

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, NOVEMBER 2, 2011 - 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

**City Clerk –
Packet for scanning**

II. APPROVAL OF ORDER OF AGENDA

Staff recommends that the Preservation Commission consider Item 9 Path of History Project prior to the Public Hearing section of the 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 November 2, 2011.
5. Approval of the following Minutes: Regular Meeting of September 7, 2011.
6. Receive and file the Strategic Plan Update of October 4, 2011.
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:	Ralph and Sirush Ohanessian
PROPERTY OWNER:	Same as applicant
LOCATION:	408 S. Catalina Avenue
CASE NO.	2011-11-LM-002
RECOMMENDATION:	Staff recommends approval

IX. UNFINISHED BUSINESS

Items continued from previous agendas

X. NEW BUSINESS

9. Update on the Path of History project presented by Maggie Healy, Assistant to the City Manager.

RECOMMENDATION: Receive and file update on Path of History Project.

10. Discussion regarding whether to require improvements to existing physical conditions of buildings prior to and/or with Landmark Designation of properties.

RECOMMENDATION: Discuss and provide comments

11. Preservation Commission Nominations and Election of Chair, Secretary and sub-committees.

RECOMMENDATION:

- a) That the Chairperson opens nominations for the positions of Chairperson, Secretary and sub-committee appointments; and
- b) That the Chairperson closes nominations; and
- c) That the Chairperson calls for a motion; and
- d) That the new Officers assume seats.

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

12. Notification of Planning Commission projects.

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, **January 4, 2012** 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.

October 28, 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 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 November 2, 2011, Regular Meeting of the City of Redondo Beach Preservation Commission on Friday October 28, 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
Planning Technician



CITY OF REDONDO BEACH
PROOF OF POSTING
PRESERVATION COMMISSION 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 Meeting Agenda of November 2, 2011
(agenda date)

was posted by me at the following location (s) on the date and hour noted below:

Posted on: 10/28/2011 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

Lina Portolese
Signature

10/28/11
Date

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 7, 2011**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:17 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Dejernett, Jackson, Miller-Hack, Smith, Chairperson Gibson
Commissioners Absent: Richer
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 Dejernett, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of Posting for the September 7, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of May 4, 2011
- Receive and file written communications

Commissioner Miller-Hack excluded the May 4, 2011 minutes.

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the Consent Calendar with the exception of the May 4, 2011 minutes. Motion carried unanimously.

EXCLUDED CONSENT CALENDAR

Approval of Minutes of the Meeting of May 4, 2011

Commissioner Miller-Hack referred to page 2, section 5, regarding her question why a specific historic property was not included in the agenda material and she clarified that specific history regarding names and occupations of previous owners were not included.

Commissioner Miller-Hack also referred to page 3, section 5, regarding her comment about mold and she added that in our humid climate, on walls that don't receive much

sun, it would not be unusual to get mold, but those walls normally would be cleaned and mold can be successfully removed.

Motion by Commissioner Jackson, seconded by Commissioner Dejernet, to approve the minutes as corrected. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

Commissioner Jackson stated that she is friends with the owners of the property at 521 South Catalina Avenue; however she did not discuss the pending Certificate of Appropriateness with them.

Chairperson Gibson stated that he met the owners of the property at 521 South Catalina Avenue on the home tour; however he did not discuss the agenda item with them.

Commissioner Miller-Hack stated that she spoke with the neighbors of 1921 Grant Avenue.

PUBLIC HEARINGS

A Public Hearing to Consider a Request of a Certificate of Appropriateness for Removal of the Property at 1921 Grant Avenue from the Potential Historic Resource List

Planner Plascencia presented the administrative report describing the location, zoning, architecture, character features, and alterations to the property. He said the structure is rated "B" in the historic resources inventory; however it is not a B-rated structure in staff's opinion based upon the number of alterations and the limited number of Victorian Craftsman features – an opinion that he said is in agreement with the August 8, 2011 Historic Resource Evaluation prepared by Kaplan Chen Kaplan. He described the building as basic and intended for functionality. He recommended granting the removal of the subject property from the Potential Historic Resource List.

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

There were no questions from the members or the audience.

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

Motion by Commissioner Dejernet, seconded by Commissioner Jackson, to approve the request to remove the property at 1921 Grant Avenue from the Potential Historic Resource List.

Commissioner Miller-Hack stated that she understood the structure may not have as much architectural design and has been altered; however she said she learned from the neighbors they would not like to see the structure demolished and the previous owner was well liked. She stated it is detrimental to the neighborhood and community that the Commissioners are not allowed to use updated resource information, yet are frequently asked to remove resources that were found on a previous survey. In order to represent neighbors who have to look at the home every day and are tired of condominiums surrounding them and the fact that North Redondo has very few historic homes, she said she opposed removing the structure from the Historic Resource List.

Commissioner Jackson supported removing the structure from the List; and she hoped the owner will be respectful of the older architectural style homes remaining in the neighborhood.

Commissioner Dejernettt agreed with Commissioner Jackson.

Chairperson Gibson proposed an amendment to Commissioner's Dejernettt's motion to include a condition that salvageable material will be made available to any organization that may express an interest in it.

Commissioner Dejernettt accepted the amendment.

The motion carried by the following vote:

Commissioner Dejernettt - Aye

Commissioner Jackson - Aye

Commissioner Smith - Aye

Chairperson Gibson – Aye

Commissioner Miller-Hack - No

A Public Hearing to Consider a Request for an Exemption Declaration and Certificate of Appropriateness to Allow the Construction of a Two-Story Structure Consisting of a Second Residential Dwelling Unit and a 3-Car Garage to the Rear of the Existing Single-Family Residence Which is Designated as a Local Historic Landmark

Planner Plascencia presented the administrative report including information on the property location, history, architectural details, and historic landmark designation. He then described the request to construct a dwelling unit and garage on the property. He noted that a historic variance will be requested from the Planning Commission for the reduction of vehicle back-up space and to allow tandem parking. He displayed elevations and floor plans of the proposed building, noting that the building height will be significantly lower than the main building. He recommended approval of the Certificate of Appropriateness and a recommendation to the Planning Commission to adopt the historic variance.

In response to Commissioner Dejernettt, Planner Plascencia stated that the alley to the rear of the structure is 20' wide. He mentioned an ordinance section which allows for

wider garage spaces with less than the required 25' back-up distance. He concluded that 20' will provide a sufficient turning radius.

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

In response to Commissioner Jackson, Architect Robert Treman answered that windows were not included on the south and north elevations of the new building for reasons of safety and practicality.

In response to Commissioner Dejernet, Mr. Treman said that simulated divided-light, dual-glazed windows will be used on the new structure.

In response to Commissioner Dejernet, owner Andrew Smith clarified that he has no intention to rent out the parking spaces or let anyone else use them. He hoped to leave the spaces empty and not park tandem. He said he has no intention to sell the house. He also said that remnants of the original deck remain, which he plans to restore at a later time with the approval of the Preservation Commission.

Commissioner Jackson complimented the project.

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

Motion by Commissioner Dejernet to approve the request subject to the following conditions:

1. That the homeowner hire a licensed building inspector to inspect the house and prepare a list of maintenance and repairs necessary to bring the structure up to good condition in conformance with the Mills Act contract. The report should include brickwork, paint, wood, roof, foundation, interior, and other features.
2. That in lieu of a list from a licensed building inspector, the owner will prepare a list of repairs and timeline for when the repairs will be brought about.
3. That the building is inspected for termites and treated.
4. That the trellis is demolished.
5. That the owner's report is made a part of the Certificate of Appropriateness.
6. That every 3 years the owner submit to the Planning Department a report by a licensed building inspector on the condition of the house and conformance with the Mills Act contract. Failure to comply with the Mills Act contract may result in cancellation.

Commissioner Dejernet explained that the conditions would prevent owners from taking advantage of Mills Act benefits without improving their homes.

Upon inquiry, Planner Plascencia answered that staff conducts initial inspections at the time of Mills Act applications and subsequently on an as-needed basis.

Commissioner Miller-Hack said the condition about the alterations to the back upper floor is outside of the agenda topic.

Commissioner Jackson said that many of the proposed conditions are outside the scope of the agenda topic.

Chairperson Gibson said that it sounds like Commissioner Dejernet is proposing a policy for all landmark buildings; and he suggested the topic for a subsequent meeting. He felt it would not be appropriate to apply the conditions to this property owner only.

Commissioner Dejernet stressed the importance of obtaining a commitment from the owner to complete improvements.

Commissioner Jackson stated that this owner has done considerable work to his home since it was landmarked; and it is inappropriate to single him out in this resolution. She agreed to future consideration of a broad policy.

Commissioner Dejernet's motion died for lack of a second.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to accept resolution 2011-09-PR-005 as written by City staff.

Commissioner Miller-Hack amended the motion to also recommend approval of the historic variance.

