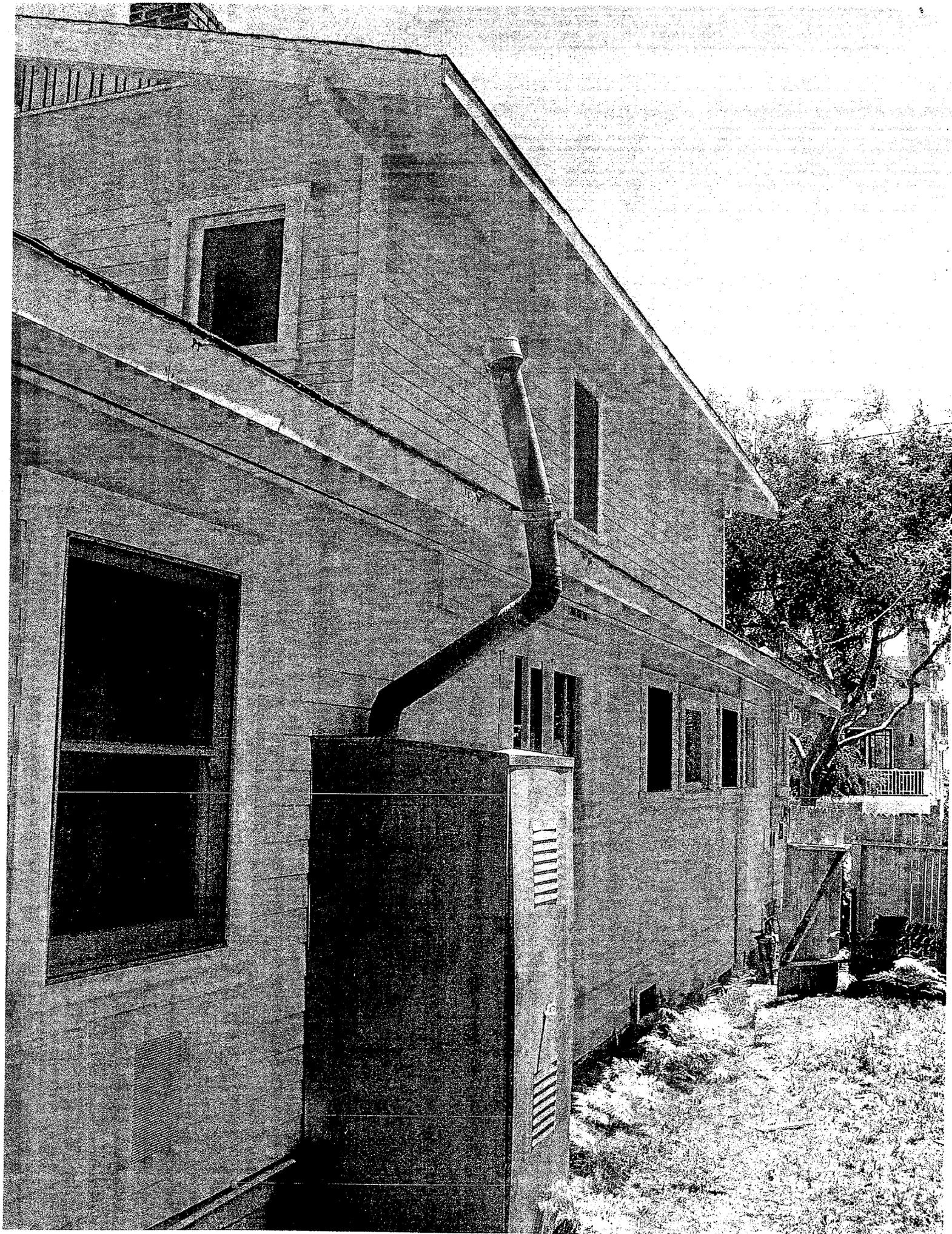


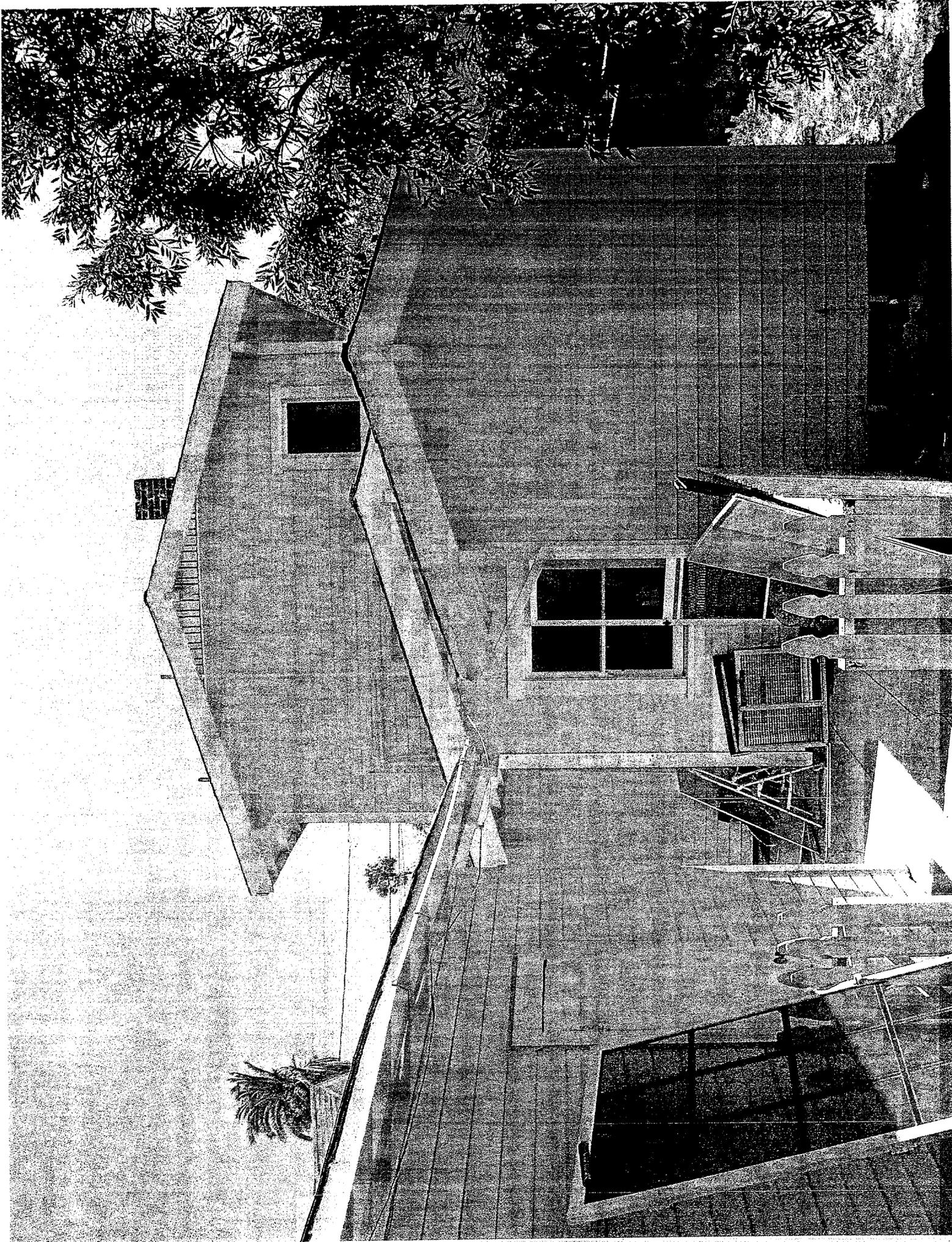












504 N FRANCISCA AVENUE- RESIDENT LISTINGS FROM CITY DIRECTORIES

1906-1907 DIRECTORY pg. 34

R	John Murray	-----
R	John F	(lumber Inspector)
R	Miss Mary E.	-----
R	Patrick	(harness-maker)
R	Rose M.	(mgr. Sunset Tel. Co.)

1907 DIRECTORY

R	John F	(lumber insp.)
R	M.E.	(manager So. Tel. Co.)
R	John	-----
	P. J.	(lumberman)
R	Rose	(clerk Grassel Grocery Store)
R	G. L.	(lumber inspector)

1912-13 DIRECTORY

R	N.C.	(Pacific Telephone & Tel. Co.)
---	------	--------------------------------

1913 DIRECTORY pg. 66

H	Mary E.	(Mgr. Pacific Telephone & Tel. Co)
R	Patrick	(emp. Ganah Lumber Co)
	Rose A.	(clerk Post Office)

1915 DIRECTORY pg. 36

R	Patrick J.	(laborer)
R	John Francis	(lumber surveyor)
R	Mary E.	(mgr. Pacific Telephone & Telegraph Co.)
	Rose A.	(Post Office clerk)

