

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, MARCH 7, 2012 - 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

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 7, 2012.
5. Approval of the following Minutes: Regular Meeting of November 2, 2011.
6. Receive and file the Strategic Plan Update of February 21, 2012.
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: Daniel and Lorie Marshall
PROPERTY OWNER: Same as applicant
LOCATION: **229 Avenue C**
CASE NO. 2012-03-LM-001
RECOMMENDATION: Staff recommends approval

IX. UNFINISHED BUSINESS

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

RECOMMENDATION: Receive and file

10. Preservation Commission Nominations and Election and appointment to sub-committees.

RECOMMENDATION:

- a) That the Chairperson opens nominations for the positions of 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

X. NEW BUSINESS

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

11. 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, **May 2, 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.

March 2, 2012

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

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the March 7, 2012, Regular Meeting of the City of Redondo Beach Preservation Commission on Friday March 2, 2012, 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
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 7th, 2012
(agenda date)

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

Posted on: 3/2/2012 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

3/2/12
Date:

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 2, 2011**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:05 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Akyuz, Callahan, Dejernett, Miller-Hack, Chairperson Gibson

Commissioners Absent: Smith

Officials Present: Maggie Healy, Assistant to the City Manager
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Miller-Hack led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Upon staff's request, motion by Commissioner Dejernett, seconded by Commissioner Miller-Hack, to move New Business items 9 and 10 to precede Public Hearings. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of posting for the November 2, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of September 7, 2011
- Receive and file the Strategic Plan Update of October 4, 2011
- Receive and file written communications

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Callahan, to approve the Consent Calendar. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

NEW BUSINESS

Update on the Path of History Project Presented by Maggie Healy, Assistant to the City Manager

Assistant Healy explained that the Path of History project was created by the 2002 Leadership Redondo class and is now an ongoing capital project. She said that the first three signs were installed in 2004 and that future signs will mark the Vincent Park area and the old city hall, fire station, and library. She displayed a map of 24 chosen Path of History sites, of which five have been installed and two are partially funded.

Chairperson Gibson recalled discussions to restore the Hotel Redondo Stairway; and he questioned the process for including that site on the Path of History. He also asked about the fundraising process.

Assistant Healy responded that \$8,000 is the sum required for each sign, which includes photos, materials, and ongoing maintenance. She said the company Hunt Design designs the markers and the text is a collaborative effort. She said that Performing Arts Manager John La Rock will oversee the Path of History project when she retires in December.

Discussion Regarding Whether to Require Improvements to Existing Physical Conditions of Buildings Prior to and/or with Landmark Designation of Properties

Planner Plascencia opened the item for discussion. He raised the concern about current City Hall staffing levels and added that he is the Preservation Commission liaison; however the majority of his time is dedicated to planning duties.

Commissioner Dejernet distributed a document: *Recommendations to the Preservation Commission, November 4, 2011, Certificate of Appropriateness Conditions of Approval.*

Commissioner Dejernet recalled that he previously recommended a series of conditions of approval to help guarantee that landmarked structures are maintained in accordance with Department of Interior rules. He suggested a series of conditions of approval which he read. He explained his intention to hold owners responsible for proving the condition of their homes, and he stressed the importance of having records of approval. He also felt that buyers of old houses should have them treated for termites. He suggested imposing a requirement for owners to provide a new inspection report every five years. He estimated that an inspection would cost \$250 - \$300.

Commissioner Akyuz suggested extending the inspection requirement to every ten years. She also said that correct repairs may take more than six months; therefore she suggested extending the time allowed for repairing deficiencies.

Commissioner Dejernet said the time allowed to repair deficiencies can be adjusted; however he maintained that inspections should be required every five years.

Chairperson Gibson pointed out that the current preservation ordinance does not mention inspections and he said that implementing Commissioner Dejernett's recommendation would require an ordinance amendment or policy adoption.

Planner Plascencia stated that the City Attorney's office must be consulted about the additional requirements. He said the additional requirements could be included within the Mills Act or conditions of approval.

Commissioner Dejernett stated that Redondo Beach has been chided by State representatives for having standards which are too loose.

Commissioner Akyuz stressed the importance of making it feasible for people to preserve at least the outside of their homes.

Commissioner Dejernett suggested adding a requirement for houses to be reviewed for historic interior features.

In response to Commissioner Akyuz, Planner Plascencia stated that most properties on the Mills Act have a Department of Parks and Recreation form. He also said that the addition of a requirement to review interiors would require amending the preservation ordinance.

In response to Commissioner Callahan, Commissioner Dejernett recommended the additional requirements for future projects only.

