

**AGENDA – REGULAR MEETING  
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH  
WEDNESDAY, MARCH 2, 2011 - 7:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**City Clerk –  
Packet for scanning**

**I. OPENING SESSION**

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

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

*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 2, 2011
5. Approval of the following Minutes: Regular Meeting of January 5, 2011
6. Receive and file the Strategic Plan Update: Previously received and filed
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. EXCLUDED CONSENT CALENDAR**

**VI. 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.*

**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:	Kenneth and Donna McNeely
LOCATION:	<b>764 Avenue B</b>
CASE NO.	2011-03-LM-001
RECOMMENDATION:	Staff recommends approval

**IX. UNFINISHED BUSINESS**

*Items continued from previous agendas*

**X. NEW BUSINESS**

- a. Discussion to rename a portion of City street to Ainsworth Court and recommendation to City Council.

**XI. SUBCOMMITTEE REPORTS**

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes/ Redondo Stairway
- e. Survey Update
- f. Historic District Formation

**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**

- a. Notification of Planning Commission projects
- b. California Preservation Foundation Conference May 15-18, 2011 in Santa Monica

**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 Wednesday, **May 4, 2011** 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](http://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](http://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.*

February 24, 2011

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 Acting 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 2, 2011 Regular Meeting of the City of Redondo Beach Preservation Commission on February 24, 2011, in the following locations:

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



\_\_\_\_\_  
Lina Portolese  
Acting Planning Technician



CITY OF REDONDO BEACH  
PROOF OF POSTING  
PRESERVATION COMMISSION  
REGULAR MEETING AGENDA

I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of March 2<sup>nd</sup>, 2011  
(agenda date)

was posted by me at the following locations on the date and hour noted below:

Posted on: 2/24/2011 at 3:00 PM  
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

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

  
Signature

2/24/11  
Date:

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
REGULAR MEETING  
JANUARY 5, 2011**

**CALL TO ORDER**

A Regular Meeting of the Preservation Commission was called to order at 7:03 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

**ROLL CALL**

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

**SALUTE TO THE FLAG**

The members joined in the salute to the flag.

**APPROVAL OF THE ORDER OF AGENDA**

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the order of agenda. Motion carried unanimously.

**CONSENT CALENDAR**

- Approval of Affidavit of posting for the January 5, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of November 3, 2010
- Receive and file written communications

**ORAL COMMUNICATIONS**

None.

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

**EXCLUDED CONSENT CALENDAR**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

**EX PARTE COMMUNICATIONS**

Commissioner Jackson reported that she attended a recent holiday event at the Historical Museum where Edward Dunbar and Megan Sullaway, owners of the property at 605 Garnet Street, were also present.

## **PUBLIC HEARINGS**

None.

## **UNFINISHED BUSINESS**

A Public Hearing to Consider a Request for a Certificate of Appropriateness to Permit a First and Second Floor Addition of Floor Area to an Existing Local Historic Landmark Building Located in a Low-Density Multiple-Family Residential (R-3) Zone at 605 Garnet Street

Planner Plascencia explained that the public hearing was continued from the November 3 meeting, and since that time the property was reposted by the Public Works Department, an additional sign was placed in the window of the building, and the public hearing was noticed in the Beach Reporter newspaper. He said the project is consistent with all regulations and with past projects approved by the Commission. He said that it is not unreasonable to grant second floor additions and that the zoning code allows building heights up to 30 feet without benefit of a public hearing. He then displayed additional photographs, drawings, and information provided by the property owner.

At this time, Commissioner Dejernet submitted additional information consisting of proposed elevations for the project and information pertaining to Bungalow and Craftsman architecture.

Motion by Commissioner Day, seconded by Commissioner Dejernet, to receive and file the additional material submitted by Commissioner Dejernet. Motion carried unanimously.

Planner Plascencia clarified that item 11 of the project resolution, 2010-11-PR-008, was erroneously included and does not apply to the current project.

Commissioner Dejernet referred to a section of the *Redondo Beach Design Guidelines* entitled "Characteristic Elements of the [Craftsman] Style," specifically the language: "one or one-and-one-half story." Based upon this language, he did not support the proposed two story project. He said that this type of addition would not be allowed in other areas. He did not support approval of the project based on precedence. He stated that the wall height of the proposed addition is 9'6", higher than the normal height of 8'.

Planner Plascencia clarified that the document submitted by Commissioner Dejernet is extracted from the City of Redondo Beach Design Guidelines, and not from the Secretary of Interior Standards.

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

Robert McKenzie, resident, stated that the building in question is a historical monument and part of City heritage, a status which would be destroyed by the proposed project.

Chairperson Gibson answered that the Preservation Commission is tasked with determining whether or not the proposal is appropriate for the building based on criteria established by the Secretary of Interior Standards and the City of Redondo Beach Ordinances and Design Guidelines. He also said that the Commission does not mediate personal disputes; however residents are welcome to attend Commission meetings and express their opinions. He said that only public comments relating to criteria are relevant to a decision.

Mr. Dunbar, property owner, assured the members that historic preservation is important to him and that the motive for his application is to preserve his historic home. He hoped that all public testimony will remain relevant to the concerns of the proposal.

Commissioner Day said that the sole focus and basis for a decision will be the character of the house.

Mark Holsworth, resident, pointed out the historical significance of the house. He stated that the proposed addition does not support Mr. Dunbar's responsibilities of maintaining, restoring, and preserving the original historic landmark.

Megan Sullaway, applicant, said that she and her husband are committed to historic preservation and plan to reside in their home for many years; therefore any comments about "flipping" the property for a profit is untrue. She pointed out that the proposed addition is consistent with historic and Craftsman styles and will not be predominately visible from the street. She said the Mills Act explicitly permits additions.

Ms. Sullaway answered that the proposed addition does not affect the other side of the house, and that the kitchen, dining room, and living room will remain untouched.

Ryan Oldham, project architect, stated his intention to clarify the project design. He explained that the first floor ceiling height measures 8'6", which matches the second floor. He clarified that the existing dining room, kitchen, and living room will not be affected by the project. He referred to a diagram of a site line view from the street, and he said that the sense of the second floor addition will be limited to the upper 25%; therefore the original home will remain the building's most prominent feature. He stated that he and the applicants have worked with the Planning Department throughout the application process and were guided that Redondo Beach allows second floor additions. He said that great care was taken to adhere to the Craftsman style in order to maintain the integrity and original feel of the home.

Commissioner Dejernet stated that the architectural drawing is incorrect because the actual wall height is 9'6". He suggested that the crawl space could be utilized to attain a full 8' second floor.

Ms. McKenzie, resident, thanked the Commissioners for their time, and trusted them to make the best decision.

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

Motion by Commissioner Dejernett to approve the request for a Certificate of Appropriateness to permit a first and second floor addition of floor area to an existing local historic landmark building at 605 Garnet Street with the following conditions: that the ridgeline shall be no higher than 18' or one half story above the existing finish floor of the house; that a roof gutter down spout and horizontal piping shall be installed on the east roof edge to convey storm water to the front of the house; and that the southwest corner of the new roof shall be modified as necessary to provide code required clearance from the edge of the existing chimney.

The motion did not receive a second.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to accept staff's recommendation to approve resolution 2010-11-PR-008, eliminating item 11.

Commissioner Jackson added that she would be amenable to adding a condition to require a roof gutter on the side of the house.

Commissioner Miller-Hack suggested the addition of a requirement for a siding width that differs from the original siding.

Chairperson Gibson noted a previous change to item 13 of the resolution to incorporate the word *existing* as the second word.

Commissioner Day said that rain gutters are not typically seen on historic structures; and he recommended the use of flashing which would not be so visible.

Commissioner Jackson amended her motion to include the addition of a condition requiring that the architect work with staff to arrive at an alternative to deal with water runoff and also a condition to specify the width of the wood siding.

Planner Plascencia explained that some rain gutters are designed in a historic character. He said the rain gutters may either be addressed at staff level or in the Minor Alterations Subcommittee. He also said that wood siding specifications will be addressed during the plan review process.

Chairperson Gibson cited an example of a Redondo Beach Craftsman home with a full second story, and he said he did not believe that the Commission is bound to specific criteria for either a full story or a half story. He also explained that a number of historic neighborhoods are being revived with the help of professionals who are restoring homes for people who want to live in them.

