

AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, MAY 5, 2010 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET

I. OPENING SESSION

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

CENTRAL FILES

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 May 5, 2010
5. Approval of the following Minutes: Special Meeting of March 18, 2010
6. Strategic Plan Update Reports: March 16, 2010 and April 20, 2010
Staff recommends that the Preservation Commission receive and file the Strategic Plan Updates.
7. Receive and file written communications

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:

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

APPLICANT: Ileana Landon and Michael T. Mena
PROPERTY OWNER: Same as applicant
LOCATION: **420 South Guadalupe Avenue**
CASE NO. 2010-05-LM-004
RECOMMENDATION: Staff recommends approval

IX. UNFINISHED BUSINESS

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

9. DISCUSSION TO UPDATE HISTORIC RESOURCES SURVEY:
Staff recommends that the Preservation Commission receive and file the Presentation.
10. NOTIFICATION OF CITY COUNCIL ITEMS:
Staff recommends that the Preservation Commission receive and file the report on City Council actions related to Preservation.
11. 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
- e. Survey Update
- f. Historic District Formation
- g. Redondo Stairway

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 **July 7, 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.

April 30, 2010

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

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 May 5, 2010, Regular Meeting of the City of Redondo Beach Preservation Commission on April 30, 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

CALL TO ORDER

A Special Meeting of the Preservation Commission was called to order by Chair Gibson at 7:03 p.m. in the Redondo Beach Main Library Meeting Room, 303 N. PCH, Redondo Beach, California.

ROLL CALL

Commissioners Present: Jackson, Miller-Hack, Richer, Chair Gibson
Commissioners Absent: Day, Mentesoglu, Perry
Officials Present: Alex Plascencia, Assistant Planner
Diane Cleary, Minutes Secretary

SALUTE TO THE FLAG

At the request of Chair Gibson, Commissioner Miller-Hack led the Commissioners and audience in a Salute to the Flag.

APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the Order of Agenda as presented. Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

CONSENT CALENDAR #4 THROUGH #7

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the following Consent Calendar items, and by its concurrence, the Commission:

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION MEETING OF March 18, 2010.**
5. **APPROVED THE FOLLOWING MINUTES:** Regular meeting of January 6, 2010.
6. **RECEIVED AND FILED STRATEGIC PLAN UPDATE REPORTS:** January 19, 2010 and February 16, 2010.
7. **RECEIVED AND FILED 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

Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

ORAL COMMUNICATIONS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

CONSIDER A REQUEST FOR DESIGNATION OF THE BUILDING AND PROPERTY AS A LOCAL HISTORIC LANDMARK 504 NORTH FRANCISCA AVENUE

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to open the Public Hearing at 7:14 p.m. regarding Case No. 2010-03-LM-003, the applicant being Joseph and Bernice Geary, to consider a request for designation of the building and property as a local historic landmark at 504 North Francisca Avenue. Hearing no objections, Chair Gibson so ordered.

Assistant Planner Alex Plascencia gave a staff report and presentation and reviewed the request. He said the building is a Craftsman design building, the original permits were issued in 1922 and is a B-rated structure. He said the 2nd floor setback reduces the mass and the porch also provides more articulation. He indicated the porch compliments the design of the building but it may not be the original. He reviewed the design of the porch and the building overall is very symmetrical and consistent. The door is centered under the roof, which seems to be very old but is not original. He reviewed a photo of the side of the building and the majority of the windows are original. He also reviewed the north side of the building, which has more variety. He said there have been some alterations to the building including additions to the back of the building not long after the building was built. He reviewed the garage and the front façade. He stated the Murray family dates back to 1906 and there was probably another structure in place before 1922 owned by them. Staff finds the building well-preserved and well-designed and supported it to be approved as a designated local historic landmark, which will be known as the Murray House.

Joe and Bernice Geary, 504 N. Francisca Avenue, stated they love the home and supported its designation as a local historic landmark.

Commissioner Jackson supported staff recommendation, stated the exterior is very-well maintained and the home is also located in a very nice neighborhood.

Chair Gibson stated the style is rare with not many of these homes left, and he supported staff recommendation.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to close the Public Hearing at 7:14 p.m. Motion carried unanimously, with Commissioners Day, Montesoglu, and Perry absent.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to adopt Resolution No. 2010-03-PR-004 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. Motion carried unanimously, with Commissioners Day, Montesoglu, and Perry absent.