Commissioner Dejernett mentioned the fact that owners of properties on the French Quarter are not allowed to make alterations to the exterior of their homes.

Planner Plascencia stated that he will discuss the Commissioners' comments with Planning Director Jones.

In response to Commissioner Miller-Hack, Planner Plascencia stated that he inspects property exteriors only unless something unusual on the outside merits looking at the inside in order to understand it.

Also in response to Commissioner Miller-Hack who asked whether these conditions would discourage applicants, Planner Plascencia mentioned the section on foundations. He said that some homes have damaged foundations and that repairs can impose significant cost. He clarified that an inspection costs approximately \$300.

Commissioner Dejernett said that a bad foundation could cause a house to fall down.

In response to Commissioner Miller-Hack, Planner Plascencia clarified that currently, inspections are only conducted in conjunction with another inspection or when a call is received.

Commissioner Miller-Hack stated that some type of inspection does make sense; however she expressed concern about stringent requirements that could discourage applicants, thereby resulting in the demolition of a historic property.

Planner Plascencia stated that initial Mills Act contracts extend for ten years after which they are automatically renewed every year for the life of property.

Commissioner Akyuz suggested that the time limits for the various requirements could be spaced out. She also said that some repairs can cost in the tens of thousands of dollars; and she questioned whether a cap would be proposed.

Commissioner Miller-Hack said the obvious cap would be the amount of property tax savings.

Chairperson Gibson suggested it may be helpful to review ordinances from other cities that address this same issue.

Commissioner Akyuz said that the City of Los Angeles only grants tax breaks for buildings that need rehabilitation and repair.

Planner Plascencia said that staff will further investigate the issue and he suggested that the Commissioners may do the same.

Chairperson Gibson said the item will appear on the next agenda under unfinished business.

A Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 408 South Catalina Avenue

Planner Plascencia described the architecture, features, history, and locations of the buildings on the property. He pointed out that the map included in the staff report was incorrect. He said that aviator Charles Lindberg lived at the property for a time; however he could not locate city records to indicate when. He showed photos of the main building interior. He concluded by recommending approval of the request for landmark designation for the property to be named the Vail Apartments.

Commissioner Dejernet said the Los Angeles County Assessor Office may have plot plans for the buildings on the property.

In response to Chairperson Gibson, Planner Plascencia stated that the Historical Society has documented that Charles Lindberg lived in the house.

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernet, to open the public hearing. Motion carried unanimously.

At this time Andre Ohanessian, property manager, introduced himself.

Chairperson Gibson commented on the excellent condition of the building and he appreciated the landmark application.

Commissioner Dejernett complimented the owners on the remarkable condition of the structure.

In response to Commissioner Miller-Hack, Mr. Ohanessian stated that the cottages have two bedrooms.

Commissioner Callahan commented on the lovely condition of the property.

Upon inquiry, Mr. Ohanessian stated that his family has owned the property for 2.5 years and that the previous owners maintained it nicely.

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernett, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernett, to approve Resolution 2011-11-PR-006 approving the designation of the property at 408 South Catalina Avenue as a local historic landmark subject to the conditions set forth therein.

Chairperson Gibson noted that the draft resolution contains no mention of Charles Lindbergh's association with the property to which Planner Plascencia responded that the resolution will be changed to mention Charles Lindbergh and the property name of Vail Apartments and Lindberg House.

Commissioner Miller-Hack's motion to approve carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair, Secretary, and Subcommittees

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernett, to nominate Chairperson Gibson for the office of Chairperson.

Chairperson Gibson accepted the nomination. He advised that he has two years left on the Commission, and that typically commissioners do not serve as Chairperson during their final year; therefore he requested that another Commissioner consider taking over as Chairperson next year.

Motion by Chairperson Gibson, seconded by Commissioner Callahan, to nominate Commissioner Miller-Hack as Vice Chairperson.

Commissioner Miller-Hack accepted the nomination.

At this time the Commissioners provided brief summaries of their qualifications and experience.

Chairperson Gibson described the existing subcommittees: Education and Incentives, Legislative, Minor Alterations, Historic Landscapes/Hotel Redondo Stairway, Survey Update, and Historic District Formation.

Commissioner Dejernet suggested sending an update on the status of the Hotel Redondo Stairway project to City Council.

The Commissioners volunteered to serve on the following subcommittees:

Callanan – Historic District Formation, Survey Update

Dejernet - Minor Alterations, Historic Landscapes

Miller-Hack – Legislative, Minor Alterations

Akuyz – Minor Alterations, Survey Update, Historic District Formation

Gibson – Education and Incentives, Historic Landscapes

Motion by Commissioner Callahan, seconded by Commissioner Dejernet, to approve the appointment of Chairperson Gibson as Chairperson, Commissioner Miller-Hack as Vice Chairperson, and the various subcommittees that were identified. Motion carried unanimously.