The motion and amendment carried by the following vote:

Commissioner Jackson - Aye
Commissioner Smith - Aye
Chairperson Gibson – Aye
Commissioner Miller-Hack - Aye
Commissioner Dejernet - No

Planner Plascencia planned to work with Commissioner Dejernet to schedule his proposal for the next agenda.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion on Whether to Proceed with a Request for Removal from the Potential Historic Resources List or to Designate as a Local Historic Landmark a Property Located at 211 Avenue E

Commissioner Miller-Hack commented that the situation is unusual because the original materials are gone and the home is located in a potential historic district.

Planner Plascencia agreed the circumstance is very uncommon. He explained that the applicant applied for an addition and remodel which resulted in the replacement of a lot of historic materials. He referred to the report by Galvin Preservation and Associates which he said reviews the property's extensive history and ability to meet the Secretary of Interior Standards. He said the question at hand is whether to treat the property as a new building or whether it meets the Secretary of Interior Standards.

Commissioner Miller-Hack advised that she spoke with the owner who said the interior has been completely redone. She also said the windows and front entryway area have been changed out and the exterior stucco is new.

Commissioner Dejernett commented on the attractiveness of the structure; however he felt it is not historic.

Chairperson Gibson said it could be argued that original materials could not be repaired which made their replacement necessary. He said the original plan was to retain the façade; however it was subsequently determined that the underlying structural members would have to be replaced. He felt that the building contributes to the attractiveness of the entire block of original Mediterranean style homes.

Commissioner Miller-Hack said it seems like the building would be a contributing structure if the block were a historic district.

Commissioner Dejernett pointed out that the rear of the original building was demolished with the addition.

Commissioner Jackson said that historically-sensitive additions are preferable to demolitions. She said the owners did a nice job of preserving the character and design of the original building.

Commissioner Dejernett spoke in favor of preserving the front part of the home.

Chairperson Gibson approved of the property as a contributor to the district; however he doubted its qualification as a stand-alone landmark.

Commissioner Miller-Hack questioned whether it would be possible to qualify the front façade for the Mills Act and include the remainder of the structure if the block becomes a historic district.

Planner Plascencia clarified that the Mills Act may be applied to partial square footage.

Planner Plascencia said that staff will research whether other agencies have approved similar projects under a landmark designation and bring back the item for discussion.

Commissioner Dejernett recommended contacting the San Francisco Preservation Commission.

Linda Akyuz, incumbent Preservation Commissioner, said that historic architecture is her profession and that she will review the administrative report and comment at the next meeting.

SUBCOMMITTEE REPORTS

Education/Incentives

Commissioner Jackson announced the upcoming public safety fair on October 9.

Minor Alterations

Planner Plascencia announced that he will contact the members about an upcoming meeting.

Historic Landscapes/Redondo Stairway Subcommittee

Chairperson Gibson reported that the subcommittee met with Planning Director Jones to discuss options for the Stairway and learned that the City is very enthusiastic about the project; however staff and funding are not available. He said that models for sponsorship include the Leadership Redondo group or a task force similar to the Veterans Memorial Task Force. He estimated the Stairway project would cost a half million dollars and would take 3-4 years. He said another alternative would be to wait for the County to act and respond at that time.

Commissioner Jackson recalled discussing a phased-in approach; and she felt that drawing attention to the Stairs would help to attract volunteers.

Commissioner Dejernet recommended uncovering the Stairs and installing markers.

Chairperson Gibson questioned the outcome of the letter to the Mayor and Council requesting to restore the Ainsworth Court name, to which Planner Plascencia said that he will research and report back.

Historic Formation Subcommittee

Chairperson Gibson said that a neighborhood meeting was held in June on Garnet Street and that 10-11 property owners are interested in forming a district. He said the next steps will be to compile a draft historic district application for distribution at a follow-up neighborhood meeting and the preparation of a staff report recommending establishment of the district.

At this time audience member Tessa Bodie said that she plans to purchase the property at 501 Garnet; and she questioned what a historic district designation would entail.

Chairperson Gibson responded that historic district membership is voluntary. He said that key advantages are greater neighborhood control to preserve its quality and the tax savings from the Mills Act Contract.

Planner Plascencia said that he will forward information to Ms Bodie. He added that projects on undesignated properties within a historic district are considered by the Planning Commission or via administrative review.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson announced a Historical Society slide show on September 15 and the Historical Society holiday event on December 9.

Chairperson Gibson announced a Commissioner orientation on September 27. He also said that ethics training is coming up.

Chairperson Gibson advised that Commissioner Day has moved out of Redondo Beach and is no longer a Commission member. He also advised that Commissioners Jackson and Richer have completed their terms. He expressed thanks to the outgoing members.

Commissioner Jackson appreciated the opportunity to serve on the Commission.

ITEMS FROM STAFF

Planner Plascencia referred to the list of Planning Commission projects in the agenda packet. He also advised that new members will be present at the next meeting and that subcommittees will be appointed at that time.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:57 p.m. to the next regular meeting on November 2, 2011.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Action Date: October 4, 2011

To: MAYOR AND CITY COUNCIL
From: BILL WORKMAN, CITY MANAGER
Subject: ADOPTION OF STRATEGIC PLAN

RECOMMENDATION

1) Adopt the 2010-2013 City of Redondo Beach Strategic Plan six-month objectives established at the Strategic Planning Workshop held on September 14, 2011; and 2) Set the date of March 1, 2012, for the next Strategic Planning Workshop.

EXECUTIVE SUMMARY

The attached contains the results of the September 14, 2011 Strategic Plan Workshop.

At the Workshop, the Council reviewed the five (5) three-year goals for 2010-2013 as follows (not in priority order):

- Improve financial viability and expand economic opportunities
- Improve public facilities and the infrastructure
- Increase organizational effectiveness and efficiency
- Maintain a high level of public safety
- Vitalize the waterfront and artesia corridor

As part of the review process, the Council established six-month objectives related to the five (5) strategic goals set in September, 2010 for the 2010-2013 Strategic Plan. A date for the next Strategic Planning Workshop was tentatively scheduled for March 1, 2012.

BACKGROUND

On Wednesday, September 14, 2011, the City Council held a Strategic Planning Workshop at the Main Library. Facilitated by Marilyn Snider and Associates, and attended by the Mayor, Council Members and executive staff, the Workshop consisted of a review of the three year goals for 2010-2013; an analysis of strengths, weaknesses, opportunities and threats; and development of the new six-month objectives for each of the five goals.

Once the Council adopts the updated plan, staff will provide status reports on the six-month objectives on a monthly basis.

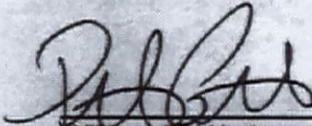
COORDINATION

Each department responsible for specific objectives within the plan has reviewed the document and provided support for this recommendation.

FISCAL IMPACT

Funds for activities related to Strategic Planning are budgeted in the Mayor and City Council portion of the Adopted FY 2011-12 Budget.

Submitted by:



William P. Workman
City Manager

srusso

Attachment:

- 2010-2013 Strategic Plan and Six Month Objectives

CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

September 14, 2011 – March 1, 2012

ACM=Asst. City Manager FS = Financial Services HBT=Harbor, Business and Transit PW=Public Works RCS= Recreation and Community Services

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	IN PROGRESS	REMOVED	
1. At the October 4, 2011 City Council meeting	Mayor and City Council	Consider establishing a Subcommittee to consider tentative plan proposed by AES, review AES-submitted application to the State Energy Commission, review potential uses and disposition of the property, and review continued use of Edison power lines.				
2. By November 1, 2011	City Attorney	Provide legal advice to the Mayor and City Council regarding legal ramifications of the Council and/or individual Council members advocating specific positions to State agencies and the general public regarding AES re-powering.				
3. By November 30, 2011	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.				
4. By December 15, 2011	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.				
5. By January 31, 2012	ACM, working with the Mayor and City Council	Implement PERS contract amendments for second tier retirement benefits.				
6. At the February 7, 2012 City Council meeting	City Engineer	Present to the City Council the Green Task Force Matrix for consideration as the City's Sustainability Communities Strategy.				

7. At the February 14, 2012 City Council meeting	Planning Director and City Engineering	Review commercial on-street and on-site parking standards and present options for possible amendments to such standards to the City Council for direction.				
8. By February 15, 2012	HBT Director (lead) and FS Director, working with the City Attorney	Review, update and present to the City Council for action taxi cab licensing regulations and fees.				
9. By March 1, 2012	ACM	Recommend to the City Council for action entering into an agreement with an affordable housing developer to commit housing funds and avoid elimination of the Redevelopment Agency.				
10. By March 1, 2012	City Manager, in coordination with the Chamber of Commerce	Host a business development workshop on conducting foreign trade.				