1920 DIRECTORY pg. 36

H	J. Murray – widow of Patrick Joseph	(housekeeper)
H	John Francis	(lumber surveyor)
H	Patrick Joseph	(emp. Standard Oil Co.)
R	Mary Ellen	(mgr. telephone office)
R	Rose Ann	(Asst. postmistress)

1923 DIRECTORY pg. 79

H	Bridget - widow of John John F.	(div. mgr. So. Gas Co.) res. Hermosa
R	John F	(surveyor)
R	Mary E	(traffic mgr. Redondo Home Telephone Co.)
R	Patk J.	(cooper So. Co.)
R	Rose A.	(Asst. Post Master)

1925 DIRECTORY pg. 75

	John F.	(div. mgr. So. Ca. Gas Co.)
H	Mary E.	(traffic mgr. Redondo Home Telephone Co.)
R	Patk J.	(empl. S.O. Co.)
R	Rose A	(Asst. Post Master)

1927 DIRECTORY pg. 81

R	John F.	(div. mgr. So. Cal. Gas Co.)
H	Mary E.	(cashier Redondo Home Telephone Co.)
R	Patk J.	-----
R	Rose A	(Asst to Post Master)

1931 DIRECTORY pg. 93

	John F.	(div. mgr. So. Cal. Gas Co.) r Hermosa Beach
H	Mary E.	(bookkeeper)
R	Patk J.	-----
R.	Rosa A.	(Asst. Post Master)

1936 DIRECTORY pg. 113

R	John F.	(div. mgr. So. Ca. Gas Co.)
H	Mary E.	-----
R	Patk J.	-----
R	Rose A.	(Asst. Post Master)

1947 DIRECTORY pg. 190

H	John F.	-----
R.	Mary E.	-----

1952 DIRECTORY pg. 330

H	John F.	-----
R	Mary E	-----

Redondo Beach Preservation Commission
Redondo Beach City Hall
415 Diamond Street
Redondo Beach, CA 90277

March 18, 2010

Mayor Mike Gin
Members of the City Council
Redondo Beach City Hall
415 Diamond Street
Redondo Beach, CA 90277

Re: Inclusion of Funding for Historic Resources Survey Update in Fiscal Year
2010-2011 City Budget and 2010-2013 Strategic Plan

Dear Mayor Gin and Members of the City Council:

We, the members of the Preservation Commission, would like to thank you for inviting us to participate in the development process for the Fiscal Year 2010-2011 City Budget and the 2010-2013 Strategic Plan.

As you may be aware, our city's preservation program was awarded a "B" by the Los Angeles Conservancy in its "2008 Los Angeles County Preservation Report Card," placing our city within the top 20% of the 89 jurisdictions which comprise Los Angeles County. We received -- by far -- the highest grade of the 14 cities located within the greater South Bay area: three of our neighbors received a "C+", one a "D+", three a "D-", and six an "F"!

Among the goals we have set for ourselves as a Commission is bringing our city's grade up to an "A" by the time the next report card is issued three years from now, in 2013. The greatest obstacle to achieving that goal is a situation that we have brought to your attention on previous occasions: namely, the critical need for an update to our city's Historic Resources Survey.

By way of background, initial "reconnaissance" surveys of our city's potential historic resources were conducted in 1986 and 1996, covering neighborhoods in the southern and the northern parts of town, respectively. A 2001 update, intended to address the remaining unsurveyed neighborhoods, to update the status of potential historic resources in surveyed neighborhoods, and to identify buildings that had, with the passage of time, become newly eligible for consideration as potential historic resources, was not completed. Thus, the information currently available on the status of our city's potential historic resources is badly out of date. Information concerning the vast majority of previously surveyed resources is now over twenty-three years old. There is no information whatsoever available regarding a large number of potential historic

historic character, and the loss of that character diminishes both the neighborhood and the city as a whole.

Based upon our research, we believe that there are at least five potential historic districts that were not identified in previous surveys. We have, moreover, detected a renewed interest in the formation of historic districts among the residents of our historic neighborhoods. We hosted a well-attended informational presentation on historic districts at the Morrell House on January 28, which received extensive coverage in the *Beach Reporter* and the *Daily Breeze*. At the conclusion of that presentation, residents of two potential districts expressed keen enthusiasm about the program, and volunteered the use of their homes to host similar presentations for their neighbors.