SUBCOMMITTEE REPORTS

Education and Incentives

Chairperson Gibson reported that the booth at the October Public Safety fair received less interest than in previous years; and that only one historic landmark book was sold.

Historic Landscapes

Planner Plascencia advised that the request to have the Ainsworth Court street name recognized has been forwarded to the City Manager. He said the name change will not affect any residential or commercial structure; however the potential effect on the utility poles, which are issued addresses, will be investigated.

Chairperson Gibson believed that Ainsworth Court is the official street name. He also advised that it has been suggested to change the name of a portion of Artesia Boulevard to Redondo Beach Boulevard.

Commissioner Akuyz mentioned that the Harbor Commission recently discussed changing the name of Torrance Boulevard.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Miller-Hack requested an updated list of commissioners.

In response to Commissioner Akyuz, Planner Plascencia said that he will provide an update at the next meeting on the property at 211 Avenue E.

Commissioner Dejernett stated that the tax assessor's office indicated that it would be possible to have two tax parcels on the 211 Avenue E lot.

ITEMS FROM STAFF

Planner Plascencia welcomed the new Commissioners. He also reminded the Commissioners to submit their form 700 for ethics training.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:52 p.m. to the next regular meeting on January 4, 2012.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Council Action Date: February 21, 2012

To: MAYOR AND CITY COUNCIL

From: BILL WORKMAN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST

RECOMMENDATION

Receive and file the monthly updates to: 1) the six-month strategic objectives established at the Strategic Planning Retreat held on September 14, 2011; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On September 14, 2011, the City Council held a Strategic Planning Workshop to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the fourth and final update of the September 14, 2011 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March 1, 2012.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services, and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was

developed with new goals and objectives. Finally, on March 3, 2010, the fifth three-year strategic plan was developed. The following are the five strategic plan goals for 2010-2013. They are 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; and
- Vitalize the Waterfront and Artesia Corridor.

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Green Task Force Matrix, and Major City Facilities Priority List.

FISCAL IMPACT

The total cost for this activity is included in the City Manager's Office's portion of the FY 2011-2012 Adopted Annual Budget, and is part of the department's annual work plan.

Submitted by:



Office of the City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated February 21, 2012
- Water Quality Implementation Matrix dated February 21, 2012
- Green Task Force Implementation Matrix dated February 21, 2012
- Major City Facilities Priority List dated June 2007

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

THREE-YEAR GOAL: IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
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.		X		Held pre-application workshop with full Council. Second workshop TBA.
2. By January, 2012	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.			X	Revised from November 1, 2011 to January, 2012.
3. At the February 21, 2012 City Council Meeting	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.			X	Revised from December 20 th .
4. At the March 20, 2012 City Council Meeting	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.			X	Revised from December 15 th .
5. By January 31, 2012	ACM, working with the Mayor and City Council	Implement PERS contract amendments for second tier retirement benefits.		X		
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.		X		

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.		X		On the agenda for February 7 th Council Meeting
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.		X		
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.		X		
10. By March 1, 2012	City Manager, in coordination with the Chamber of Commerce	Host a business development workshop on conducting foreign trade.		X		

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET / REVISED	
1. By March 1, 2012	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.		X	Project schedule to be revised after receipt of missing design components by Leadership Redondo.
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.	X		
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.	X		Completed.
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.		X	
5. By March 1, 2012	City Engineer	Present to the City Council for consideration options for low impact stormwater development ordinance(s).		X	
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.		X	

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By November 15, 2011	City Council and Management Staff, with the RBUUSD 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.	X			
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.	X			
3. By March 31, 2012	ACM	Develop and recommend to the City Council for action a revised Employee Training Plan consistent with the Succession Plan.			X	Revised from December 6 th to March 31 st .
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.		X		
5. By March 1, 2012	FS Director	Distribute to each employee the full cost of their City position.		X		
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.		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.		X		
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.		X		

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
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.	X			Completed.
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.	X			Completed.
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.	X			Completed.
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.		X		
5. By March, 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.			X	Petitioning the use of budget salary savings to fund the construction costs that were not authorized by the grant. Ongoing progressive meetings with Police, Fire, Engineering, and Library.
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.		X		Currently reviewing other agency response plans and relevant online training opportunities. A training presentation is in development.