<p>7. At the February 14, 2012 City Council meeting</p>	<p>Planning Director and City Engineering</p>	<p>Review commercial on-street and on-site parking standards and present options for possible amendments to such standards to the City Council for direction.</p>	
<p>8. By February 15, 2012</p>	<p>HBT Director (lead) and FS Director, working with the City Attorney</p>	<p>Review, update and present to the City Council for action taxi cab licensing regulations and fees.</p>	
<p>9. By March 1, 2012</p>	<p>ACM</p>	<p>Recommend to the City Council for action entering into an agreement with an affordable housing developer to commit housing funds and avoid elimination of the Redevelopment Agency.</p>	
<p>10. By March 1, 2012</p>	<p>City Manager, in coordination with the Chamber of Commerce</p>	<p>Host a business development workshop on conducting foreign trade.</p>	

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

WHEN	WHO	WHAT	STATUS			COMMENTS
			COMPLETE	ON TARGET	REMOVED	
1. By December 1, 2011	RCS Director, working with Leadership Redondo	Present to the City Council for consideration the MOU and plans and specifications for construction of the new Veterans' Park events facility.				
2. By December 1, 2011	City Engineer, working with the PW Director and RCS Director	Present to the City Council for consideration a scope of work and project schedule for Perry Park and La Paz Parkette improvements.				
3. By February 1, 2012	Fire Chief, working with the City Attorney	Prepare and present for City Council consideration an ordinance modifying the city code to allow for the installation of BBQ pads in City parks.				
4. By March 1, 2012	City Engineer, working with the PW Director	Present to the City Council for consideration the initiation of the Proposition 218 process for implementation of new wastewater rates.				
5. By March 1, 2012	City Engineer	Present to the City Council for consideration options for low impact stormwater development ordinance(s).				
6. By March 1, 2012	RCS Director, working with the City Attorney	Present to the City Council for consideration agreements for the use of the Edison rights-of-way.				

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS		COMMENTS
			ON TARGET	REVIEWED	
1. By November 15, 2011	City Council and Management Staff, with the RBUSD Board and Staff	Hold a joint public meeting to identify common issues (e.g. land swap, construction and other impacts) and how to address them.			
2. By November 15, 2011	City Manager, with the Beach Cities Health District	Participate in the Vitality City Program and provide an update to the City Council.			
3. At the December 6, 2011 City Council meeting	ACM	Develop and recommend to the City Council for action a revised Employee Training Plan consistent with the Succession Plan.			
4. At the February 7, 2012 City Council meeting	City Clerk (lead), IT Director and City Engineer	Develop plans for Phase II of Council Chambers improvements, including automation of the agenda process.			
5. By March 1, 2012	FS Director	Distribute to each employee the full cost of their City position.			
6. By March 1, 2012	IT Director, working with the FS Director	Develop and present to the City Council for action contract amendments to upgrade the financial management system to MUNIS version 9.x.			
7. By March 1, 2012	Planning Director, with the Police Chief and RCS Director	Recommend to the City Council for consideration a policy regarding the use of food trucks during special events and TUP (Temporary Use Permit) activities.			
8. By March 1, 2012	City Clerk	Prepare and present to the City Council for consideration a measure for the March 2013 ballot to establish administrative purchasing limits.			

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY

WHEN	WHO	WHAT	STATUS		COMMENTS
			DATE	ON TARGET	
1. At the November 15, 2011 City Council meeting	Planning Director and Police Chief	Present to the City Council for consideration an extension of the urgency ordinance for massage permits.			
2. By December 15, 2011	Fire Chief	Design and implement a table top drill to re-familiarize city staff, the City Council and outside agencies with their roles and responsibilities during citywide emergencies.			
3. By December 15, 2011	Fire Chief	Complete the FEMA required Nimscaast and required documentation to ensure the availability of disaster reimbursement funding to the City.			
4. By February 1, 2012	Planning Director and City Attorney	Present to the City Council for consideration options for regulation of short-term vacation rentals.			
5. By February 15, 2012, contingent upon Federal authorization	Police Chief (lead), Fire Chief, Library Director and City Engineer	Coordinate and have installed an emergency generator at the Main Library for EOC (Emergency Operations Center) expansion.			
6. By March 1, 2012	Police Chief and Fire Chief	Develop and present to the City Council a Response and Recovery Plan for Critical Incidents involving the threat of violence in a City facility.			
7. By March 1, 2012	Fire Chief	Maintain a high level of interoperability with the new Harbor Patrol Facility and the development on Mole B, including the coordination with other City departments, and provide updates to the City Council via the City Manager.			

THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR

WHEN	WHO	WHAT	STATUS		COMMENTS
			DATE	ON TARGET	
1. At the September 20, 2011 City Council meeting	HBT Director	Present to the City Council for action a plan for operational and financial improvements to Harbor and Pler parking.			
2. By November 1, 2011	HBT Director	Develop a RFP for a partner(s) for the Harbor Waterfront Revitalization Project and present to the City Council for action.			
3. By November 15, 2011	City Engineer	Present to the City Council a summary of the initial steps required to rename Artesia Boulevard.			
4. By November 15, 2011	City Engineer, working with the Planning Director and HBT Director	Present to the City Council for consideration the Vitality City recommended Harbor Drive Bike Path and Streetscape Plan.			
5. By December 31, 2011	City Manager, working with the Artesia Boulevard Working Group	Complete and present to the City Council for action a Strategic Plan for Artesia Boulevard.			
6. By March 1, 2012	HBT Director	Present to the City Council for action a partner(s) for the Harbor Waterfront Revitalization Project.			
7. By March 1, 2012	Planning Director	Pursue funding to commence an Artesia Corridor Revitalization Study and report progress to the Planning Commission and City Council.			

C I T Y O F R E D O N D O B E A C H

STRATEGIC PLANNING RETREAT

September 14, 2011 * Redondo Beach Library

Marilyn Snider, Facilitator – Snider and Associates (510) 531-2904
Michelle Snider Luna, Graphic Recorder – Snider Education & Communication (510) 735-7744

MISSION STATEMENT

The City of Redondo Beach is committed to providing the finest services to enhance the quality of life for those who live, work, visit and play in our community.

VISION STATEMENT

Redondo Beach will be the most livable, friendly and attractive California beach city.

CORE VALUES

not in priority order

The City of Redondo Beach values . . .

- ♦ *Openness and honesty*
- ♦ *Integrity and ethics*
- ♦ *Accountability*
- ♦ *Outstanding customer service*
 - ♦ *Teamwork*
 - ♦ *Excellence*
- ♦ *Fiscal responsibility*

THREE YEAR GOALS

2010-2013 . not in priority order

- ▶ *Improve financial viability and expand economic opportunities*
- ▶ *Improve public facilities and the infrastructure*
- ▶ *Increase organizational effectiveness and efficiency*
- ▶ *Maintain a high level of public safety*
- ▶ *Vitalize the waterfront and Artesia Corridor*

S.W.O.T. ANALYSIS

Strengths – Weaknesses - Opportunities - Threats

WHAT ARE THE ACCOMPLISHMENTS OF THE CITY OF REDONDO BEACH SINCE THE MARCH 2011 STRATEGIC PLANNING RETREAT?

Brainstormed List of Perceptions

- Finished the esplanade
- Balanced the budget
- Implemented Oversize Vehicle Program
- Opened South Bay Marketplace
- Completed 911 system hardware migration
- Completed Mole B Master Plan
- Relocated the Recreation Department
- Cleaned up a bunch of fish (176.2 tons)
- Tsunami response
- Adopted new Succession Plan
- Recruited new, major tax-generating business (Internap)
- Worked with Athens on converting dead fish to compost (1100 tons)
- Adopted second tier for PERS and retiree medical
- Approved BBQs for Anderson Park
- Approved design concept for Seaside Lagoon restroom refurbishment
- Installed 1100 LED streetlights
- Participated in South Bay Vitality City Program
- Selected public art for the transit center
- Adopted new Chamber of Commerce Three Year Agreement
- Approved MOU for property exchanges with Redondo Beach Unified School District
- Provided to the City Council wastewater rate recommendations
- Protected major employer from eminent domain taking by MTA
- Adopted policies for public-private partnerships
- Approved new Veterans' Park events venue
- Completed planning process for Shade Hotel
- Kept Seaside Lagoon open for swimming
- Completed the City Manager's Parking Structures Working Group recommendations
- Finished the bathrooms at the parks
- Received grant money for park improvements – \$150,000
- Dedicated the Veterans' Park Memorial
- Received \$40,000 in additional private contributions for park improvements
- Began construction on the new Harbor Patrol facility
- Implemented a new waste handling services agreement
- Obtained FTA environmental clearance for the Transit Center
- Installed 500 new regulatory signs at the waterfront and parks
- Completed desktop computer replacement roll-out
- Obtained a \$35,000 energy rebate from Southern California Edison
- Continued Class II fire suppression rating for the City and the Fire Department – puts us in the top 1% of all Fire Departments in the USA
- Implemented a multi-city cost sharing agreement for Beach Cities Transit
- Addressing challenging issues regarding Redevelopment Agency issues
- Implemented a new citywide tree trimming agreement
- Adopted new labor MOUs and side letters for labor groups

WHAT ARE THE CITY'S CURRENT INTERNAL WEAKNESSES/CHALLENGES?