UNFINISHED BUSINESS

None.

NEW BUSINESS

a) **DISCUSSION TO UPDATE HISTORIC RESOURCES SURVEY**

Chair Gibson stated that Commissioner Montesoglu put together a comprehensive spreadsheet of the results and stated 1,016 individual buildings were reviewed with a little over 10% altered since 1986 and approximately 20% have been demolished, noting approximately 30% as historic resources. He said of the remaining, approximately 30% deserve an upgrade. He believed the statistics indicate the need to get an update on the survey. He also said an additional 147 buildings were discovered not on the update but are potential historic resources along with eight city blocks in the original survey area which had no references in the survey. He said a draft letter has been provided to be given to City Council for the upcoming budget and strategic planning process outlining the results of the update and requesting Council to consider allocating funding for a survey update. He said the City is being asked to set aside \$30,000 to match other grants that are expected with the expectation that a complete update will cost approximately \$60,000. He said the survey work can be started in phases to include upgrading to a C to a D or a D to an A or B as the first group to look at, the 150 buildings and eight blocks that were missed to be considered next and lastly a review of potential historic districts.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to accept the letter. Motion carried unanimously, with Commissioners Day, Montesoglu, and Perry absent.

Commissioners Jackson and Miller-Hack supported the letter and stated it is well-written.

Chair Gibson stated the Western District of the National Trust for Historic Preservation has announced its first set of grants for \$10,000 to the Torrance Historical Society for the purpose of beginning a survey of the historic districts for old Downtown Torrance.

Commissioner Jackson stated the Torrance Historical Society is very well-versed in grants and suggested members could speak to them regarding writing grants.

Assistant Planner Alex Plascencia stated the Torrance Historical Society has contacted the City regarding the Commission's overall role and responsibilities and he noted there are a lot of resources in Torrance, especially in the old downtown area.

b) **NOTIFICATION OF CITY COUNCIL ITEMS**

Assistant Planner Alex Plascencia announced the budget timeline which is coming up in May, and also stated the letter once signed will be brought forward as a Decision Package to be considered by City Council during the budget cycle.

Chair Gibson suggested that staff email the Commissioners regarding attending the City Council meeting and speaking to Council on updating the survey.

c) **NOTIFICATION OF PLANNING COMMISSION PROJECTS**

None.

SUBCOMMITTEE REPORTS

Chair Gibson requested that the three additional subcommittees formed be included on the next Agenda to include the Survey Update Subcommittee, the Historic District Formation Subcommittee and the Redondo Stairway Subcommittee.

a. Survey Update Subcommittee.

Discussed previously on the Agenda.

b. Historic District Formation Subcommittee.

Chair Gibson informed of a community meeting at the Morrell House on January 25, 2010, which had great attendance and coverage, along with representatives from two districts from the 500 block of Garnet Street and another block of Broadway who requested a presentation. Assistant Planner Alex Plascencia suggested arranging one or two Commissioners to attend a meeting at City Hill.

Chair Gibson stated there has been discussions regarding having an open meeting focusing on the block on the lower Avenues, Clifton by the Sea, and to obtain designated landmarks in that neighborhood. He also suggested having a program focusing on the history of Clifton by the Sea.

Assistant Planner Alex Plascencia stated the whole housing stock in that location is well-intact and the tract has its own historic nature.

c. Redondo Stairway Subcommittee.

Chair Gibson stated he has researched other stairways in the country that have been landmarked with three in the City of Los Angeles, and he suggested obtaining copies of the landmark applications or nominations. He also said Echo Park Historical Society provides walking tours of the historic stairways of Echo Park.

d. Education/Incentives Subcommittee.

None.

e. Legislative Subcommittee.

None.

f. Minor Alternations Subcommittee.

Chair Gibson stated that Commissioner Day, himself and staff met with the owner of a Victorian home on Guadalupe and discussed some great ideas. He also stated a request was also received from the Women's Club regarding repairing a leak on the second floor and the original board and batten materials were discovered.

In response to Commissioner Miller-Hack, Assistant Planner Alex Plascencia said there was broad discussions to include reusing the second door as the main door, noting the current one is not period appropriate. Also restoration work on the porch along with painting and restoring other

windows will take place.