<p>7. By March 1, 2012</p>	<p>Fire Chief</p>	<p>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.</p>		<p>X</p>		
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THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
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 Pier parking.	X			
2. By April 30, 2012	HBT Director	Develop a RFP for a partner(s) for the Harbor Waterfront Revitalization Project and present to the City Council for action.			X	Anticipated completion date revised from January 31, 2012 to April 30, 2012
3. By November 15, 2011	City Engineer	Present to the City Council a summary of the initial steps required to rename Artesia Boulevard.	X			
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.	X			
5. By March 1, 2012	City Manager, working with the Artesia Boulevard Working Group	Complete and present to the City Council for action a Strategic Plan for Artesia Boulevard.			X	Revised from December 31, 2011 to March 1, 2012.
6. By September 30, 2012	HBT Director	Present to the City Council for action a partner(s) for the Harbor Waterfront Revitalization Project.		X		Revised from March 1, 2012 to September 30, 2012
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.		X		

Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Sustainability: Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
2 Full-Time Employee: Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2012-13 Budget Cycle
3 Public Education Program: Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
4 Cool City Classification: The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 Eco-Friendly Business Initiatives: As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 Support for RBUSD Environmental Programs: Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		
7 Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG		X				City Council adopted Green Building Code on 12/07/10.
8 Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG		X				City Council approved Tier 1 & Tier 2 rebate programs on 12/07/10.

**Green Task Force
Recommendations Implementation Matrix**

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
9 LEED Standards: Adopt LEED standards for all city buildings.	BLDG			X			North Branch Library certified as LEED GOLD building - presented @ SOTC on 02/22/11.
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG				X		
11 Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.	ENG			X			Staff attended fall 2011 CALBO green workshops.
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW				X		Public Works to coordinate an energy efficiency / water conservation workshop w/ SBESC.
13 Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW				X		
15 Land Use Policy, Zoning Regulation, and Associated Fee Amendments: Amend land use policies, zoning regulations and associated fees to provide an incentive for maintaining existing and/or creating new non-public open space.	Planning					X	
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 High Profile City Projects: Implement two or three specific high-profile energy and resource projects that would help showcase the City's efforts to become a beacon of Green adaptation.	ENG			X			LED streetlight fixtures installation complete along Artesia Blvd., the Esplanade, and in Riviera Village.
18 Renewable Energy Project Financing: Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.	HBT			X			06-22-10 - CC Adopted Resolution to participate in LA CO AB-811 program.
19 Inter-departmental Staff Resource Utilization Committee: Establish an inter-departmental staff committee whose purpose it is to create and maintain a Long-Term Resource Utilization Policy that would include a prioritized list of energy conservation and generation projects aimed at reducing city-wide energy consumption.	ACM				X		
20 Shop & Dine Redondo Program: Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.	HBT					X	NRBBA 'Dine Around Artesia' held May 19, 2011.
21 Strategic School Traffic Reduction Plan: Collaborate with the Redondo Beach Unified School District (RBUSD) and local residents to develop a Strategic Traffic Reduction Plan.	ENG					X	Staff coordinated implementation of pilot "Walking School Bus" programs in conjunction with Vitality City focus.
22 Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.	Planning					X	

Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p>23 Strategic New Parkland Development Plan: Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.</p>	RCS			X			
<p>24 Beach Cities Transit & Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.</p>	HBT			X			
<p>25 Beach Cities Transit Wi-Fi Service Pilot Program: Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.</p>	HBT			X			
<p>26 Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.</p>	ENG		X				The City's adopted Bicycle Master Plan submitted to Metro's "Call for Projects" to implement the class 2 and class 3 bicycle facilities, approved by Metro board - 10-22-09.

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
1 Street Sweeping (9a) Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering	Resolution on policies and procedures adopted.	X			Project completed.
2 Trash Truck Leaks (9a) Prevent trash trucks from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trucks are identified and repaired	X			Project completed.
3 Trash Bin Leaks (9a) Prevent trash bins from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trash bin are identified and repaired	X			Project completed.
4 Red Tide Monitoring (9a) Coordinate with USC to establish monitoring locations for monitoring devices.	Harbor	Buoys installed for full-time use in March. Data downloaded weekly. USC team working on transmitting data electronically.	X			Project completed.
5 Rain Gutter Routing (9a) Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work	X			Project completed.
6 Develop Bacterial Source Identification (9b) (Source Point Testing - 9a) Use DNA tests or other methods to identify bacterial sources.	Engineering	LA County Sanitation will report findings with preliminary action plan to technical group in June, 2009.	X		Aug-10	Project Completed.