Brainstormed List of Perceptions

- Lack of cooperation from labor group leadership
- Lack of money
- ADA policies and lawsuit exposures
- Nothing to complain about except the complainers
- Reduction of service capacity
- Weak identity on Artesia Boulevard
- False sense of entitlement on the part of employees for compensation and promotion
- Low employee morale
- Lack of depth in management due to upcoming retirements
- Retirements and lack of succession planning
- Lack of sufficient funds to address Federal and State mandates
- Lack of staff resources
- Lack of employee knowledge of economic constraints
- Overdependence and concentration on sales tax
- Lack of appropriate response to employee complaints
- Insufficient funding to replace City infrastructure and facilities
- Poor relationship with Redondo Beach Unified School District
- Run down areas of the waterfront
- Feeling the threat of the redevelopment "death penalty"
- City age and condition of City facilities

EXTERNAL FACTORS/TRENDS THAT WILL/MIGHT HAVE A POSITIVE IMPACT ON THE CITY IN THE COMING YEAR

Brainstormed List of Perceptions

- Potential partnership with Chevron Mole B development
- Highly competitive bidding market
- We're an employer of choice
- Strong property market
- Measure R infrastructure improvements funding
- AES plans to build a new plant
- Extension of regional transportation corridors
- A new US House of Representatives
- Elections in 2012
- Completion of South Bay Bike Master Plan
- Private investment in properties throughout Redondo Beach
- Positive change and brand of the City of Redondo Beach
- Continued modernization of school properties
- Blue whales returning
- Groundbreaking of new commercial projects
- Evolving technology (e.g., for public safety)
- Improved sales tax revenue
- Tight labor market ensures highly qualified candidates for replacement of employees
- Obama's Jobs Program
- High average household income
- Increasing physical health of City residents
- Redistricting at the County and Congressional levels

- The Vitality City Program
- Nice weather

EXTERNAL FACTORS/TRENDS THAT WILL/MIGHT HAVE A NEGATIVE IMPACT ON THE CITY IN THE COMING YEAR

Brainstormed List of Perceptions

- Tsunami
- Natural disasters
- Earthquakes
- Double dip recession
- Parole realignment – 300 prisoners released per month in LA County
- Transfer of State and County responsibilities to cities without funding
- Federal debt
- State debt
- Regional competition for sales tax
- Increased health care costs
- Sea level rise
- Legislative redistricting
- Media bashing
- International economic conditions
- Housing market decline
- Stock market decline
- State raids on local revenues
- Unfunded State and Federal mandates
- State regulations on stormwater runoff
- Continued high unemployment
- More competition for business and customers
- Potential loss of redevelopment agencies
- US workers looking outside of the US for employment
- High fuel costs
- Reduction of management rights by State and Federal government
- Continued low interest rates' impact on our portfolio
- County redistricting
- Federal and State legislative dysfunction
- AES plans to build a new plant
- Dramatic increase in Federal regulations

NEXT STEPS/FOLLOW-UP PROCESS

WHEN	WHO	WHAT
September 15, 2011	City Manager	Distribute the retreat record to those unable to attend.
Within 48 hours of receipt	All recipients	Read the retreat record.
September 21, 2011	City Manager, Management Team	Review the "Current Internal Weaknesses/Challenges" list for possible action items.
By September 26, 2011	City Manager	Distribute the Strategic Plan to all employees on the email system.
By September 30, 2011	Department Heads	Present the Strategic Plan to their staff.
At the October 4, 2011 City Council Meeting	Mayor, City Council	Present the updated Strategic Plan, with the new Three-Year Goals, to the public.
Monthly	Mayor, City Council, City Manager	Monitor progress on the goals and objectives and revise objectives (add, amend and/or delete), as needed.
Monthly	City Manager	Prepare and distribute the updated Strategic Plan Objective Monitoring Matrix to the City Council, Management Team and Commissions.
March 1, 2012 8:00/8:30 - 3:30	Mayor, City Council, City Manager and Management Team	Strategic Planning Retreat to: <ul style="list-style-type: none"> - assess progress on the Strategic Plan - develop objectives for the next 6 months

STRATEGIC PLANNING ELEMENTS

Marilyn Snider, Strategic Planning Facilitator • Snider and Associates (510) 531-2904

"SWOT" ANALYSIS

Assess the organization's:

- Internal Strengths - Internal Weaknesses
- External Opportunities - External Threats

MISSION/PURPOSE STATEMENT

States **WHY** the organization exists and **WHOM** it serves

VISION STATEMENT

A vivid, descriptive image of the future—what the organization will **BECOME**

CORE VALUES

What the organization values, recognizes and rewards—strongly held beliefs that are freely chosen, publicly affirmed, and acted upon with consistency and repetition

THREE YEAR GOALS

WHAT the organization needs to accomplish (consistent with the Mission and moving the organization towards its Vision) – usually limited to 4 or 5 key areas

KEY PERFORMANCE MEASURES

What success will look like upon achievement of the goal

SIX MONTH STRATEGIC OBJECTIVES

HOW the Goals will be addressed: By when, who is accountable to do what for each of the Goals

FOLLOW-UP PROCESS

Regular, timely monitoring of progress on the goals and objectives; includes setting new objectives every six months



Administrative Report

Preservation Commission Hearing Date:

November 2, 2011

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 408 SOUTH CATALINA AVENUE
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2011-11-LM-002
APPLICANT'S NAME: RALPH AND SIRUSH OHANESSIAN

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 408 S. Catalina 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 408 S. Catalina Avenue (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2011-11-PR-006)

EXECUTIVE SUMMARY

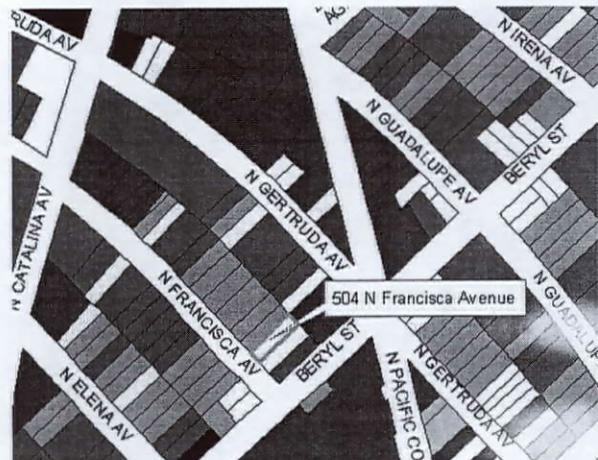
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 408 S. Catalina Avenue.

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



Item #8

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 total of four buildings: a four unit multi-family residence of approximately 2,688 square feet and three smaller free-standing single family residences less than 1,000 square feet in total size. The 2001 Historic Resources Survey identifies the architectural style of the building as Craftsman Eclectic.

The property is located on the east side of S. Catalina Avenue, between Pearl Street to the north and Ruby Street to the south. The rectangular-shaped parcel has is 60 feet in width and 150 feet in depth. The zoning of the property is Low-Density Multiple-Family Residential (R-3A).

The primary structure located at the front of the property is historically known as the Vail Apartments. Its a two-story structure featuring a rectangular-shaped building with a hip and gable style roof, exterior wood siding, and primarily wood double hung windows. The other three free-standing structures, are one story simple Bungalow style structures. There are no detached garages 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 these structures were built due to discrepancies between City Building Permit records and the Los Angeles County Assessor's records. City records indicate that building permits were granted in 1911 for the construction of four residences (Permit Nos. 276, 277, 288, 373). However, the L.A. County Assessor's office has the following information: Improvement 1 - 446 square feet, built 1904; Improvement 2 - 2,688 square feet, built 1909; Improvement 3 - 736 square feet, built 1910; and Improvement 4 - 566 square feet, Built 1910.

In these cases of conflicting information between separate agencies, and where records exist, staff relies on City records to determine age of structures. All the structures meet the minimum landmark eligibility requirements of being 50 years and older in both records.

Design and Architecture

The primary nominated two-story structure is an example of Craftsman architectural style with some influence of the Colonial Revival 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. This particular building is a multi-family example of the Craftsman style. Within the Craftsman style both the two-story structure, such as this one, and bungalow courts are the classic examples of multi-family structures.

Craftsman houses generally 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 408 South Catalina Avenue has a symmetrical façade due to its centered porch, deck, and alignment of window locations. The symmetrical appearance is further enhanced by the second floor front gable centered over the porch making it the focal point of the building. The box-like building form, hip roof, and building's symmetry are all classical elements of the Colonial Revival style that influence this building design.

The front porch is characterized by its three wood columns (two front facing) at each end of the porch which support the second floor deck. Both the porch and deck railing are clad in wood siding along with the rest of the building. The deck has a columns, horizontal beams, and decorative cap. This may have been added on, but is still complimentary to the style. The predominant window style is double-hung, and all appear to be the original wood frame windows. The building has exposed rafter tails and three decorative triangular knee brace elements under the front gable. The three free-standing buildings behind the primary structure are modest cottages with Craftsman influence.

The building also reflects the City's history as a tourism destination which resulted in the construction of many different types of functional buildings serving as apartments, boarding houses and hotels. These structures served as low cost housing for visitors, tourism workers, and employees of other burgeoning industries in the surrounding areas.

Overall, the structures are well preserved, reflect many of their original building features and exemplifies special elements of the City's history.