Commissioner Day thanked the community members for their attendance and participation. He said that their opinions and views may be discussed further with the Planning Department. He said that he shares some of Commissioner Dejernett's points about adhering to the Design Guidelines; however he said that sometimes flexibility is necessary to facilitate preservation.

Commissioner Miller-Hack also thanked the community members for sharing their comments.

Commissioner Gibson clarified the motion on the floor: to adopt Resolution 2010-11-PR-008 approving the Certificate of Appropriateness for the property at 605 Garnet Street to permit construction of a first story addition and a new second story addition to an existing single family residence, subject to the conditions set forth, with the following changes: strike paragraph 11; add the word *existing* to paragraph 13 as the second word; and specify that the owner work with Planning Department staff to arrive at an appropriate solution in terms of a rain gutter and an appropriate width of wood siding on the addition that will differentiate appropriately from the wood siding on the existing building.

The motion carried by the following roll-call vote:

Commissioner Richer - yes  
Commissioner Dejernet - no  
Commissioner Day - yes  
Commissioner Gibson - yes  
Commissioner Miller-Hack - yes  
Commissioner Jackson - yes  
Commissioner Smith - yes

Chairperson Gibson stated that the decision may be appealed to City Council within 10 days.

## **NEW BUSINESS**

None.

## **SUBCOMMITTEE REPORTS**

Planner Plascencia stated that he will update the next agenda to combine the Historic Landscapes and Redondo Stairway Subcommittees.

### Historic Landscapes/Redondo Stairway Subcommittee

Chairperson Gibson reported that Commissioner Dejernet researched the Redondo Stairway and compiled a preliminary report regarding its potential treatment. He said that meetings with City staff to refine options are planned prior to presentation of findings and recommendations to the Commission.

Planner Plascencia suggested that community partnerships may be a resource for completing the project.

Commissioner Dejernet suggested that one solution might be to clean the Stairway and install a historic marker. He also suggested that funding grants may be available. He said that the restroom facility nearby is in disrepair.

Commissioner Miller-Hack pointed out that restoring the Stairway and installing a plaque would benefit the City by attracting sightseers.

Planner Plascencia suggested including the Stairway with the Path of History Project.

Historic District Formation Subcommittee

Planner Plascencia answered that he will follow up with Chairperson Gibson about available dates for the community meeting to focus on the Clifton-by-the-Sea area.

Chairperson Gibson recommended a Tuesday, Wednesday, or Thursday evening sometime in mid-to-late March.

**COMMISSION ITEMS AND REFERRALS TO STAFF**

None.

**ITEMS FROM STAFF**

Planner Plascencia reported that the most recent Historic Landmark on Emerald Street was approved by City Council.

Planner Plascencia clarified that a portion of Carnelian Street is a potential Historic District.

**ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 8:17 p.m. to the next regular meeting on March 2, 2011.

Respectfully submitted,

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Alex Plascencia  
Associate Planner



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# Administrative Report

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Preservation Commission Hearing Date:

March 2, 2011

**AGENDA ITEM:** 8 (PUBLIC HEARING)  
**LOCATION:** 764 AVENUE B  
**APPLICATION TYPE:** LANDMARK DESIGNATION  
**CASE NUMBER:** 2011-03-LM-001  
**APPLICANT'S NAME:** KENNETH AND DONNA MCNEELY

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for designation of the building and property at 764 Avenue B 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 764 Avenue B (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2011-03-PR-002)

**EXECUTIVE SUMMARY**

The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 764 Avenue B.

**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 with proposed changes is eligible for designation.

#### Description of Nominated Property

The nominated property consists of a single-family residence of approximately 1,462 square feet. The 1986 Historic Resources Survey identifies the architectural style of the building as Spanish Colonial. There is no original City building permit for the structure. However, records from the County Assessor indicate the residential structure was constructed in 1932.

The property is located on the south side of Avenue B, between Ynez Avenue and South Juanita Avenue. The rectangular-shaped parcel has a front property line dimension of 40 feet and side dimensions of 152 feet. The zoning of the property is Single-Family Residential (R-1)

The existing structure features a mostly rectangular floor plan, low pitched front-gable roof, and partial round tower main entry porch. Exterior materials include a stucco exterior with wood window trims.

#### ANALYSIS

##### Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Spanish Colonial architectural style, and was given a "C" rating. These buildings are somewhat less distinctive in terms of age or architecture. In general, however, these are well-designed buildings in which research may prove to have a relationship to important events of persons 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 results of research.

##### Construction History

There are no early construction records for this property in the City's possession. The property is located in the Clifton Heights subdivision which was not legally annexed to the City of Redondo Beach until 1979. Where limited records exist for a property staff defers to the County Assessor's records to determine age of the structure. In this case, the County's records show that the residence was constructed in 1932.

The City has one record of a County issued permit which was for two wall furnaces in 1960. A visual inspection conducted by the City in 1985 identified a stucco single family with a garage. In 1992, The City issued permits for a 175 square foot addition to extend a bedroom and bath. Then in 1994 another permit was issued for construction of a 3-car garage which is accessible

from the alley to the rear of the property. In 1995 and 1996 permits were issued for fire sprinklers in the garage and a patio cover attached to the garage respectively.

### Design and Architecture

The nominated structure is an example of the Spanish Eclectic/Spanish Colonial style of architecture. About 40 percent of Spanish Eclectic house have cross-gabled roofs with one prominent, front facing gable. This style of architecture was popular in the United States from 1915 to 1940. This particular building is typical of smaller Spanish influenced examples of buildings that were built throughout California suburbs during the 1920's and 1930's. It is also one of the more prevalent historic architectural styles in Redondo Beach.

The Spanish architectural style is most recognized for its common features such as red-tile roofs with little or no roof eave overhang, stucco wall surfaces, and decorative details inspired by Spanish architecture. This particular building has a tiled cross-gable roof façade along the front elevation which gives the appearance of a cross gable roof line although the majority of the building is a flat roof with tile capped parapet walls. A tiled shed roof provides a covered entry leading to the main entry. Portions of the roof line also have exposed wood roof rafter tails projecting under the tile. There is also a small stucco wing wall with its signature arch opening extending from the building toward the north property. The gable roof line also extends over the wing wall.

There are a variety of windows throughout the structure, including original wood-framed windows. The front façade has original fixed wood frame windows. The main focal window is a large arch-shaped and single-pane window under the front facing gable. This window gives the building one its signature and characteristic features. Other window styles throughout the building include double hung, fixed, and casement. Some windows and doors are in a 3 or 4 divided light pattern. Some windows have been replaced with wood windows, and all retain the original wood sills. The changes likely occurred during addition in the 1992. The window and door details include simple wood sills and narrow wood casings. The front door is not arched in shape as is typical in this style of building. The age of the front door is unclear; if it is not original it appears to be of a close period of construction including hardware. Exterior walls of the structure are finished with stucco.

### Alterations and Addition

There are some minor alterations to the building which include some windows. The addition in 1992 was added to the back of the residence. This addition added a shed roof, covered patio and new parapet walls which match the building and are consistent with the architectural style.

One interesting feature of the structure are two building projections along the south building wall. From the exterior it gives the appearance of bay windows with gable roof lines. The one in the dining room which is closer to the front of the building appears to be original, and the second was added during the addition and designed to match the original. This feature is unique in that few Spanish style buildings in the City have this feature.

In 1994, the new freestanding three-car garage was constructed at the back of the property and is accessible from the alley. This project also required the removal of the existing driveway and

## **Administrative Report**

Landmark Designation 764 Avenue B

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March 2, 2011

driveway approach which at that time ran along the south side of the building. Removing this driveway opened up the opportunity to build a small courtyard. The previous owners constructed a low smooth stucco wall with gate and re-landscaped both the courtyard and property. This change is consistent with the architectural style of the property.

Overall, the original structure is generally intact. The front building façade remains unchanged. The changes to the property and building were done with great care to the style of building.

The main residential structure at 764 Avenue B embodies distinctive characteristics of the Spanish Eclectic/Spanish Colonial style, type, and period of construction.