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
7 Harbor Circulation Improvement (9b) (Marina Aeration - 9a) Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source		X	TBD	For Budget Consideration Funding from Federal Government being requested FY 2012-13
8 Commercial Best Management Practices (9a) Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 Hazardous Waste Drop (9a) Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.		X	TBD	For Budget Consideration FY 2012-13
10 Parking Lot Debris Catchers (9a) Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X		Jan-10	Project completed.
11 Harbor Trash Skimmers (9a) Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work		X	TBD	Maintenance agreement in progress.
12 Oil spill clean-up (9a) Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X			Project completed.
13 Laws & Regulations (9a) Review existing State & Federal laws as pertains to water quality.	Engineering		X		Mar-11	Project completed.
14 Watershed Management Program (9a) Establish urban watershed program similar to Santa Monica.	Engineering			X	TBD	For Budget Consideration FY 2012-13

**Water Quality Task Force
Recommendations Implementation Matrix**

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET / FUTURE		
15 Pet Waste (9a) Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X			Project Completed.
16 Sprinkler Standards (9a) Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. Coordinate with West Basin Water District's existing program	Engineering			X	TBD	For Budget Consideration FY 2012-13
17 Hot Line (9a) Establish a Water Quality Hot Line for public reporting of concerns. Establish a web link to the WQTF Plan and matrix	Engineering		X		Jul-08	Project completed. (PW investigating marketing of hotline)
18 Ongoing Water Quality Task Force (9a) Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission	Harbor / Engineering	No new progress		X	TBD	Planning Stage
19 Continuous Deflection Separation Units (9a) Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. Photos of annual cleaning will be posted	Engineering			X	TBD	For Budget Consideration FY 2012-13
20 Non-profit formation (9a) Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney		X		Jun-08	For Budget Consideration 501(c)3 created, website - www.cleanwaterfrontredondo.org
21 Develop Clean Waterfront Plan (9b) Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.		X	TBD	For Budget Consideration FY 2012-13
22 Develop Clean Marina Program (9b) Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.		X	TBD	For Budget Consideration FY 2012-13

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
23 Develop & Implement BMPs for Bait Barges (9b) Ensure that bait barges are properly disposing of waste .	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X			Project Completed
24 Develop & Implement BMPs for Fuel Dock (9b) Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25 Develop & Implement BMPs for Boaters (9b) Encourage and educate boaters in BMPs for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26 Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b) Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X		Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27 Design & Construct Harbor Circulation Improvements (9b) Study improving circulation methods and utilize power plant intake lines.	Engineering					
28 Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b) Aggressively adhere to all LARWQCB TMDLs.	Public Works			X	TBD	For Budget Consideration FY 2012-13
			X		Jul-07	Project Completed

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS		TARGET DATE	COMMENTS
			DONE	ON TARGET		
29 Pier Fish Cleaning Station, Boaters and Charter Boats (9b) Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X			Project Completed
30 Watershed Runoff (9b) Investigate permeable surfaces for rainstorm waters.	Engineering					
31 Develop & Implement a Community Outreach Plan (9c) Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.			TBD	For Budget Consideration FY 2012-13
32 Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels Increase City visibility and funding for water quality tasks.	Engineering / City Manager					
33 Harbor Emergency Response Volunteer Team (9e) Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.	X		TBD	For Budget Consideration FY 2012-13
34 Street & Harbor Lease Hold Sweeping ** Coordinate with businesses for sweeping	Harbor	Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.				
35 Web Page Update ** Monthly updated posting to the City website	Engineering					
			X			Ongoing

*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.

** By City Council direction from 11/21/06 CC meeting

Major City Facilities Priority List

June, 2007

In order for the City to ensure quality services to our residents, businesses, and visitors, we need to have a plan for our future facilities needs. The City's current Five Year Capital Improvement Program (CIP) addresses the near future. Through this process, the City's most pressing capital needs are programmed using funding sources available over the 5 year planning period. For ease of reference, the adopted CIP includes a "needed, but not funded" list of capital projects. This list is designed to track possible future projects, however, there is little to no likelihood of funding in the short term. There is no planning document in place to take address facilities needs beyond this 5 year horizon. In order to set priorities beyond this horizon, a City Facilities Priority List has been developed.

The City has also developed a draft Asset Management Plan. This Asset Management Plan is a blueprint for the City to maximize the financial returns from its real property assets. The draft Asset Management Plan has not yet been finalized or presented to the City Council for approval as many of the assets in the draft Asset Management Plan assumed to possibly generate on-going revenues are encumbered with current facilities or seen as possible sites for new or relocated facilities. A City Facilities Priority List will enable the City to identify which assets are needed over the longer term and which are available for development through the Asset Management Plan.