In response to Commissioner Jackson, Assistant Planner Alex Plascencia stated that he will check regarding the original baluster work on the porch. Commissioner Jackson believed it does not look original.

d. Historic Landscapes Subcommittee

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson announced the Redondo Beach Historical Society annual meeting on Saturday April 24, 2010 at 11 a.m. at the Morrell House discussing old home restoration along with having a mixer followed by the City's Birthday Celebration at the Queen Ann Museum. She also announced the Sharefest 7th Annual Work Day on May 1, 2009 with a project to sand and paint the Morrell House.

ITEMS FROM STAFF

Assistant Planner Alex Plascencia encouraged the Commissioners to read through the information as part of the Consent Calendar, noting the City is making an effort to put information together emphasizing customer service with a communications policy as well as the City's granting policy.

ADJOURNMENT: 7:40 P.M.

There being no further business to come before the Commission, Chair Gibson adjourned the meeting at 7:40 p.m. to 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.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Preservation Commission Hearing Date:

May 5, 2010

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 420 SOUTH GUADALUPE AVENUE
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2010-05-LM-004
APPLICANT'S NAME: ILEANA LANDON AND MICHAEL T. MENA

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 420 South Guadalupe Avenue as a 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 420 South Guadalupe Avenue (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2010-05-PR-005)

EXECUTIVE SUMMARY

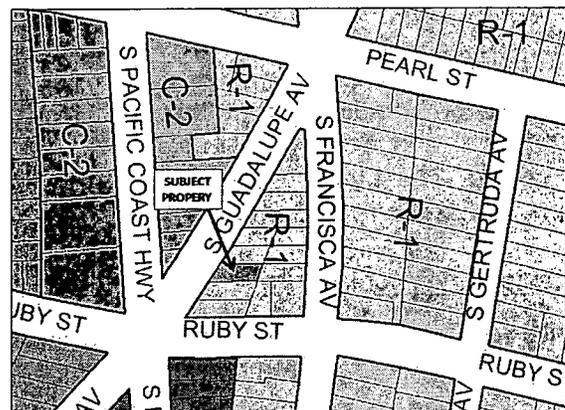
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 420 South Guadalupe Avenue.

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 794 square feet in total floor area with no garage. The 2000-2001 Historic Resources Survey identifies the architectural style of the building as Craftsman Cottage.

The property is located on the east side of South Guadalupe Avenue, between Pearl Street and Ruby Street. The slightly irregular-shaped parcel has a front property line dimension of 41.87 feet, south side dimension of 85.29 feet, north side dimension of 85.19 and rear side dimension of 37.29 feet. The zoning of the property is Single-Family Residential (R-1).

The existing structure features a mostly rectangular floor plan, medium pitched front-gable roof, and clapboard wood siding. The lot has a sloping front yard with concrete steps leading up to the building.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 2000-2001 Historic Resources Survey as an example of the Craftsman Cottage architectural style, and was identified as a "C" rated structure. According to the survey "C" buildings reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design, and are less likely to have historical importance. They often are good candidates as contributing structures within an historic district.

Construction History

City records indicate that the property owner was issued a building permit in 1923 (see attached) and County Assessor's records indicate a built date of 1923 after construction was finalized. The building permit history indicates a permit was issued in 1999 for an electrical upgrade and a reroof permit was issued in 2006.

Design and Architecture

The nominated structure exhibits elements of two specific Craftsman sub-types which are the Craftsman Cottage and Clipped Gable Cottage architecture. The Craftsman Cottage is the smallest and most modest of the Craftsman sub-types. This style is one-story in height with a

compact rectangular floor plan. There is a centered main entrance with a simple partial-width porch sheltered by a front gabled roof. The entry is typically flanked by windows, often creating a symmetrical facade. Other characteristics are a side-gabled low-pitched roof, horizontal wood siding and other Craftsman details. Clipped-gable is a sub-type of Colonial Craftsman. This style typically has clipped-gables in a side, front or cross gable design. Occasionally the clipped-gable roof will have gabled, hipped or eyebrow dormers. Both of these styles were popularized in the United States from 1905 until the early 1920's.