A key objective of the city's Historic Preservation Plan, adopted in 1998, is to "maintain and update a citywide historic resources inventory." Among the actions slated to achieve this objective are the completion of "an intensive-level survey of the city, expanding on the earlier reconnaissance surveys," and the development of "a process for regular re-survey and update of previous survey work (every 5 – 10 years)." (*City of Redondo Beach Historic Preservation Plan*, Paragraph 2.1.1.) Unfortunately, twelve years after adoption of our Plan, these actions have yet to be taken.

We believe that a reasonably complete update of our city's Historic Resources Survey would cost approximately \$60,000.00. Federal, State, and private grant money may be available to cover up to half of this cost, in which case our city would be required to match the grant funds by providing the remainder of the cost. We are committed to working with the Planning Department staff to locate and obtain grant funds from outside sources.

What we are asking you to do, then, is to set aside \$30,000.00 in our city's Fiscal Year 2010-2011 budget for the cost of a survey update. To the extent that funding of the full amount is not possible, funding of a lower amount will at least enable us to get started on the most critical aspects of the update, which can then be completed in phases. We believe that these aspects should be prioritized as follows: first, a professional evaluation of the approximately 190 buildings that we have identified as candidates for upgrading from a "C" or "D" rating to an "A" or "B" rating; second, a professional evaluation of the approximately 150 individual buildings and eight city blocks that we have identified as having been missed on the 1986 survey; and third, a professional review designed to identify potential historic districts in addition to those already identified in the 1986 survey.

We are also requesting that, when you consider adoption of a new three-year Strategic Plan for the city later this year, you include the completion of a survey update as one of the objectives to be accomplished by the plan.

Thank you for your consideration of this request, and once again, we thank you for your invitation to participate in the budget and strategic planning processes.



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: February 18, 2010

TO: Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)
 Steve Shiang (Building Department)
 Ward Kinsman (Fire Department)
 Ian Miesen (Police Department)
 Sylvia Glazer (Public Works Department) (*Commercial and condo projects with 5 or more units.*)

FROM: Silvia M. Campos, Planning Department

SUBJECT: The following projects were submitted to the Planning Department on Monday, February 8, 2010. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the projects.

Please provide your comments by Tuesday March 2, 2010.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
1804 Vanderbilt Lane	Construction of a three-unit residential condominium	Categorically Exempt	Marianne Gastelum
1505 Carver Street	To allow reduced rear yard setback for an addition to an existing dwelling	Categorically Exempt	Anita Kroeger

Please return comments to the Planning Department. Attn: Silvia

cc: Aaron Jones, Acting Planning Director
 Alex Plascencia, Assistant Planner
 Marianne Gastelum, Assistant Planner
 Anita Kroeger, Associate Planner
 Mark Campbell, Building Regulations Mgr.

Mayor: Mike Gin
 District 1: Steve Aspel
 District 2: Bill Brand
 District 3: Pat Aust

District 4: Steven Diels
 District 5: Matt Kilroy
 Bill Workman, City Manager
 David Biggs, Assistant City Manager



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: March 9, 2010

TO: Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)
Steve Shiang (Building Department)
Ward Kinsman (Fire Department)
Ian Miesen (Police Department)
Sylvia Glazer (Public Works Department) (*Commercial and condo projects with 5 or more units.*)

FROM: Silvia M. Campos, Planning Department

SUBJECT: The following projects were submitted to the Planning Department on Monday, March 8, 2010. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the projects.

Please provide your comments by Tuesday March 19, 2010.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2218 Ruhland Avenue	Construction of a two-unit residential condominium	Categorically Exempt	Marianne Gastelum
2301 Artesia Boulevard	To allow the operation of a martial arts studio in an existing commercial building	Categorically Exempt	Alex Plascencia/ Cheryl Hogan
811 No. Catalina Avenue	To allow the operation of a physical fitness facility in an existing commercial building	Categorically Exempt	Marianne Gastelum
907 Knob Hill Avenue	To allow the operation of a pre-kindergarten and kindergarten school in an existing church building	Categorically Exempt	Alex Plascencia
1740 Aviation Boulevard	To allow the operation of a math tutoring center in an existing commercial building and approval of overlap/shared parking	Categorically Exempt	Alex Plascencia/ Cheryl Hogan

Please return comments to the Planning Department. Attn: Silvia

cc: Aaron Jones, Planning Director
Alex Plascencia, Assistant Planner
Marianne Gastelum, Assistant Planner
Anita Kroeger, Associate Planner
Mark Campbell, Building Regulations Mgr.

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