The City's adopted Strategic Plan established the following three year goals:

- **Achieve financial stability and balanced economic growth.**
- **Maintain and improve public facilities, infrastructure and open spaces.**
- **Improve the attractiveness and livability of our neighborhoods.**
- **Maintain and improve public safety.**
- **Maintain and improve communication, productivity and efficiency in a healthy workplace.**

Included in the current Strategic Plan are a number of objectives directly related to facilities and asset management. These include:

- **Present to the City Council an inventory list of citywide real property assets.**
- **Develop a Facilities Master Plan for preventive maintenance of all City facilities.**
- **Develop and present to the City Council a City facilities overview for improvement and/or replacement of major City facilities, including financing options and prioritization.**

Having functional and updated public facilities can assist in achieving all of the Strategic Plan goals and other strategic objectives. For example, achieving customer service related objectives could be assisted by the development of functional, efficient, and customer friendly service areas. There is also a direct link between the quality of public facilities and providing a healthy workplace.

The City's future facility needs are many, with funding unlikely to be available over the near or even long-term to meet them all. A Major City Facilities Priority List will be useful to guide staff and the community as we seek funding for our many facilities needs.

Relationship to Statements of Financial Principles

The City's adopted Statements of Financial Principles has a number of points which can guide the City's future efforts in meeting its long-term facility needs. Financial Principles relating to the financing of facilities include:

- 2.a) The City will maintain a level of expenditures which will provide for the well-being and safety of the general public and citizens of the community;
- 2.b) The City will manage its financial assets in a sound and prudent manner;
- 2.c) The City will maintain and further develop programs to assure its long-term ability to pay the costs necessary to provide the highest quality service required by the citizens of Redondo Beach;
- 2.e) The City will maintain and improve its infrastructure;
- 2.f) The City will provide funding for capital equipment replacement, including a long-term technology plan, to achieve greater efficiency in its operations.
- 3.e) One-time revenues shall be used for one-time expenditures;
- 3.g) The City will continue to explore revenue raising alternatives as necessary and pursue all grants available to local government.
- 5.c) The City will set aside a reasonable and prudent amount of General Fund monies for capital improvements and repairs of various facilities, in its annual budget process.
- 5.f) The long-term operating impact of any capital improvement project must be disclosed before the project is recommended for funding.
- 10.a) Enterprise activities will be programmed to generate sufficient revenues to fully support the Enterprise's operations including debt service requirements, current and future capital needs.

These Financial Principles were considered in establishing the recommended prioritization.

Relationship to 2006 Community Opinion Survey

The City initiated a survey of residents to gauge their level of satisfaction with life and services in Redondo Beach and other matters. The survey was conducted by True North Research in October 2006, with the final report dated December 18th, 2006. A number of the highlights from the survey, as summarized below, have broad relevance to facilities planning

- When asked about what one change the City could take to make Redondo Beach a better place to live, now and in the future, the sixth highest response was improving public safety/enhancing police department (5%).
- Residents rated 20 specific services with public safety services ranked as most important, including maintaining a low crime rate, providing fire protection and prevention services, and providing emergency medical services being the top three, with providing Library services being 7th.
- The level of satisfaction with these same 20 services was also surveyed, with residents most satisfied with fire protection and prevention services, emergency medical services, and maintaining a low crime rate, among others.
- The highest ranked spending priorities included improving disaster preparedness.
- Fifty-six (56%) of voters initially indicated that they would support a \$30 million public safety bond to replace deteriorating police facilities, make public safety buildings earthquake safe, improve access to the disabled, and upgrade the Emergency Operations Center.
- One of the top candidates for improvements to bolster resident satisfaction includes preparing the City for disasters.

These results would tend to reinforce that public safety facilities should be given priority, especially those facilities which are designated as essential facilities for the purpose of disaster preparedness and response.

Project Descriptions

Aquatics Center and Events Plaza – The aging facilities at Seaside Lagoon are inadequate and would require substantial reinvestment in the current structures and operation. In addition, contradictory regulations regarding water quality have adversely impacted the ability of the City to operate the current facility without running the risk of violating State water quality standards. A new replacement aquatics amenity including an events plaza have been proposed as part of a development on the Redondo Beach Marina site, though in a more southerly location adjacent to the location of a proposed boat launch. The City is currently undertaking an initial assessment of alternatives for a new aquatics center and events plaza. The initial estimates of cost range from \$8 to \$15 million depending upon the scope of amenities. It is anticipated that this replacement facility would be funded from Harbor Enterprise funds and development related revenues.