Historical Background

This is a rare example of a building and property that is identified with a person significant in national history and located in the City of Redondo Beach. The property was briefly home to the famed aviator, Charles Lindbergh when he attended Redondo Union High School. While staff was not able to find the family in the resident and business directories, or high school yearbook, his residency in the City has been documented in his autobiography and other historical records.

Administrative Report

November 2, 2011

Landmark Designation – 408 S. Catalina Avenue

Page 4

Since no residency records were found, it is also unclear in which of the four building's Lindbergh actually resided. Further research may conclude which of the buildings' the Lindbergh actually resided in and for what length of time.

Records do indicate the name of the apartment building is documented as the Vail Apartments after James A. Vail. Building permit records identify his name as the property owner who constructed the building. The 1912-13 resident and business directory are the first appearance for James A. Vail and the Vail apartments. For the overall resident history, see attached listing of residents compiled from the City's Resident and Business directories.

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 408 South Catalina 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.

Due to the uncertainty of whether Lindbergh lived in the apartments or rear cottages, this landmark, if approved, will be referred to as the "Vail Apartments" after the original family's residency at the property (Landmark No. 88).

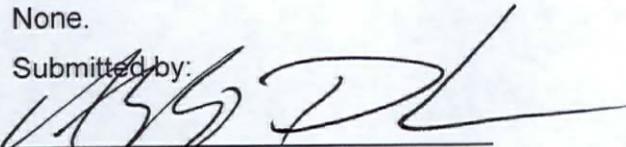
COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Alex Plascencia
Assistant Planner

Attachments:

- Draft Resolution
- Resident Listings from City Directories- 408 S. Catalina Avenue
- Landmark Designation Application
- 2000-2001 Historic Resources Surveys
- Building Permit Cards
- Photographs

RESOLUTION NO. 2011-11-PR-006

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
DESIGNATION OF A LANDMARK FOR A PROPERTY
LOCATED AT 408 SOUTH CATALINA 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 408 S. Catalina Avenue; and

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

WHEREAS, on November 2, 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 four buildings were constructed no later than 1911.

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 408 South Catalina 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 2nd day of November, 2011.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on November 2, 2011 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

Resident and Business Directory Research 408 S Catalina Avenue

Year	Resident or Business Listing
1906, 1907	No records found for Vail Apartments or J.A. Vail, Lindbergh
1912-13	Vail Apartments- Apartment Listing J.A. Vail, proprietor, h. 408 S Catalina Avenue
1913-14	Vail Apartments, 408 S Catalina Avenue Vail, James A., Proprietor, Vail Apartments, h. 408 S Catalina Avenue
1915-16	Vail Apartments, 408 S Catalina Avenue Vail, James A., (Martha M) retired, Vail Apartments, h. 408 S Catalina Avenue
1925	Vail Apartments, 408 S Catalina Avenue Crook, Pansy Mrs., proprietor, h. 408 S Catalina Avenue *Vail no longer listed at property
1927	Vail Apartments, h. 408 S Catalina Avenue Crook, Pansy Mrs., proprietor, h. 408 S Catalina Avenue
1931	Vail Apartments, Vail Apartments, h.408 S Catalina Avenue Crook, Pansy Mrs., proprietor, h. 408 S Catalina Avenue
1936	Vail Apartments, h. 408 S Catalina Avenue Borgeson, Arthur L. h. 408 S Catalina Avenue Olsen, Gladys Mrs., Olsen, Betty, Clerk Van de Kamp's, r. 408 S Catalina Avenue Rickner, Rachel Mrs. (Widow D.J.) r. 408 S Catalina Avenue Johnson, Frank (Mary) gardener h. rear 408 S Catalina Avenue Kelton, Elva, social worker, h. rear 408 S Catalina Avenue Wiseman, May Mrs., h. rear 408 S Catalina Avenue
1947	Vail Apartments, h. 408 S Catalina Avenue Danielson, John, T., h. 408 S Catalina Avenue Fox, Michael C. h. 408 S Catalina Avenue Gohlsen, Addie (Widow J.W.) Gohlsen, John h. 408 S Catalina Avenue Hamilton, Mamie E., (Widow George), h. rear 408 S Catalina Avenue Vandegrift, Fred (Anna), clerk Douglas, h. rear 408 S Catalina Avenue
1952	Doty, Eliz L. (Widow W.M.), h. 408 S Catalina Avenue Nelson, Nels P. (Ethel), foreman Columbia Steel Torrance, h. 408 S Catalina Avenue Pickrell, J.H. h. 408 S Catalina Avenue Suggs, Roy (Carrie), factory worker, National Sup. Co., Torrance, h. 408 S Catalina Avenue McKinley, A. Roy (Cecile O.), oilworker h.

CITY OF REDONDO BEACH

PLANNING DEPARTMENT

20112005

RECEIVED BY:
DATE RECEIVED: 9/30/11

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

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 408 S. Catalina Ave., Redondo Beach	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 19 BLOCK: 182 TRACT:	ZONING: RBR-3A
	ASSESSOR'S PARCEL NUMBER: 7508-011-014	
	RECORDED OWNER'S NAME: Ohanessian Ralph and Sirush MAILING ADDRESS: 4623 Artesia Blvd. Lawndale CA 90260 TELEPHONE: 310-542-2710 FAX #: 310-370-1267	AUTHORIZED AGENT'S NAME: MAILING ADDRESS: TELEPHONE: FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
	1. Indicate the type and use of building (residential, commercial, etc.): Residential Income, 7-units	
	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):

1911

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):

There is some evidence Charles Lindburgh lived here briefly.

OWNER'S AFFIDAVIT

Project address: 408 S. Catalina Ave., Redondo Beach CA 90277

Project description: _____

OHANESSIAN FAMILY TRUST, dated Jan. 27, 2004
I (We) *Ralph & Sirush Ohanessian, Trust* 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): *[Signature]*
[Signature]

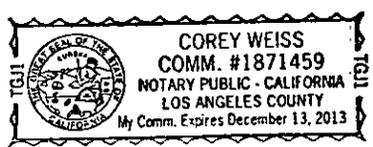
Address: 3004 Via Buena
PAROS VERDES ESTS.
CA. 90274

Phone No. → (Res.) 310 - 872 - 4877 *
(Bus.) 310 - 872 - 4878

Subscribed and sworn to before me this 29TH day of SEPT., 2001 2011

[Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) SS



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) 7508-011-014

P1. Identifier: APN: 7508-011-014

*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 408 S. Catalina 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)

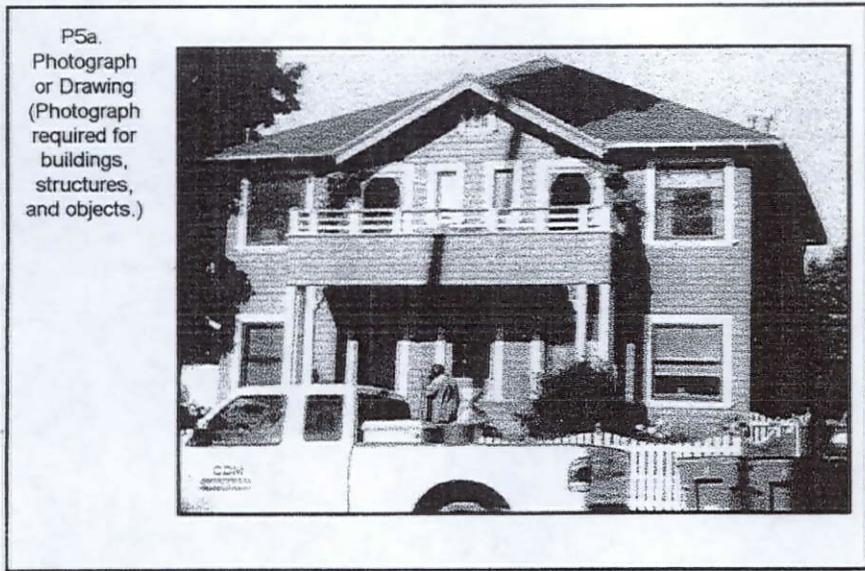
East side of Catalina; between Pearl and Ruby.

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

Craftsman Eclectic. Two story with a square floor plan, hip and gable roof, wood siding, and sash windows. It is in relatively good to excellent condition and has been evidently split into four units. Features include a front balcony, white picket fence, and possible rear house. City records list this as an historic property. City records also list residence as built in 1911 as opposed to 1904 per Assessor records. Further construction per city records include repairs in 1920, alterations in 1937, and porch and deck repair in 1996. Seven units were found on property, as per 1989 visual city inspection.