### Historical Background

Since this property was originally part of unincorporated Los Angeles County there are limited records available to review historical background of the building and its residents. The earliest available listing for residents at this property is found in the 1947 Redondo Beach Resident and Business Directory. These records indicate that Samuel, Barbara and Theresa Greenstone all resided at this property. Raymond Greenstone, an oil worker and possibly related, resided at nearby 900 Ynez Avenue in 1947. The only other available listing for this property is in 1952 directory which list Samuel and Theresa as residents of the property. The Greenstones were also listed in the 1956.

As an interesting side note, the 1936 directory reveals that this property was only one of seven properties built on the 700 block of Avenue B in 1936. Records indicate that of those properties most properties were built in the mid 1920's to the early 1930's.

### **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.

### **SUMMARY AND CONCLUSION**

This report has documented that the residential structure at 764 Avenue B is an example of the Spanish Eclectic/Spanish Colonial style of architecture. This style of architecture was common in California from 1915 to the 1940s. This property also reflects special elements of the City's cultural, social and economic history. The structure serves to make the property a valuable historical resource to the community; the property merits designation as a landmark.

If approved, this landmark will be referred to as the "Greenstone House" (Landmark No. 87).

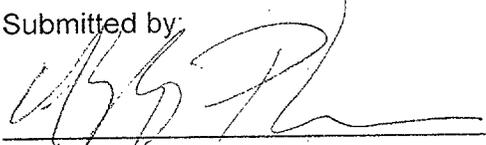
### COORDINATION

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

**FISCAL IMPACT**

None.

Submitted by:

A handwritten signature in black ink, appearing to read 'Alex Plascencia', written over a horizontal line.

Alex Plascencia  
Assistant Planner

Attachments:

- Draft Resolution
- Landmark Designation Application
- Photographs
- 2001 Primary Record
- Building Permit Card

**RESOLUTION NO. 2011-03-PR-002**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING AN  
HISTORIC LANDMARK DESIGNATION FOR PROPERTY  
LOCATED AT 764 AVENUE B PURSUANT TO THE  
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE  
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 764 Avenue B; and

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

WHEREAS, on March 2<sup>nd</sup>, 2011, 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 in 1932 and is currently 79 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 Spanish Colonial/Spanish Eclectic style of architecture that was popular in California, and in the City of Redondo Beach between 1915 and 1940.

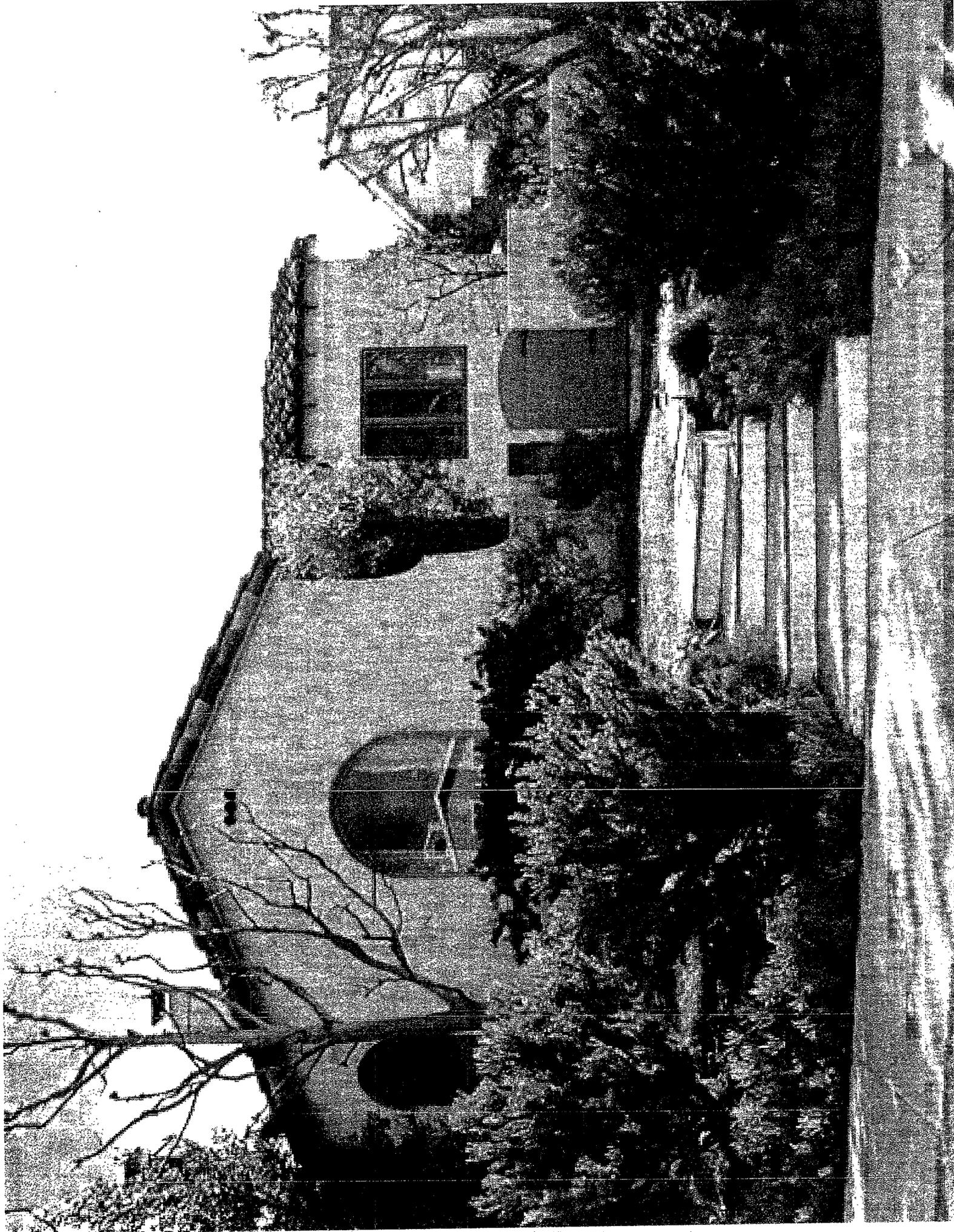
SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1932 during a time of resort development and industry boom. Redondo Beach, while a resort, was also a residential community for the merchants, business people and their families. This property was developed within a burgeoning neighborhood in the area known as Clifton Heights. This property is representative of the early period of growth and development in Redondo Beach.

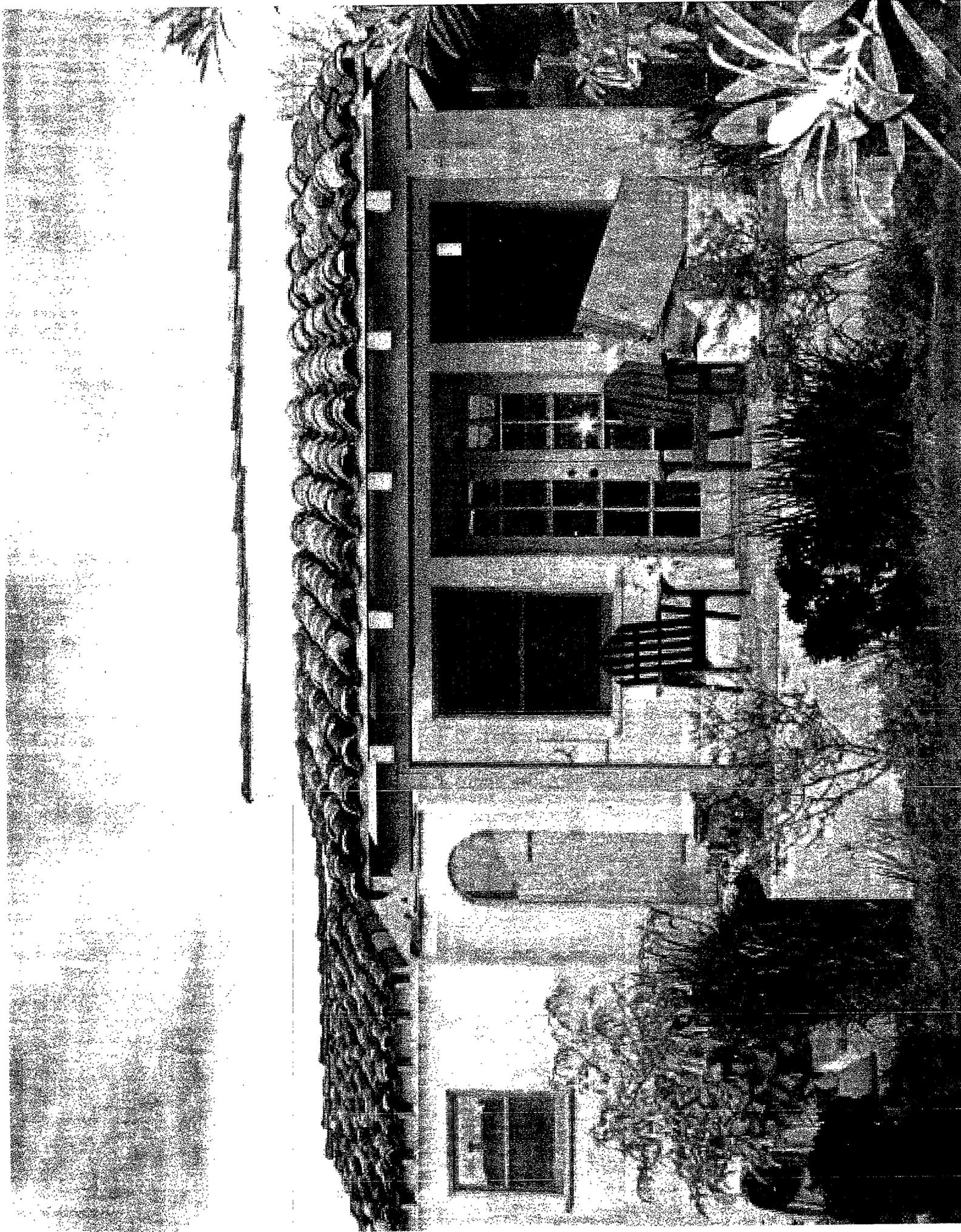
NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 764 Avenue B as an historic landmark.