Anderson Park Community Center – City facilities in Anderson Park include a senior center located on School property, modular and annex buildings used for recreation and child development programs, the Boy Scout House and the Girl Scout House. The combined area of these facilities is 8,365 square feet. Over the years, there has been discussion about consolidating and expanding these facilities on the same site, in a new structure. In 1978, there was a significant amount of analysis done regarding a new community center and gymnasium in two new structures, plus a remodeled Senior Center. The total estimated cost of this scope of development was \$5 million. Lack of funding did not allow the project to proceed. The 2001-2006 Capital Improvement Program included a smaller scale consolidated facility, without the gymnasium, with an estimated cost of \$1.5 million. An initial \$150,000 was funded in the 01/02 fiscal year, and this amount was carried over into both the 02/03 and 03/04 fiscal years. During this time, there was a series of scoping meetings, but no identified funding source for the full amount. The \$150,000 in initial funding was eliminated from the CIP in the 04/05 Fiscal Year. As part of the FY 2006/07 budget, \$50,000 was allocated to undertake a new Anderson Park Master Plan that will include a facilities needs assessment. In the first quarter of 2007, the City will be engaging the services of a consulting firm to undertake the Master Plan.

City Hall Replacement - The current City Hall of approximately 38,000 square feet was mostly built in 1961 with subsequent additions and has met the City's needs to a great degree for the last four decades, with some minor additions and remodeling. However, the building's design is highly inefficient in its layout and configuration due to its numerous entrances and corridors. It is difficult to secure and does not have a customer-friendly design. The building does not meet current standards for elements of life safety, including seismic safety, which could limit the ability of the structure to be used in the event of a natural disaster, thereby complicating the City's emergency response and recovery operations. Ultimately, a new facility could be constructed on the current civic center site which would have an efficient design, allow for improved customer service, and promote operational savings. In addition, certain off-site City offices, such as the Recreation & Community Services administrative offices, could potentially be consolidated into a new structure. A three-story structure complementary to the Library building of approximately 50,000 square feet is estimated to cost \$10 million. If the Police facility were relocated outside of the Civic Center area, this, together with a new City Hall on a smaller footprint may present an opportunity to make the Broadway frontage available for development. This may be a way to partially fund the cost of a replacement City Hall.

Dominguez Park Community Center – The Dominguez Park/Heritage Court Master Plan, adopted by the City Council in December of 1992, included a 3000 square foot Community Building. The building was designed to incorporate materials and forms to complement the adjacent historic structures. The building included a 2000 square foot multi-purpose room, two smaller meeting rooms, a non-commercial kitchen, restrooms and a mechanical/storage room. The estimated cost of the structure in 1992 was \$360,000.

Fire Station One/Administration – Fire Administration is currently located in Fire Station One on Broadway. This facility was constructed in 1958 and was designed to accommodate 11 firefighters. Today the station supports 33 firefighters 24/7-365 days annually. While adequate for the foreseeable future, the temporary relocation of Fire Administration and suppression personnel would facilitate a remodel of the existing fire station to allow for an upgrade to current standards. In addition, the possible relocation of Fire Administration into a new Police or Public Safety facility would allow for better coordination of public safety services and some economies of scale. Fire Station One is also designated as a critical service facility in the event of a natural disaster or other emergency situation; facilities upgrades there would serve that purpose. Alternatively, Fire Administration could remain at Fire Station One if it could be accommodated as part of a remodel and expansion of the facility. However, given the constrained size of the site, this can only be determined through a specific design analysis.

A Needs Assessment was done regarding Fire Administration, Fire Station One, and the Harbor Patrol in 2002. This effort, an outgrowth of the Heart of the City Plan which did not ultimately proceed, looked at number of alternative scenarios and provides an indication of scale for each of the components. Since that time, the Fire Department has not modified its operations and is consistent with the needs assessment performed in 2002. Based on those findings, the Fire Department requires an additional 4000 square feet of Administrative & Lobby office space and an additional 3000 square feet of Firefighter living area. This would require the addition of a second story for both additions should the existing site be utilized.

Harbor Patrol Building – Currently located on Mole B, the existing facilities consist of an aging permanent structure, housing office and operational functions, and a modular unit as a residential component. A replacement facility which combines all required functions into a single contemporary structure would improve operational efficiency and address inadequacies. The Harbor Patrol facility needs were determined to be approximately 1,500 square feet of space as part of the 2002 Needs Assessment described under Fire Station One/Administration.

New Corporation Yard – The City's existing Corporation Yard on Gertruda is physically inadequate and limits the City's ability to ensure public works services are provided in the most operationally efficient manner. The existing facility is situated on two separate parcels (approximately 1.71 acres) on opposite sides of Gertruda. The City purchased a 5.36 acre parcel of land along Kingsdale Avenue in north Redondo Beach as a possible site to relocate the Corporation Yard. While this site could allow for the development of a more adequate replacement facility, the site is not centrally located and may be more valuable from an economic development perspective given its adjacency to the South Bay Galleria. An alternative concept which would provide economies of scale is the co-location of the Corporation Yard with the Parks Yard on Beryl. This more intensive scope of development on an existing City owned site would still allow for the sale and/or reuse of the Gertruda and Kingsdale sites. The westerly Gertruda parcels have already been rezoned to Residential Medium Density (RMD) and R-3. The Beryl site may not be sufficient in size to allow the Police Firing Range to continue to operate on this site, requiring relocation of the range.