*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 54; Frame 15 (NE)

*P6. Date of Construction/Age and Source 1904
 Historic Prehistoric Both

Assessor Data
 *P7. Owner and Address:
Steven and Ilene Sicanoff Trust
1720 Johnson Avenue
San Luis Obispo, CA 93401

*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): _____

LOT 18 & N. 20' of 19 BLOCK 182 TRACT TS 60x150
 ST. ADDRESS 408 S. Catalina
 SIZE BLDG. _____ ZONE ~~B-3A~~ FIRE ZONE 3
 CONTRACTOR R-3A
 USE OF BUILDING 2 SF. + 4 units

"B"
Historic
Resting

PERMIT NO.	DATE	NAME	DESCRIPTION
<i>Property permits as follows:</i>			
276	1/19/11	J. A. Vail	Residence
277	"	"	
278	"	"	
373	11/16/11	"	
1082	2/20/20	Mrs. Pansy Cook	Repairs
2906	3/13/37	H. R. Barricott	Alter
<i>Visual Inspect 6-9-89</i>		<i>revealed 7 units on property</i>	
<i>B9161338</i>	<i>6-27-96</i>	<i>Sicanoff</i>	<i>Porch + Deck Repair</i>
<i>B20060157</i>	<i>1-17-06</i>	<i>(Over)</i>	<i>Re-roof front unit only</i>

6-12-89
3-6-96

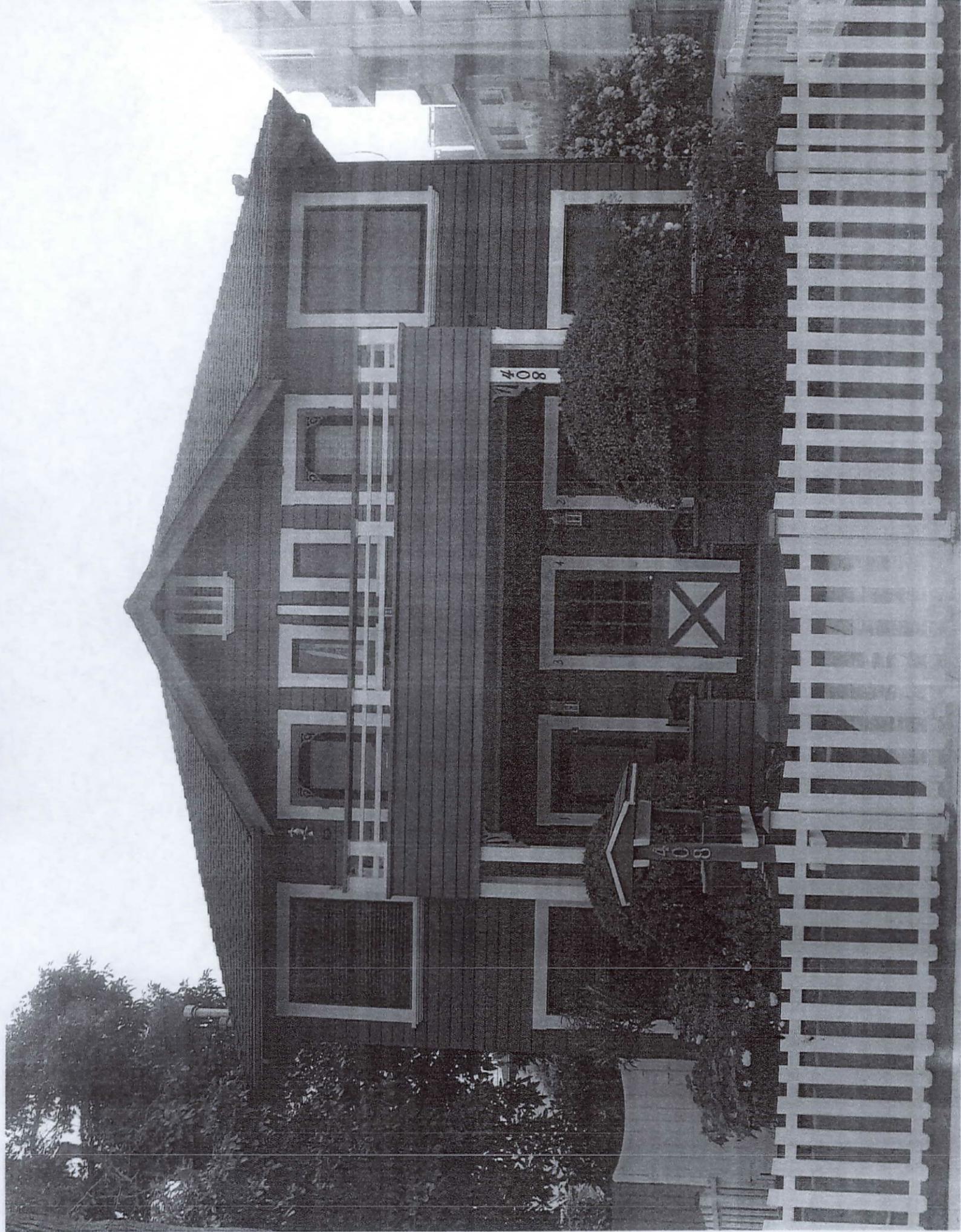
FINAL ON BUILDING:

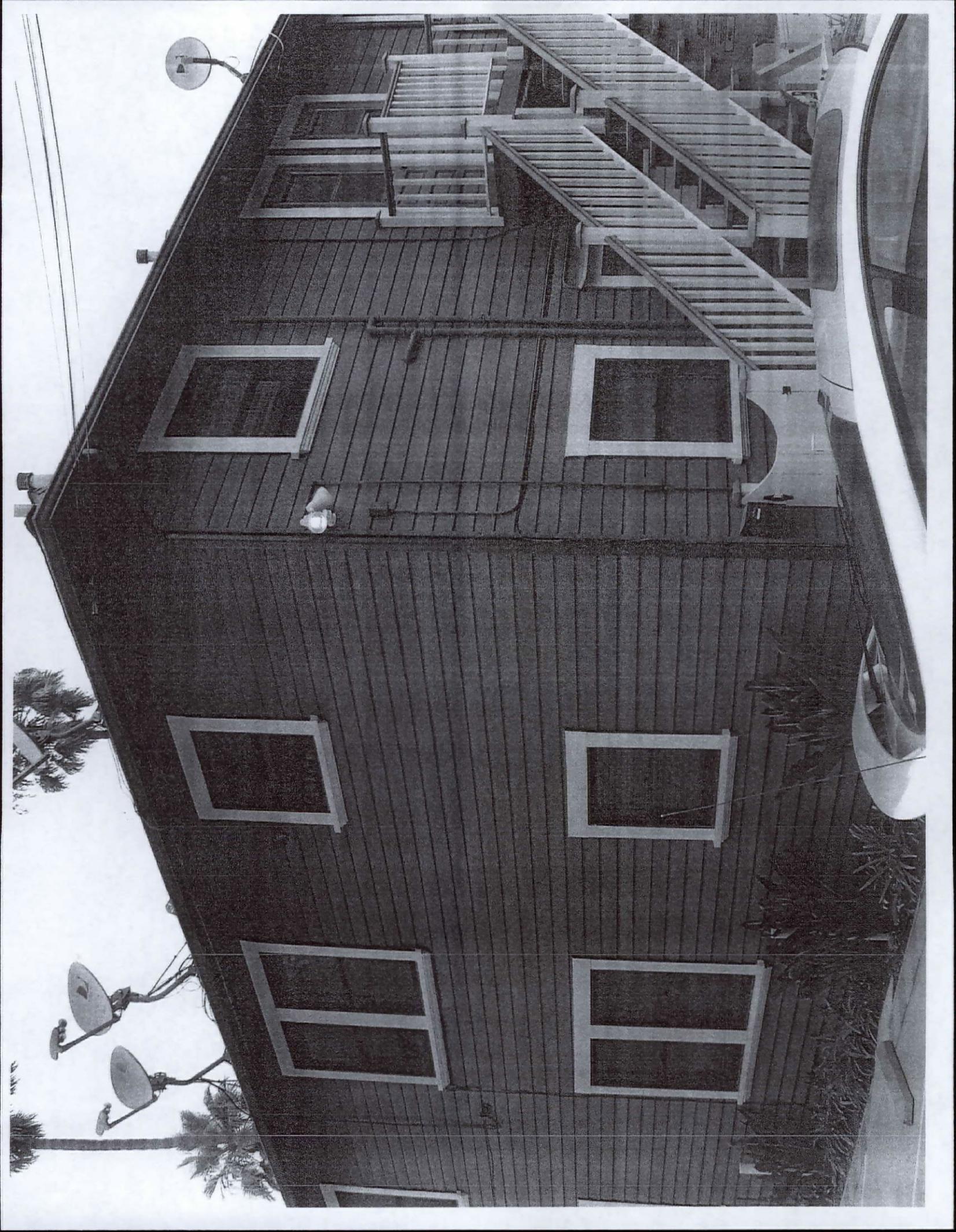
REMARKS:

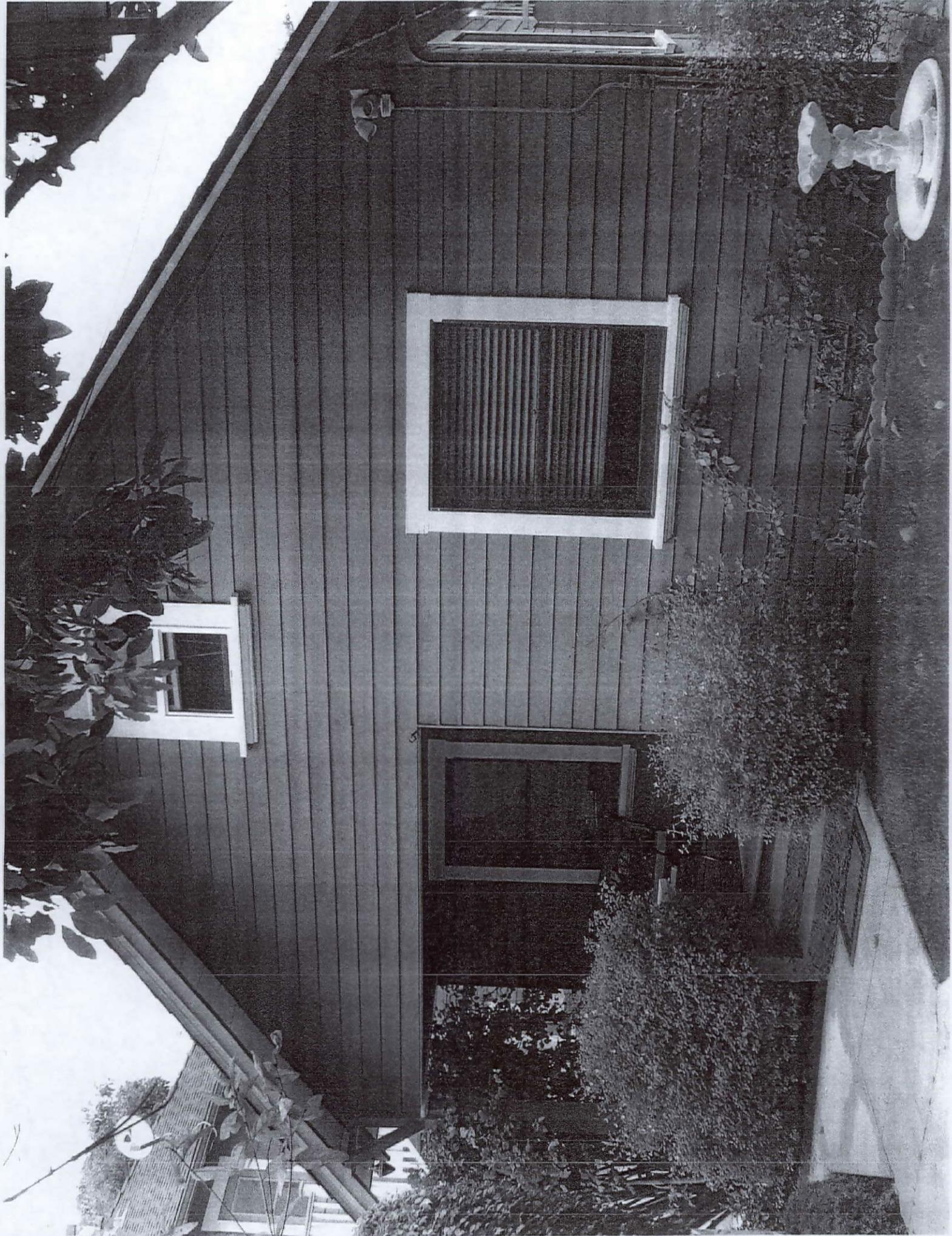
TENTS — TRAILERS —
NON-CONFORMING BUILDINGS

7508 11

MB.	PG.	PCL.
39	1-17	14















THE PATH OF HISTORY MARCHES FORWARD

Each *Path of History* marker provides a glimpse into a significant part of the City's past through historic photos and text, attractively displayed along walkways throughout the City. Five markers are now installed, creating a path from Veterans Park along the Pier, the Seaside Lagoon and King Harbor Marina, to the Civic Center. The next two markers (featured below) are partially sponsored. Additional sponsors are need now to preserve these important historical moments and bring them to life for future generations.

VINCENT PARK - LAMP OF LEARNING. The central focus of Original Townsite plan, Vincent Park (a historic landmark) formed the base portion of the "lamp of learning" street pattern. The street design and street names were inspired by the Chatauqua movement which was known for outdoor educational assemblies.



THE OLD CITY HALL, FIRE STATION AND LIBRARY were once located on "Benita" Street, near what is now Czuleger Park.



Item #9

Sponsor a Marker

By contributing \$1,000 or more, your company, organization or family name will be given a place of honor on a marker along the Path of History.

For sponsorship information, contact the City of Redondo Beach at: (310)372-1171, Ext. 2224, or www.redondo.org/pathofhistory.



The Redondo Beach

PATH OF HISTORY



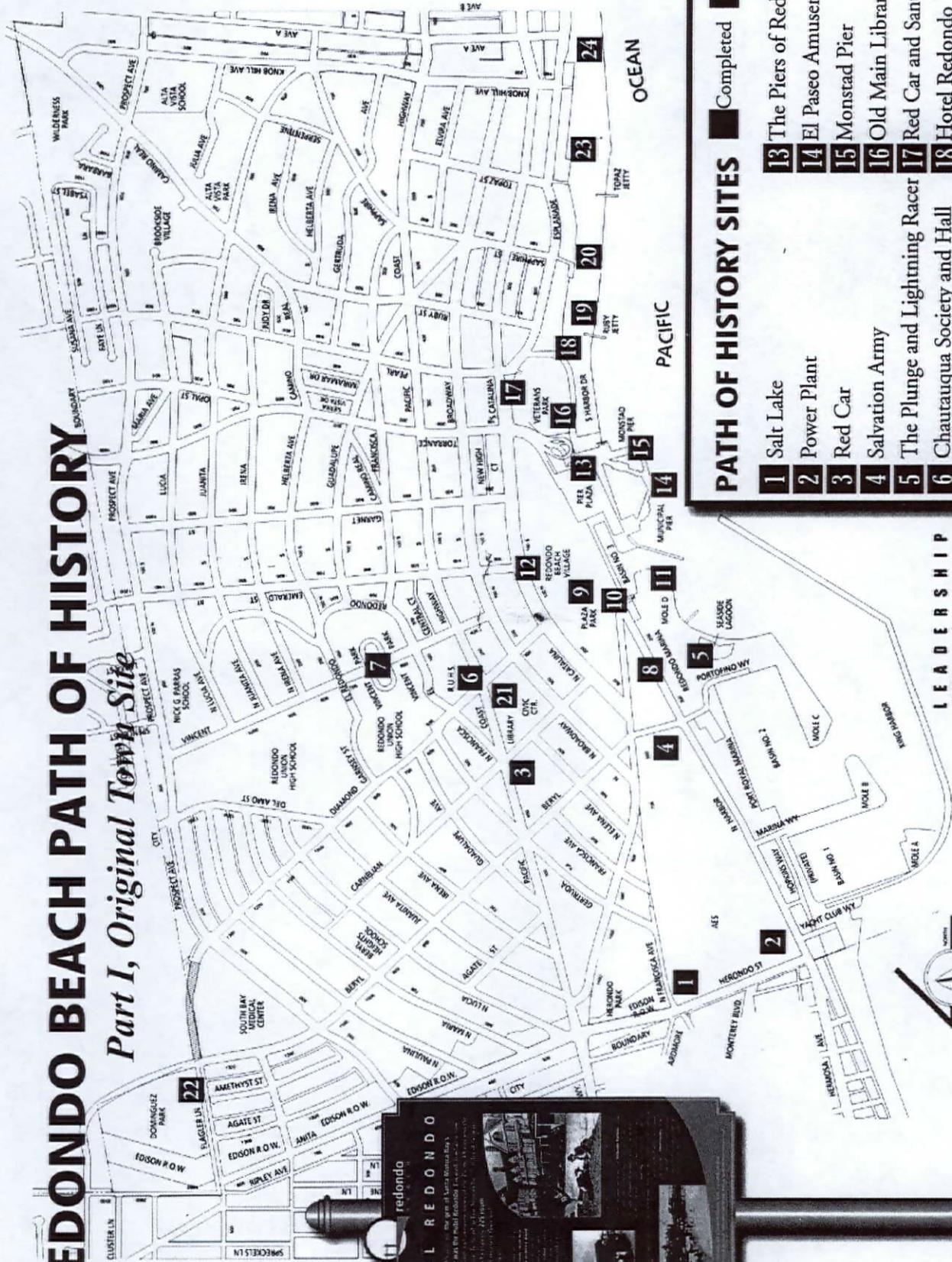
The Path of History is a series of informational markers placed in significant locations throughout the City. Through text and treasured photos, the City's rich history is brought to life for all to learn and enjoy.

Originally developed by the Leadership Redondo Class of 2002, the Path of History continues to grow and develop through the collaborative efforts of the City of Redondo Beach Historical Commission, the Redondo Beach Chamber of Commerce and Visitors Bureau, and the Redondo Beach community.