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

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





2071033e

CITY OF REDONDO BEACH  
PLANNING DEPARTMENT

RECEIVED <i>[Signature]</i>
DATE RECEIVED: 2/14/11

**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**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 764 Avenue B, Redondo Beach, CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:  LOT: 2                      BLOCK: 24                      TRACT: 2546  ASSESSOR'S PARCEL NUMBER: 7509-019-002	ZONING:  R-1
	RECORDED OWNER'S NAME: Kenneth & Donna McNeely  MAILING ADDRESS: 764 Avenue B Redondo Beach, CA 90277  TELEPHONE: 310) 595-4113  FAX #: 310) 919-2995	AUTHORIZED AGENT'S NAME:  MAILING ADDRESS:  TELEPHONE:  FAX #:
<b>B</b>	<b>DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers.</b>	
	1. Indicate the type and use of building (residential, commercial, etc.): residential - single family home	
	2. Indicate type of construction (wood frame, masonry, etc.) Wood frame with stucco exterior and plaster interior.	

3. Indicate architectural style:

Spanish

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

1932

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

If yes, indicate rating:

UNKNOWN Yes, "C" rated

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

OWNER'S AFFIDAVIT

Project address: 764 Avenue B, Redondo Beach

Project description: 1932 Spanish Bungalow

I (We) Kenneth S. & Donna McNeely 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): *Kenneth S. McNeely* Kenneth S. McNeely  
*Donna L. McNeely* Donna L. McNeely

Address: 764 Avenue B  
Redondo Beach, CA  
90277

Phone No. (Res.) (310) 595-4113  
(Bus.) (818) 772-4072

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_

*See attached for Notary*  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

11<sup>TH</sup> day of February, 2011, by  
Date Month Year  
(1) Kenneth S. McNeely  
Name of Signer

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

(and

(2) Dorina L. McNeely  
Name of Signer

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



Place Notary Seal Above

Signature Mia Miong H. Leu  
Signature of Notary Public

## 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.*

### Further Description of Any Attached Document

Title or Type of Document: Owner's Affidavit

Document Date: NO DATE Number of Pages: ONE

Signer(s) Other Than Named Above: NONE

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here

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) 7509-019-002

**P1. Identifier:** APN: 7509-019-002

**\*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 764 Avenue B 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 Avenue B; between Juanita and Ynez.

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

Spanish Eclectic. Single story with an irregular floor plan, Spanish tile roof, stucco siding, and casement and fixed windows. It is in relatively good condition with no apparent alterations. Features include landscaping with flagstone walkway. No garage is visible from the street. City records indicate construction to include two wall furnaces in 1960, addition to residence in 1992, alterations to the detached garage and 3-car garage in 1994, fire sprinklers in 1995, and patio cover attached to detached garage in 1996.

**\*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 19; Frame 14 (S)

**\*P6. Date of Construction/Age and Source** 1932  
 Historic  Prehistoric  Both

Assessor Data

**\*P7. Owner and Address:**  
Andrew and Aida Bergloff  
764 Avenue B  
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): \_\_\_\_\_

PARCEL #	STREET #	DIL	STREET NAME	NAME OR USE	STYLE	DATE	LOCAL RATING	NRHP RATING
7509-003-030	225		AVENUE B		40'S RANCH	1941	D	
7509-007-005	226		AVENUE B		CALIFORNIA BUNGALOW	1920	D	
7509-007-004	228		AVENUE B		40'S RANCH	1941	D	
7509-007-003	230		AVENUE B		30'S COLONIAL	1937	C	
7509-003-033	231		AVENUE B		CRAFTSMAN	1923	C	
7509-011-017	501		AVENUE B	DAVIS HOUSE LM#25 10/95	SPANISH COLONIAL	1930	---	---
7509-011-055	523		AVENUE B		SPANISH COLONIAL	1930	C	
7509-011-021	531		AVENUE B		SPANISH COLONIAL	1927	C	
7509-011-022	535		AVENUE B		SPANISH COLONIAL	1931	C	
7509-011-025	545		AVENUE B		ALTERED RANCH	1935	D	
7509-017-020	619		AVENUE B		40'S RANCH	1940	D	
7509-018-011	622		AVENUE B		SPANISH COLONIAL	1923	C	
7509-018-009	630		AVENUE B		CALIFORNIA RANCH	1935	C	
7509-017-023	631		AVENUE B		ALTERED 40'S RANCH	1941	D	
7509-017-024	635		AVENUE B		40'S RANCH	1940	D	
7509-017-025	639		AVENUE B		ALTERED 40'S	1941	D	
7509-018-004	648		AVENUE B		40'S RANCH	1940	D	
7509-017-030	659		AVENUE B		SPANISH COLONIAL	1927	C	
7509-018-001	662		AVENUE B		SPANISH COLONIAL	1926	D	
7509-016-015	663		AVENUE B		SPANISH COLONIAL	1927	C	
7509-016-016	701		AVENUE B		CALIFORNIA BUNGALOW	1925	C	
7509-019-015	712		AVENUE B		40'S RANCH	1942	D	
7509-016-018	713		AVENUE B		40'S RANCH	1941	D	
7509-016-019	717		AVENUE B		SPANISH COLONIAL	1927	D	
7509-019-013	720		AVENUE B		SPANISH RANCH	1931	C	
7509-016-022	727		AVENUE B		RANCH	1937	C	
7509-016-025	741		AVENUE B		SPANISH COLONIAL	1927	C+	---
7509-016-026	743		AVENUE B		ALTERED RANCH	1938	D	
7509-019-007	744		AVENUE B		SPANISH COLONIAL	1925	C	
7509-019-005	752		AVENUE B		SPANISH COLONIAL	1926	C-	
7509-019-002	764		AVENUE B		SPANISH COLONIAL	1932	C	
7509-030-033	1065		AVENUE B		40'S RANCH	1939	C	
7509-006-001	104		AVENUE B/1001 S. CATALINA		SPANISH COLONIAL	1924/1922	C/B	3
7509-008-016	204		AVENUE C		CRAFTSMAN	1920	C+	---
7509-008-015	206		AVENUE C		SPANISH COLONIAL	1931	C	
7509-007-022	207		AVENUE C		CRAFTSMAN	1914	B	3
7509-007-023	209		AVENUE C	HUMER HOUSE LM#23 3/95	CALIFORNIA BUNGALOW	1921	C-	---

LOT 2 BLOCK 24 TRACT 2546 Y04152.2  
 ST. ADDRESS 764 Ave. B ZONE R-1 FIRE ZONE 3  
 SIZE BLDG. \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_  
 USE OF BUILDING RDEA' SF.