The residential structure at 420 South Guadalupe Avenue is a wood-frame building on a raised foundation. The majority of the property is between 8-10 feet above sidewalk level and has concrete steps leading to the main entry. The front lawn is well landscaped and slopes downward toward the sidewalk level.

The building's most prominent features are the two front facing clipped-gables. One gable is centered directly over the main entry and serves to emphasize the entry and the second is the main roofline to the building. This example does not have a partial-width porch or covered entry. The front door is flanked by two double-hung vinyl windows, and there is a vent fixture centered over the entryway. The building's front façade is asymmetrical, but reflects the form of a Craftsman with two front facing gables. The building has front-facing beam ends and exposed rafter tails along the side elevation. There is also a larger three divided light over single pane window. The front facing windows are in sets of two and three and located on either side of the entry.

As far as the exterior of the building, the one story building is clad in wood siding. There are wood corner boards throughout the house. Most of the original windows are intact, in a double-hung design with wavy glass. Most of the original window surrounds are still visible throughout the house.

The structure is in relatively good condition with limited alterations. The original windows flanking the front door have been replaced with vinyl windows. The front door has been replaced with a wood paneled Dutch style door. Some fencing and railing leading up to the building appear to have been added, but minimally affect the appearance of the building.

Historical Background

The 1925 Redondo Beach business and resident directory listed John and Emma J. Chapman as residents of the property. Permit records also indicate that the original building permit for construction was issued to Mr. Chapman who was identified as the owner in 1923. The directory indicates Mr. Chapman's occupation as an insurance agent. The Chapmans were first identified as residents in the 1925 directory, and latest in the 1936 directory. The 1947 and 1952 directories indicate that Myron and Eliza Taylor lived at the property. Mr. Taylor's occupation was listed as a rancher.

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 # 85 - 420 South Guadalupe Avenue

Page 4

May 5, 2010

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 420 South Guadalupe Avenue is an example of the Craftsman Cottage 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 "Chapman House" reflecting the long standing residency at the property (Landmark No. 85).

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:

Draft Resolution
Landmark Designation Application
Photographs
2000-2001 Historic Resources Survey
1923 Building Permit

RESOLUTION NO. 2010-05-PR-005

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 420 SOUTH GUADALUPE 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 landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 420 South Guadalupe 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, 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 circa 1923 and is currently 87 years old.

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 Cottage style of architecture that was popular in California, and in the City of Redondo Beach 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 circa 1923 during a time of resort development 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 modest homes along this area. 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 building and property at 420 South Guadalupe Avenue as a 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 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, 2010.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on May 5, 2010 by the following vote:

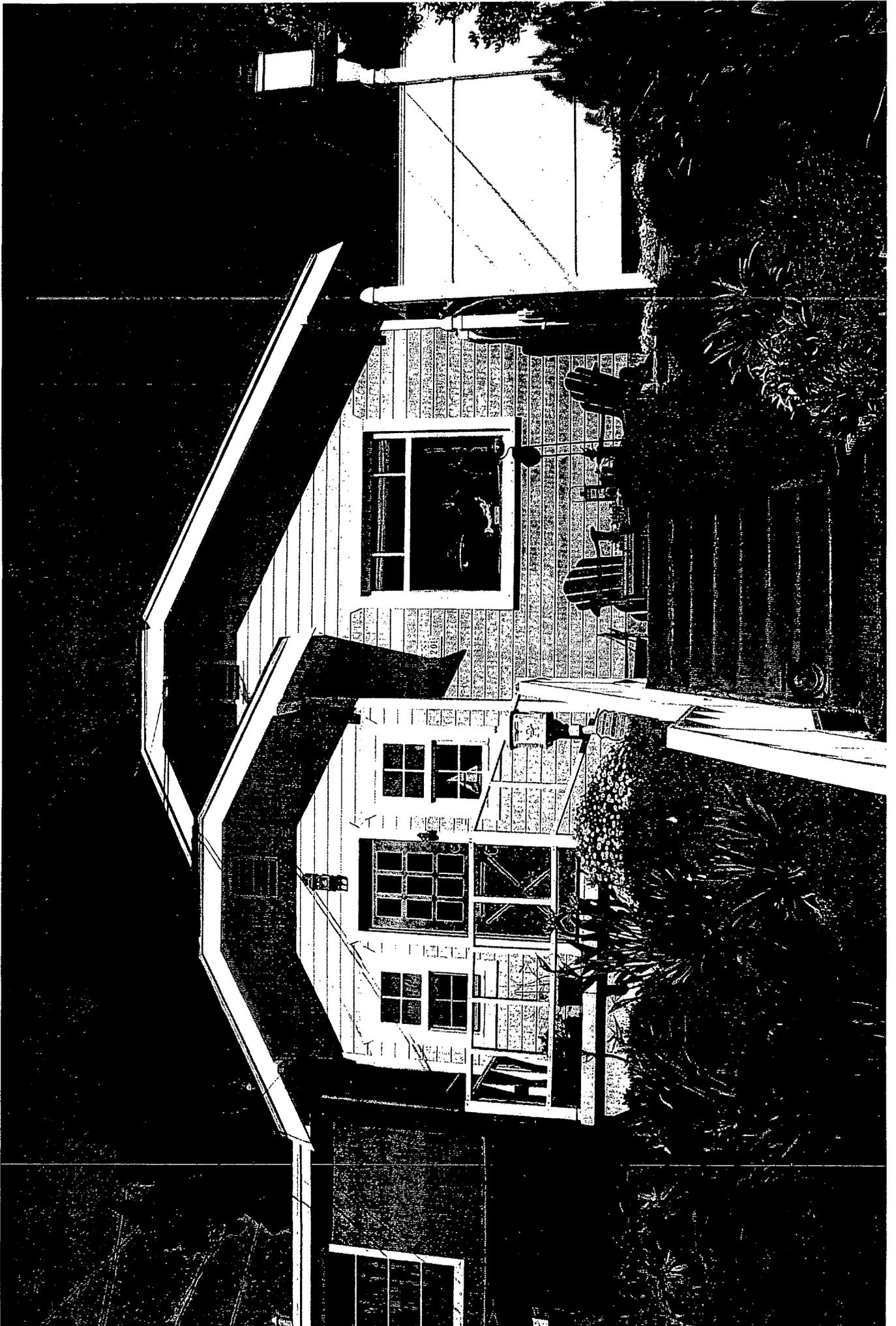
AYES:

NOES:

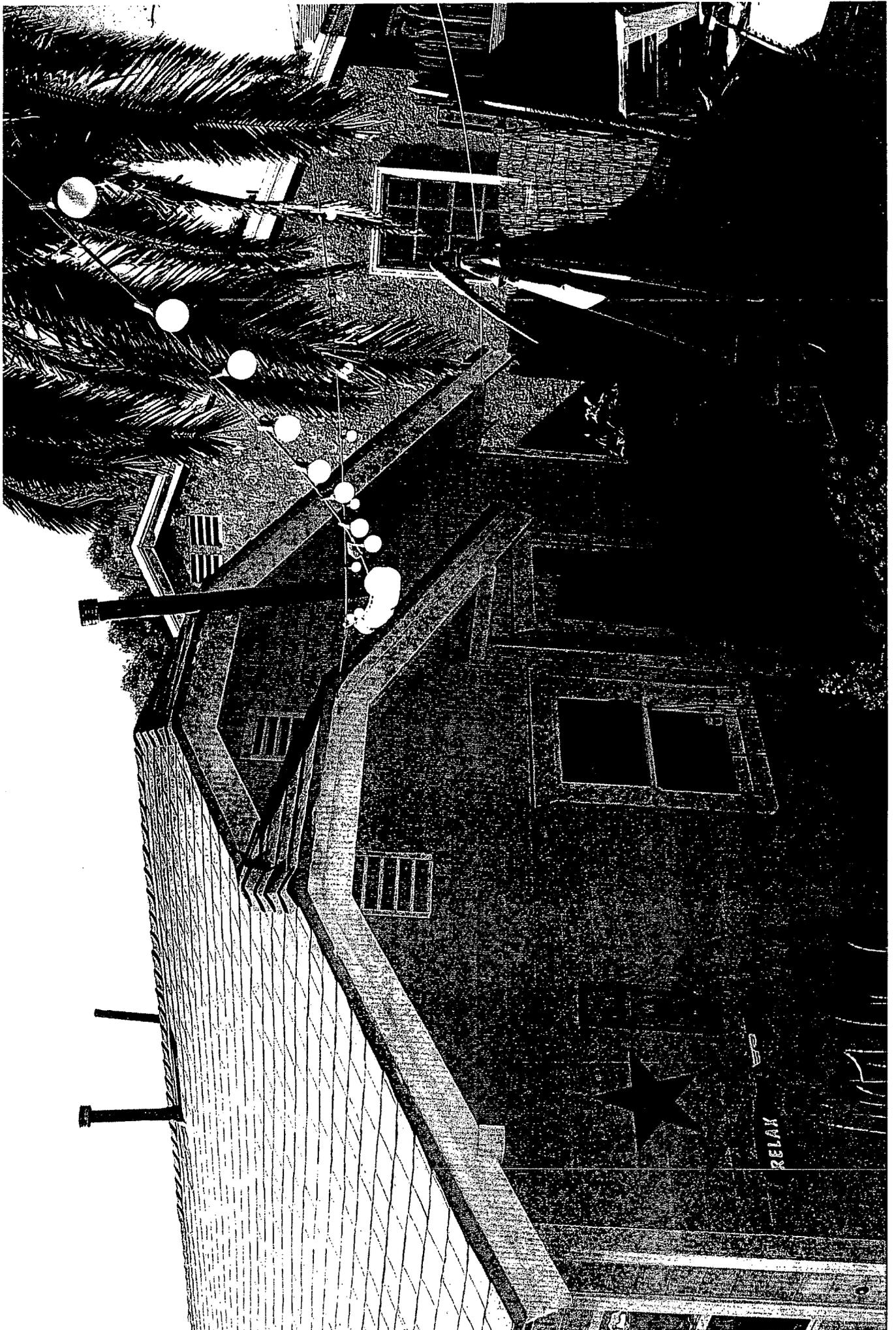
ABSENT:

APPROVED AS TO FORM:

City Attorney's Office







State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____

Page 1 of 3 * Resource Name or # (Assigned by recorder) 7508-020-016

P1. Identifier: APN: 7508-020-016

*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 420 S. Guadalupe 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)

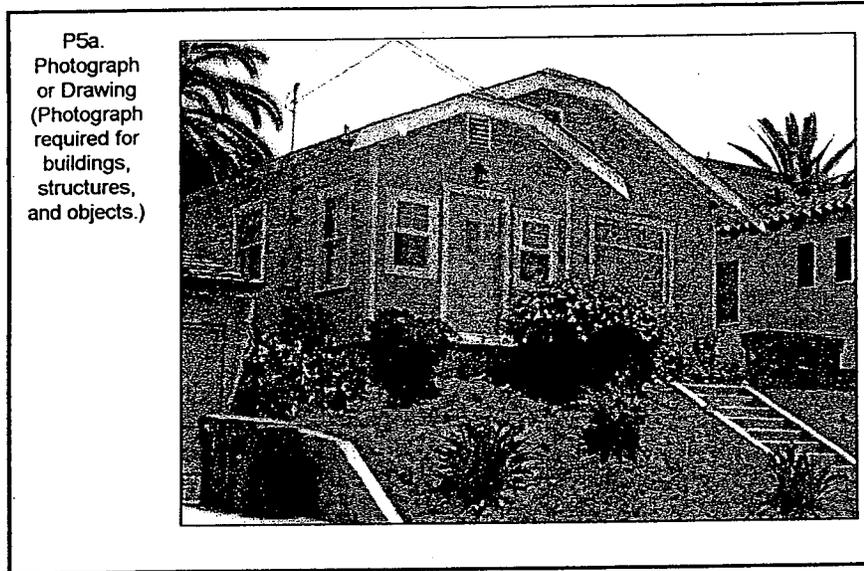
South side of Guadalupe; between Pearl and Ruby.

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

Craftsman Cottage. Single story with an irregular floor plan, gambrel roof, wood siding, and sash and fixed windows. It is in relatively good condition with no apparent alterations. No garage is visible from the street. City records confirm residence built in 1923. Further construction includes electrical work in 1999.

*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.)