**Connecting the Present
with the Past**

REDONDO BEACH PATH OF HISTORY

Part I, Original Town Site



PATH OF HISTORY SITES

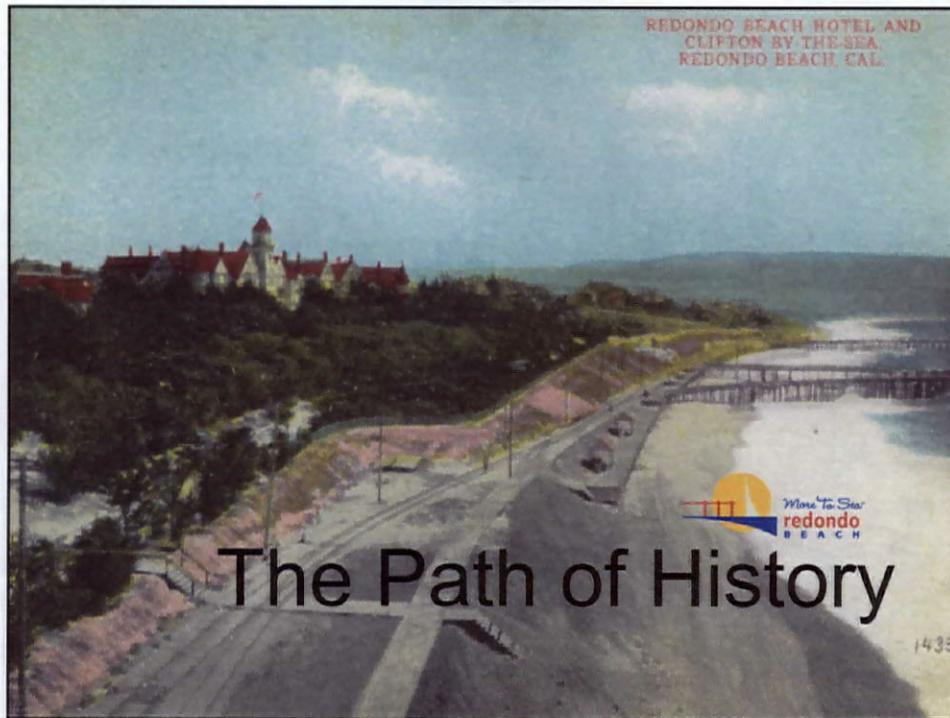
- | | | | |
|-----------------------------------|------------------------------------|-----------|----------|
| 1 Salt Lake | 13 The Piers of Redondo | Completed | Proposed |
| 2 Power Plant | 14 El Paseo Amusements | | |
| 3 Red Car | 15 Monstad Pier | | |
| 4 Salvation Army | 16 Old Main Library | | |
| 5 The Plunge and Lightning Racer | 17 Red Car and Santa Fe Depots | | |
| 6 Chautauqua Society and Hall | 18 Hotel Redondo | | |
| 7 Vincent Park/Lamp of Learning | 19 Beach Scenes | | |
| 8 Fox Theatre | 20 Wharfs and Railroads | | |
| 9 Downtown (Czuleger Park) | 21 William H. Hall-City Designer | | |
| 10 Pacific Avenue and Red Car | 22 Dominguez Park Ranchos | | |
| 11 Marina/Harbor Construction | 23 Gambling Barge | | |
| 12 Old City Hall and Fire Station | 24 Surfing: Sport, Music & Culture | | |

LEADERSHIP
Redondo
CLASS OF 2002

NO SCALE

For more information, please visit
www.redondo.org/pathofhistory or call the City
of Redondo Beach at (310) 372-1171, ext. 2224.





Created by Leadership Redondo
Class of 2002



With assistance from:

- Washington, D.C. Heritage Trail (Inspiration)
- Redondo Beach Mayor & City Council
- Redondo Beach Chamber of Commerce
- Redondo Beach Historical Commission
- Hunt Design
- Inaugural Sponsors



First 3 Signs Dedicated January 9, 2004



Hotel Redondo

Sponsors:

Chevron, Ray & Patricia
Haynes, King's Harbor
Church, Leadership
Redondo Class of 2002,
Northrop Grumman,
Emil & Mary Tephany
Family 1946

The Piers of Redondo Beach

Sponsor:
Redondo
Beach
Chamber of
Commerce
& Visitors
Bureau



The Plunge and the Lightning Racer

Sponsors:
Bichlmeier Insurance
Services, Bay Cities
National Bank,
Mauro & Jess
Gonzalez Family
1905, The Portofino
Hotel & Yacht Club,
Los Angeles Airport
Marriott



King Harbor and the Marinas

Dedicated September 15, 2005.



Sponsors:

King Harbor Association,
Redondo Beach Marina employees,
Les & Mary Ann Guthrie, Chuck & Polly Johnston Family, Terry & Jo Ann Turk

The Redondo Beach Plan

Dedicated March 26, 2009



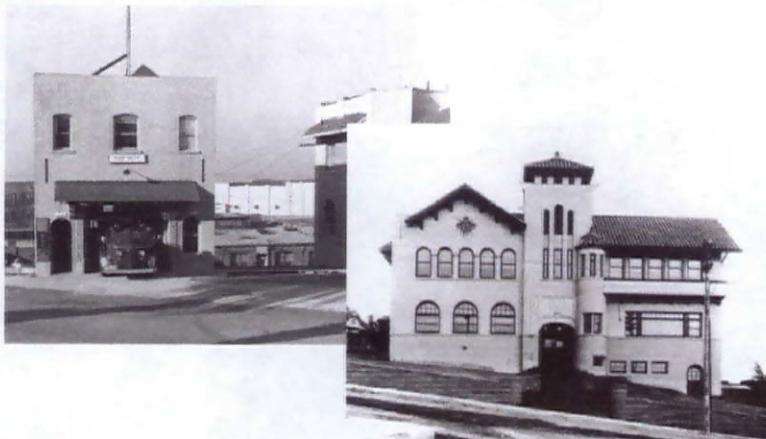
Sponsors:

Councilman Chris and Diane Cagle
Louis N. Garcia
Mike Gin
Janet and Art Johnson
Ernie, Ann, Erica, Tim O'Dell 2008
Kurt and Victoria Schmalz
Pete, Sam & Nick Villaseñor
Redondo Beach Historical Commission

Partially Funded: Vincent Park and
the Lamp of Learning



Partially Funded: Old City Hall, Fire
Station & Library



www.redondo.org/pathofhistory

REDONDO BEACH PATH OF HISTORY
Part I, Original Town Site

PATH OF HISTORY SITES	
Completed	Proposed
1. Salt Lake	13. The Fleet of Redondo
2. Power Plant	14. First Amusements
3. Red Car	15. Monrad Pier
4. Salvation Army	16. Old Main Library
5. The Plunge and Lightning Race	17. Red Car and Santa Fe Depot
6. Chautauque Society and Hall	18. Hotel Redondo
7. Vincent Park/Lamp of Learning	19. Beach Scenes
8. Fire Theater	20. Wharfs and Railroads
9. Downtown (Catalpa Park)	21. William H. Hall-City Designer
10. Pacific Avenue and Red Car	22. Dominguez Park Ranches
11. Marina/Harbor Construction	23. Gambling Barge
12. Old City Hall and Fire Station	24. Sailing, Sport, Music & Culture

For more information, please visit www.redondo.org/pathofhistory or call the City of Redondo Beach at (310) 372-1171, ext. 2224.

Recommendation:

- Receive and File this Presentation





**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: September 22, 2011

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

FROM: Lina Portolese, Planning Technician

SUBJECT: The following projects were submitted to the Planning Department on Monday, September 12, 2011. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the project.

Please provide your comments by Monday, October 3, 2011.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PLANNING DEPARTMENT COMMENTS	CASE PLANNER
2419 Huntington Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
1905 Plant Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
1905 Speyer Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
2701 182 nd St.	Construction of a new mausoleum building for Pacific Crest Cemetery	Categorically Exempt	Anita Kroeger x2248
512 S. Catalina Ave.	Construction of a second residential unit and 3-car garage	Categorically Exempt	Alex Plascencia x2405
722 Knob Hill Ave.	Remodeling and addition to an existing church building for St. Katherine Greek Orthodox Church	Categorically Exempt	Anita Kroeger x2248
504 N. Broadway	Remodel and addition to an existing commercial building for Dive n Surf	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 Manager

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

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



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: October 25, 2011

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

FROM: Lina Portolese, Planning Technician

SUBJECT: The following projects were submitted to the Planning Department on Monday, October 10, 2011. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the project.

Please provide your comments by Monday, November 7, 2011.

PROJECT ADDRESS	PROJECT DESCRIPTION	PROJECT STATUS	CASE PLANNER
1921 Grant Ave.	Construction of a 3-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
1903 Plant Ave.	Construction of a 3-unit residential condominium project	Categorically Exempt	Marianne Gastelum x24640
2410-2420 Marine Avenue	Lot Line Adjustment	Categorically Exempt	Anita Kroeger x2248

Cc Memo Only:

- | | | |
|---|-------------------------|-------------------------------------|
| Aaron Jones, Planning Director | Mike Gin, Mayor | Steven Diels, District 4 |
| Alex Plascencia, Assistant Planner | Steve Aspel, District 1 | Matt Kilroy, District 5 |
| Marianne Gastelum, Assistant Planner | Bill Brand, District 2 | Bill Workman, City Manager |
| Anita Kroeger, Associate Planner | Pat Aust, District 3 | Peter Grant, Assistant City Manager |
| Mark Campbell, Building Regulations Manager | | |