PERMIT NO.	DATE	NAME	DESCRIPTION
L0311	2/19/60	Da Ros	2 wall furnaces
insol insp 9/12/85	wood frame, Stecco SF. 3 Bdrms, 2 Bath, 2 car dock, gar.		
1-CAN dist. Kan.			
B922674	12-16-92	Bergloff	NS Add. 175 sq ft to extend bldg & bath to include porch & driveway to garage, 12/18 set gas, 796.5 sq footing, foundation & W. wall
B942579	12-13-94	"	
B942581	8-30-95	"	also sprinklers for garage 12.5 x 17 patio bridge ATTN: TO DET. GARAGE
B961188	6-6-96	BERGLOFF (Over)	

STREET ADDRESS: 764 Avenue B

LOT 2

BLOCK 24

TRACT #2546

MODIFICATION REQUEST NUMBER: M-92-28

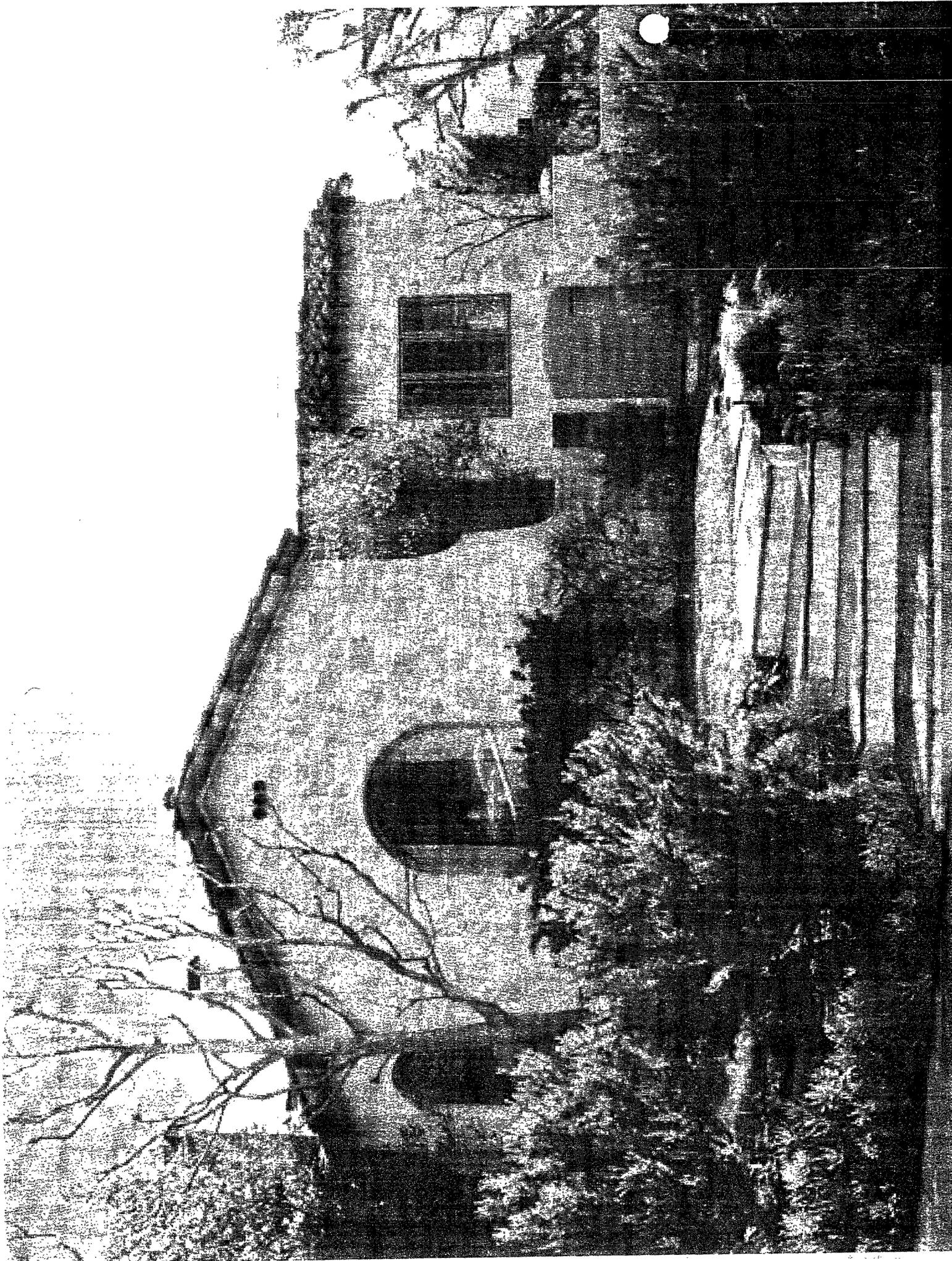
DATE 11-17-92

REQUEST:

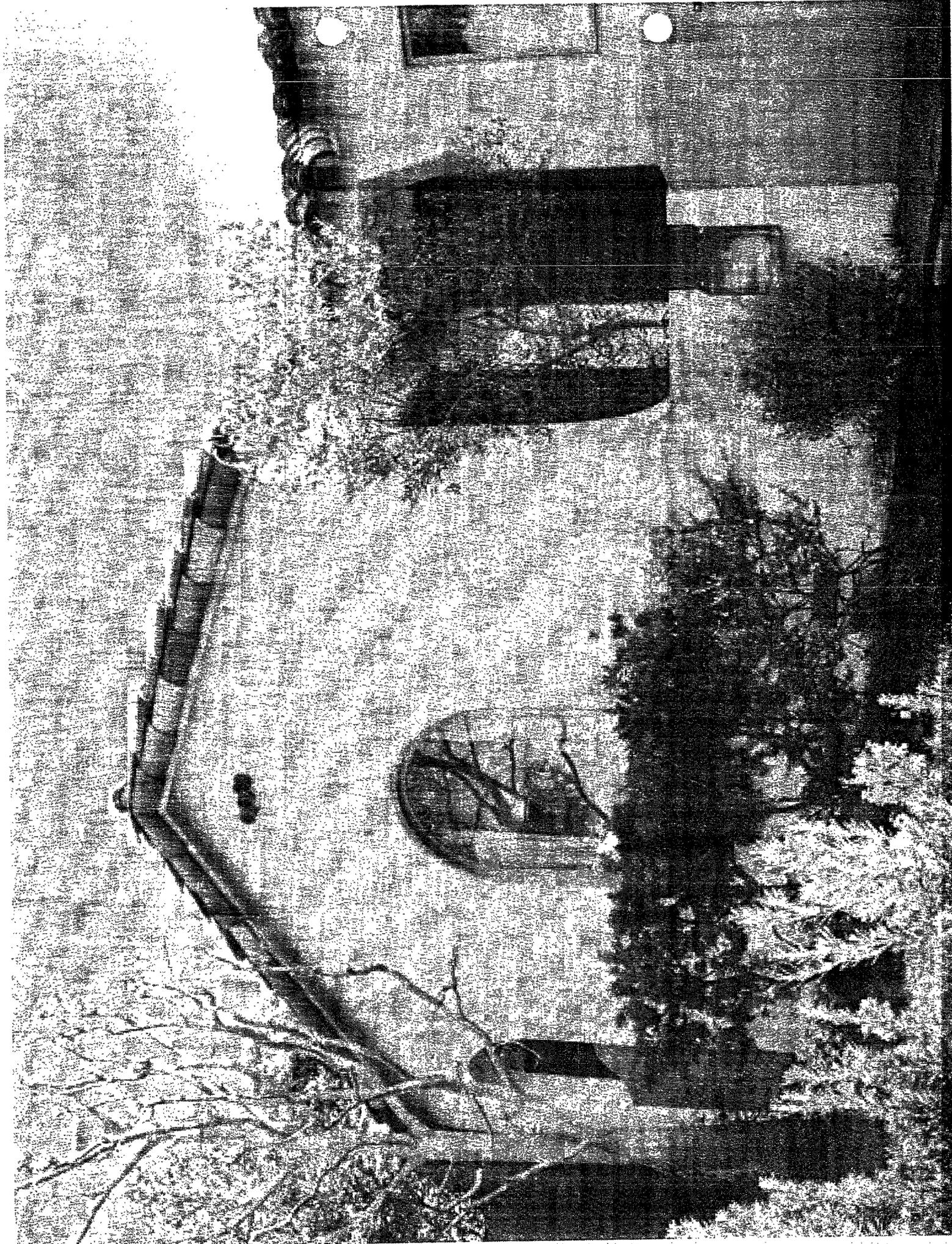
The Applicant is requesting a modification to allow an 8' x 15'4" first floor addition to encroach 1' into the required 4' side yard setback and match an existing legal non-confirming 3' side yard setback.