P5b. Description of Photo: (view, date, accession #) Roll 67; Frame 30 (SE)

*P6. Date of Construction/Age and Source 1923
 Historic Prehistoric Both

Assessor Data

*P7. Owner and Address:

Melanie Widmann
420 S. Guadalupe
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: 7/2001

*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

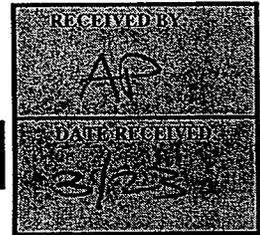
No. 1061

Redondo Beach, Cal., August 1923

Permission is hereby granted to F. E. Thickett 1923
Contractor and G. Chapman
owner to construct repair of remove in accordance with the provisions of the Building Ordinance
in the City of Redondo Beach, a building to cost approximately \$265.00, to be erected on
Tract 136, Block 16, Tract 1678 City of Redondo Beach.
and on Building 5 room house
permit fee \$3.00

By Deputy Mary M. Esch Avery P. Esch City Clerk

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**



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: 420 S. Guadalupe Ave Redondo Beach, CA 90277		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING:	
	LOT: 7 BLOCK: TRACT: 1678	R1	
	ASSESSOR'S PARCEL NUMBER: 7508020016		
	RECORDED OWNER'S NAME: Ivana Landon Michael T. Mena	AUTHORIZED AGENT'S NAME:	
	MAILING ADDRESS: 420 S. Guadalupe Avenue Redondo Beach, CA 90277	MAILING ADDRESS:	
	TELEPHONE: 310 683-6327	TELEPHONE:	
	FAX #: 310 316-0613	FAX #:	
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:		
	1. Indicate the type and use of building (residential, commercial, etc.): Residential		
	2. Indicate type of construction (wood frame, masonry, etc.): Wood frame		

3. Indicate architectural style:

~~Craftsman~~ Craftsman Bungalow

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

1923

5. Indicated if is listed in the Redondo Beach Historic Resources Survey : Yes

No

If yes, indicate rating:

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

OWNER'S AFFIDAVIT

Project address: 420 S. Guadalupe Avenue RB 90277

Project description: Application for Redondo Beach Landmark
Designation

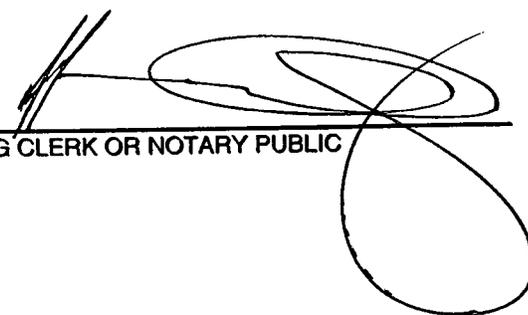
I (We) Michael T. Mena, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and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

Signature(s): Michael T. Mena

Address: 420 S. Guadalupe Avenue
Redondo Beach, CA 90277

Phone No. (Res.) 310 316-0612
(Bus.) 310 913-0625

Subscribed and sworn to before me this 3rd day of February, 2010



FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Jurat

State of California

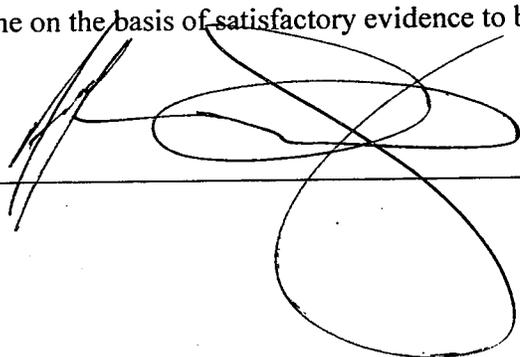
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 3rd day of February,

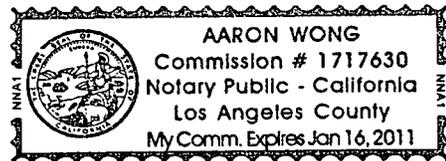
2010 by Michael T. Yena

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: April 16, 2010

TO: Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)
Steve Shiang (Building Department)
Ward Kinsman (Fire Department)
Ian Miesen (Police Department)
Tim Shea (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, April 12, 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 April 27, 2010.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
1921 Artesia Boulevard	Operation of a child care center in an existing single story building	Categorically Exempt	Alex Plascencia

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.

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