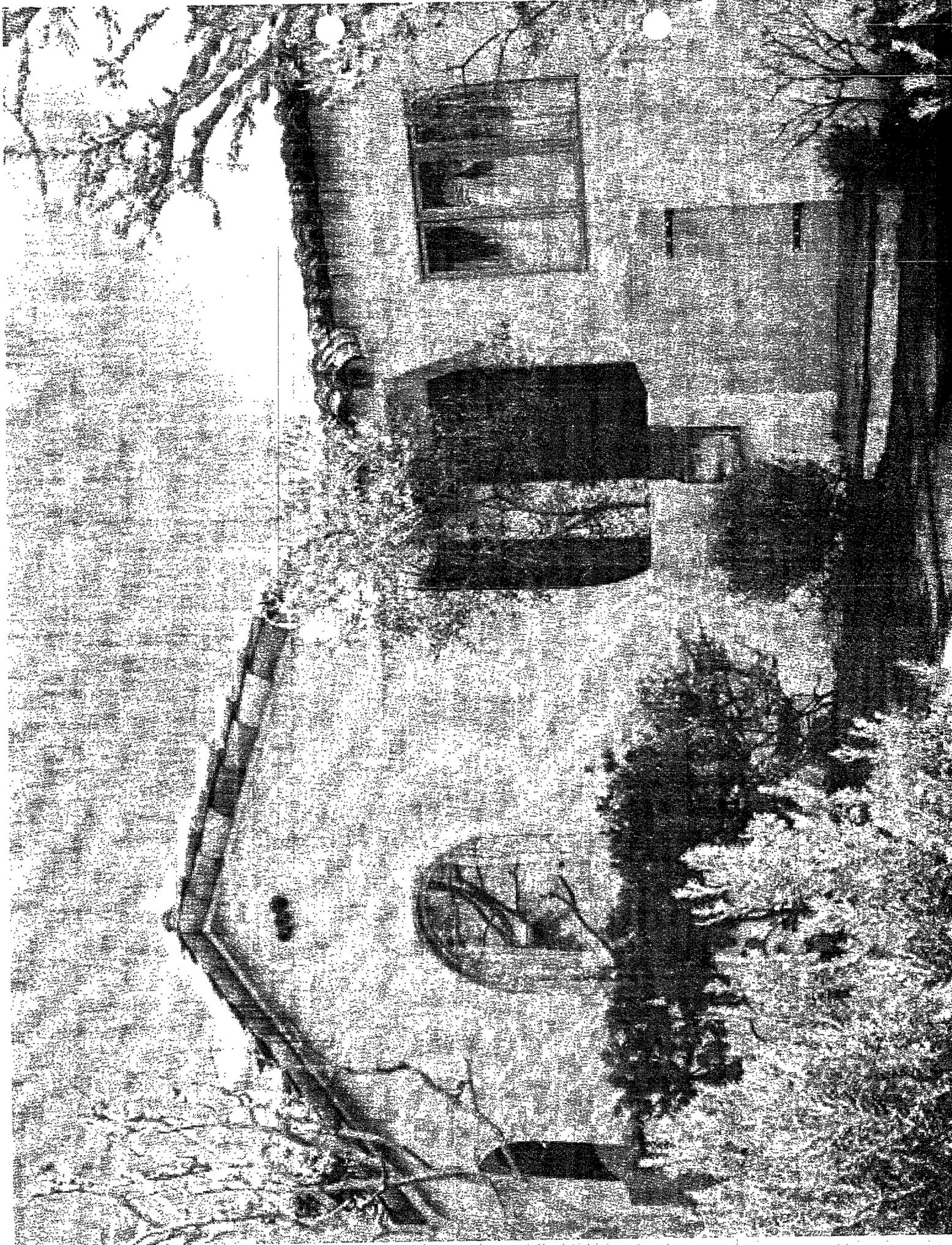
DECISION:

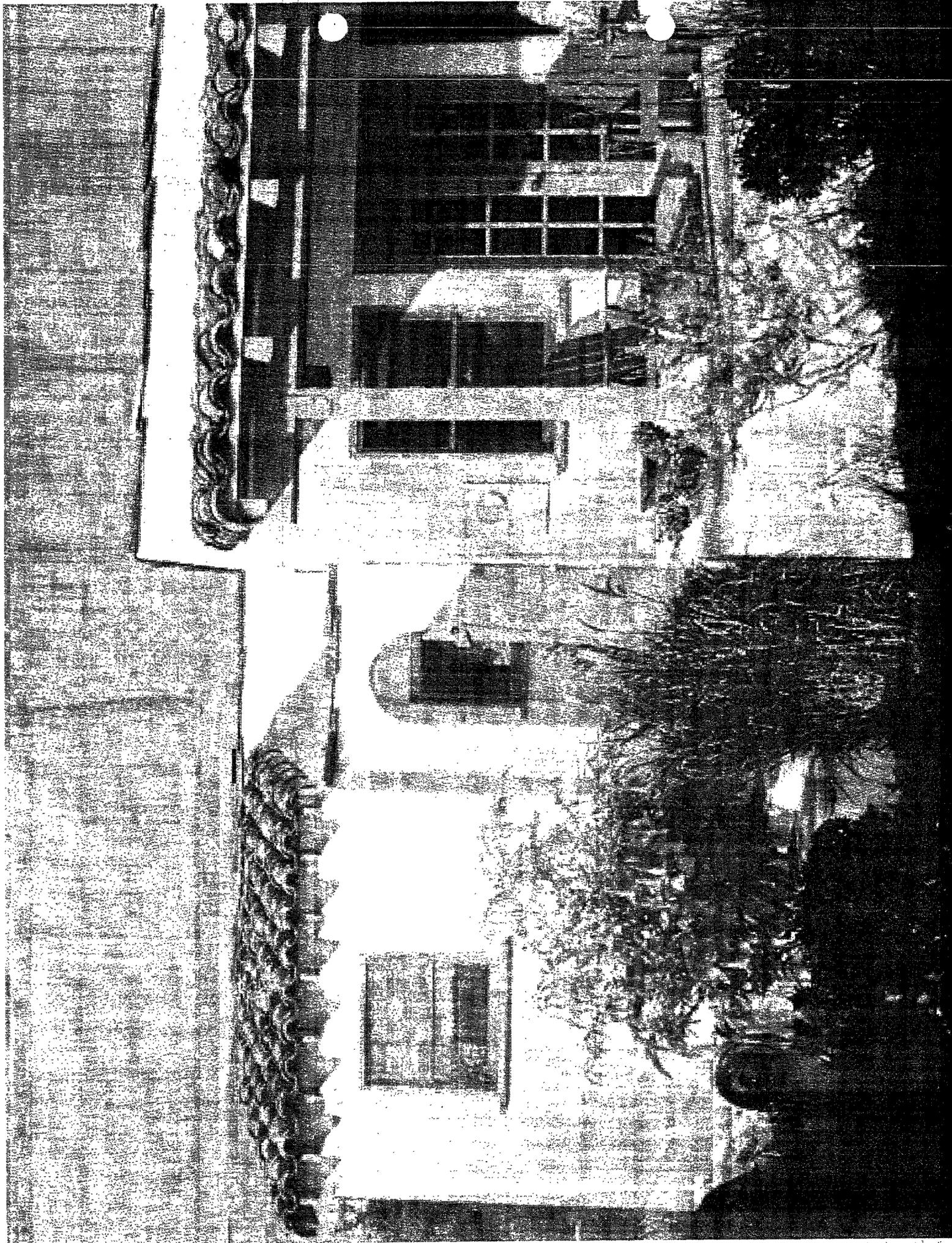
Granted

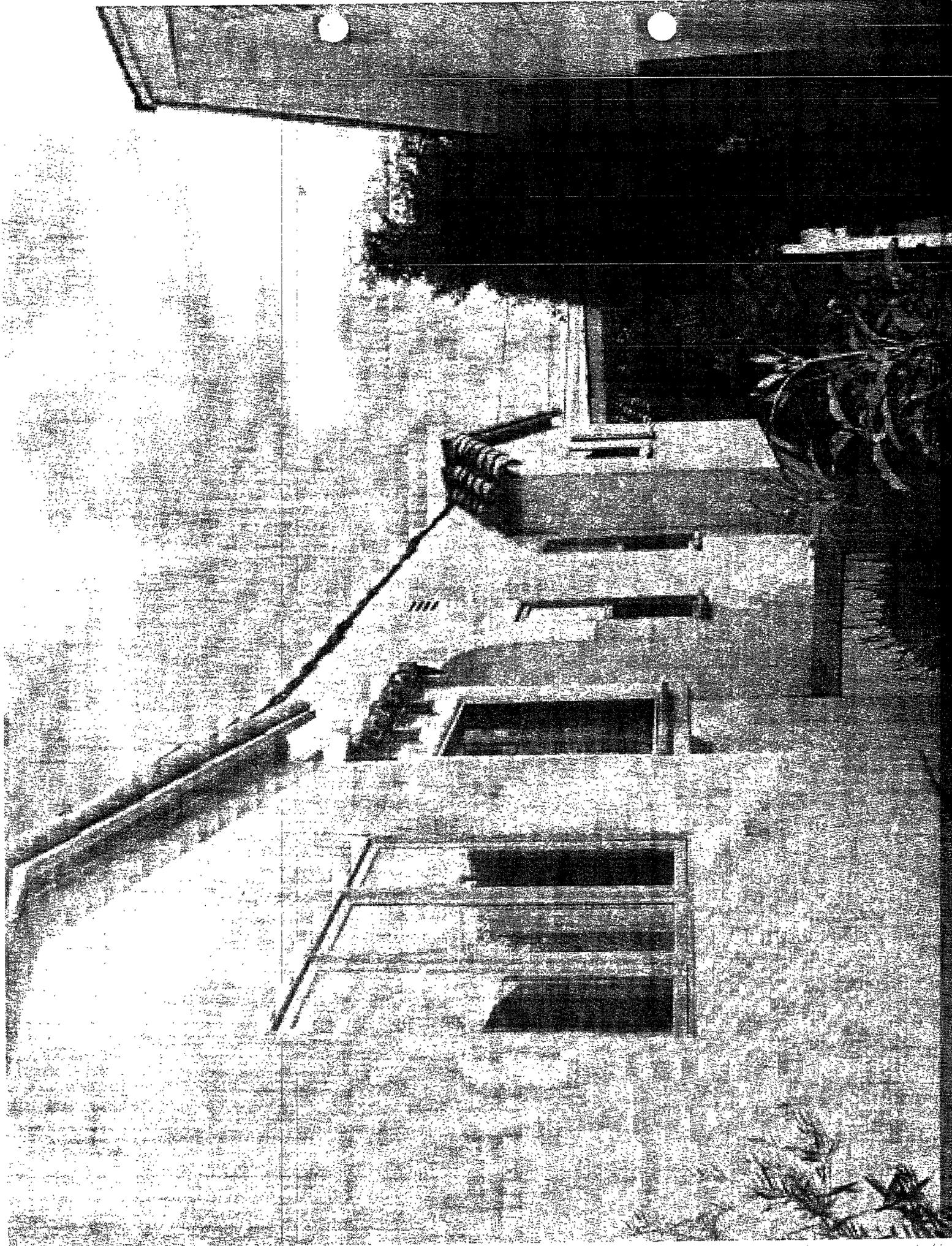


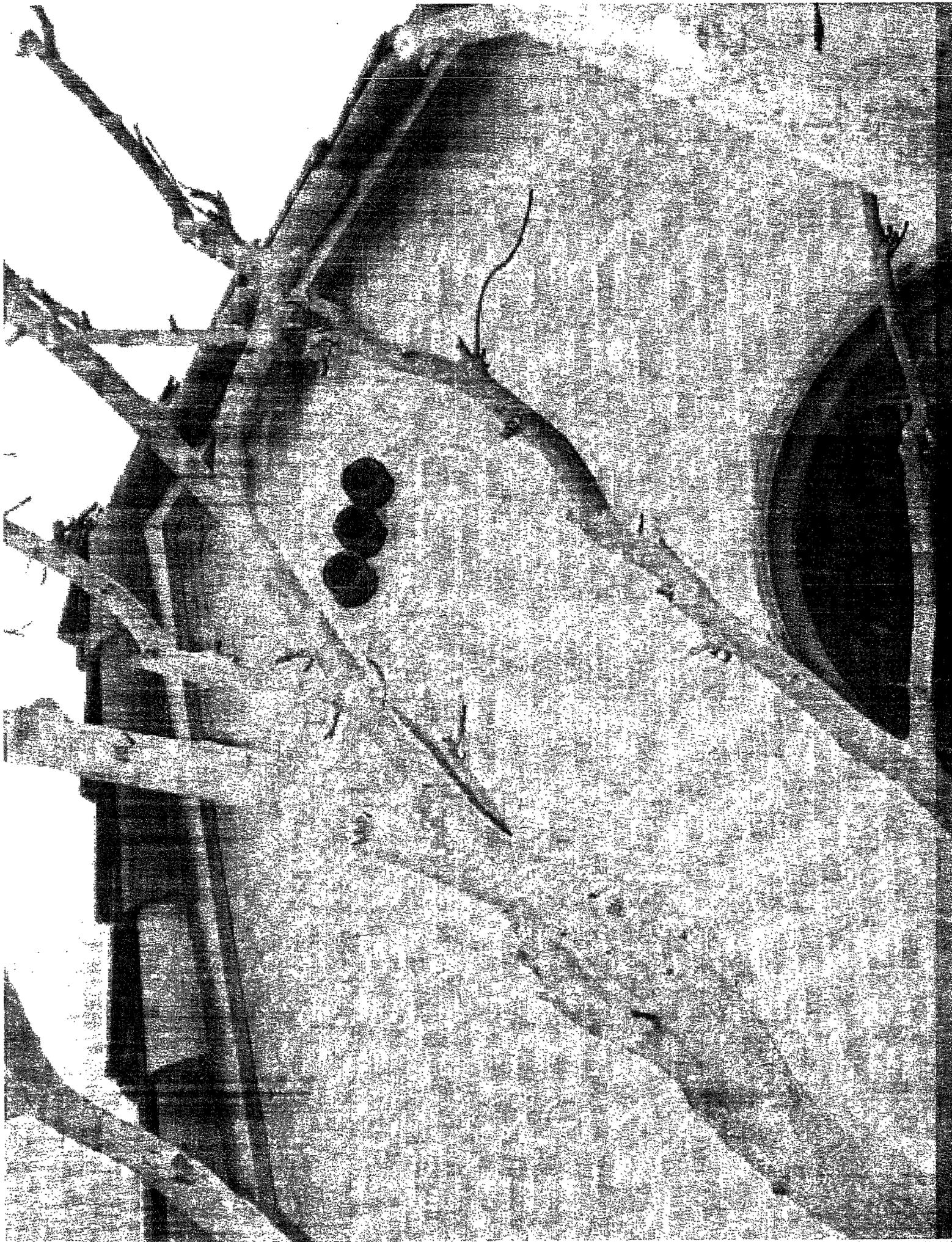


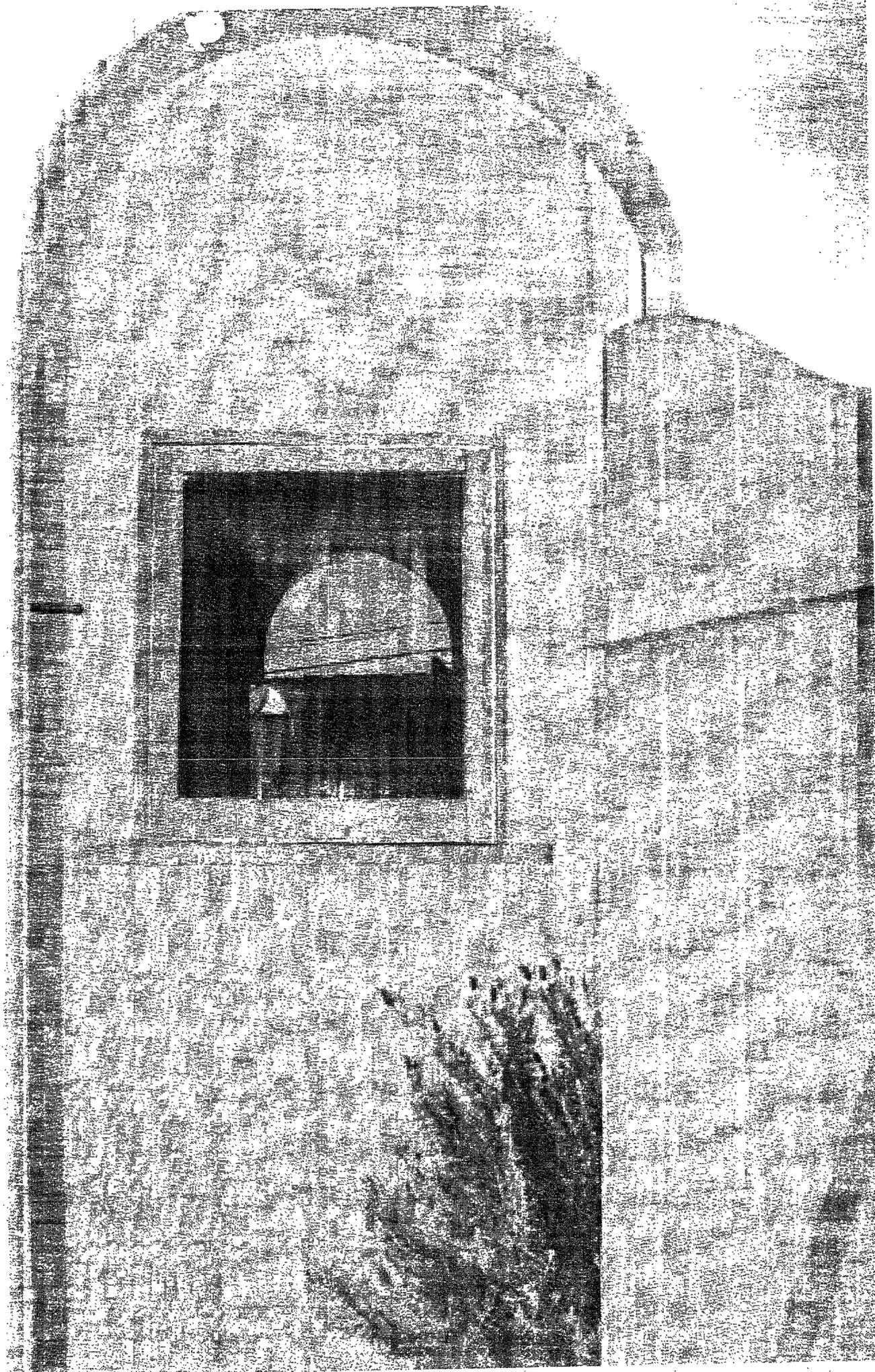


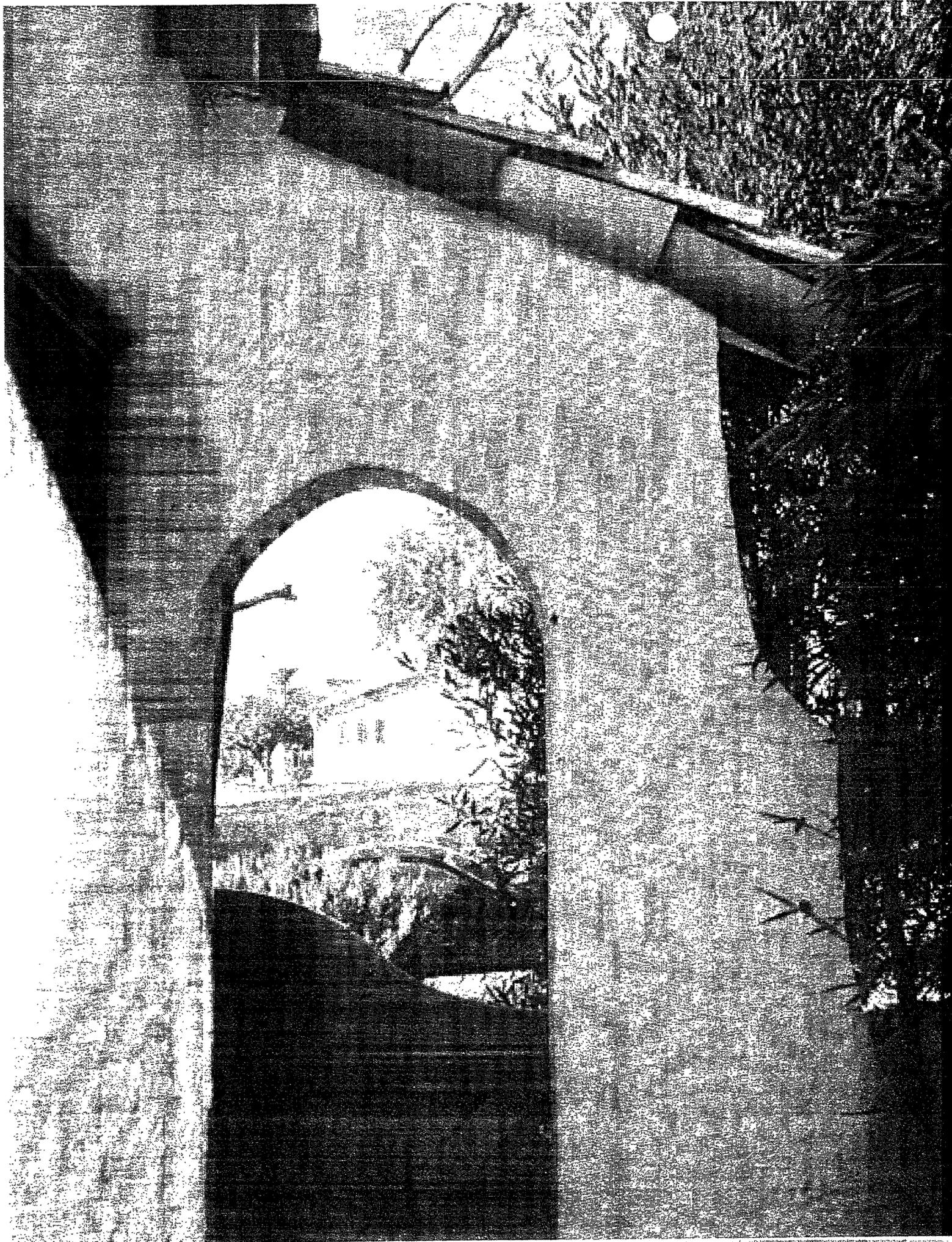














**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** February 16, 2011

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

**FROM:** Lina Portolese, Acting Planning Technician

**SUBJECT:** The following projects were submitted to the Planning Department on Monday, February 7, 2011. 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 Monday, February 28, 2011.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2407 Mathews Avenue	Construction of a 3-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
2903 182 <sup>nd</sup> Street	Operation of a 2,500 square-foot sports training facility	Categorically Exempt	Marianne Gastelum x2460
247 S. Pacific Coast Hwy.	1 <sup>st</sup> and 2 <sup>nd</sup> story addition and relocation of service bays to allow the operation of a convenience store within an existing gasoline service station	Categorically Exempt	Marianne Gastelum x2460
914 Torrance Boulevard	Operation of a pet grooming salon	Categorically Exempt	Alex Plascencia x2405

**Cc Memo Only:**

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

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

District 4: Steven Diels  
 District 5: Matt Kilroy  
 Bill Workman, City Manager  
 Peter Grant, Assistant City Manager