North Branch Library/Hayward Center – A conceptual design has been completed for a replacement facility for the existing North Branch Library and Hayward Community Center located on Artesia Boulevard. This new facility would replace an aged and inadequate existing facility, built in 1949, as well as serve as a catalyst for the on-going revitalization of Artesia Boulevard. The estimated cost of this new 12,000 square foot facility is \$5,800,000. The City Council has set-aside \$1,895,000 of the amount needed. The Library Foundation's fundraising efforts have raised approximately \$620,000 to date. The City has also been pursuing other funding sources, including a County-related source. The recent failure of a statewide Library Bond issue has eliminated one possible outside funding source for the near future.

Police Building - The current Police Facility, built in 1959, is overcrowded and does not provide a working environment that meets contemporary standards for law enforcement. The Police Department's Investigations Division is housed in leased facilities across the street. The Parking Enforcement Unit is located within City Hall. The Property and Evidence Unit's warehouse is located on property across from the City Yard and the officer's report writing room is located within a trailer in the police department's rear parking lot. The existing station in the Civic Center does not meet current standards for elements of life safety, including seismic safety, and falls short of the desirable standards for a critical response facility necessary to address the needs of the community in the event of a natural or other disaster. Main deficiencies include a non-conforming jail, inefficiencies due to non-consolidation of staff and facilities, a lack of customer and employee parking, an inefficient layout that does not promote public accessibility, and inadequate facilities. Past needs assessments have suggested that approximately 75,000 square feet would provide for an efficient and contemporary facility. The estimated cost of such a facility is approximately \$30,000,000. The majority of the funding would have to be generated from existing or new City resources such as a voter-approved bond issue. One option would be the City's possible acquisition of the Redondo Beach Unified School District property at 200 PCH which currently houses the Police Investigations Division as a site for a new Police Facility. This 2.49 acre site is in close proximity to the existing Civic Center. Building a new facility at a new site would eliminate the attendant costs and impacts on existing police operations during construction.

Transit Center - Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located on Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal earmark of funds totaling \$2,405,171 for its development. The City Council recently engaged the City's Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City's final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

Relationship to Existing Five Year Capital Improvement Program

The adopted Five Year Capital Improvement Program for 2006 to 2011 includes partial funding for two projects: the North Branch Library and Hayward Center, and the Aquatics Center & Events Plaza. For the North Branch Library, of the \$5,789,530 in estimated cost, only \$1,895,000 in City funds set-aside and \$620,000 of the \$700,000 in funds to be raised by the Library Foundation are currently available. The remaining \$3,194,530 was anticipated to have been made available through the Statewide Library Bond. There is \$412,460 in Tidelands Funds budgeted for planning and design of a Boat Launch. The Aquatics Center & Events Plaza has carryover funds available from 2005/06 totalling \$1,045,439 as follows: \$117,000 for Seaside Lagoon Outfall Improvements, \$288,493 for Seaside Lagoon Restroom Improvement, and \$640,000 for Seaside Lagoon Water Recirculation.

Three other facility projects as summarized below are on the Unfunded and Underfunded CIP Projects List:

Project	Estimated Cost	Funding Source
Corporation Yard	\$8,000,000	Capital Projects Fund (General Fund)
Police Facility	\$29,398,450	Bonds
Combination Headquarters Fire & Harbor Patrol	\$10,425,000	Grants

(Pages xviii and xix of 2006-2011 CIP)

Evaluation Factors

In order to prioritize facility needs, staff developed evaluation factors against which each proposed facility was reviewed. These factors were as follows:

Health & Safety – Facility improvements which would enhance the City’s ability to improve public health or safety directly or which would enhance public health and safety services would have highest priority. This would include facilities which have an emergency services/operational role designated as “Essential Facilities.” Elimination of hazards such as buildings which do not meet seismic standards or other critical functionality requirements should also rank high. Physical security of City facilities was also not a factor in their original design to the level needed in today’s post 9/11 world.

Operational Efficiency - Projects rank high in this area if one result would be significant operating savings and/or reduced maintenance costs. Addressing federal or state mandates would be a positive factor. This would include replacing buildings with inefficient layouts or space usage with more efficient structures.

Financial Feasibility – Facilities which have identifiable funding streams, especially from outside sources such as fees or grants, would rate higher. Reduced operating or maintenance costs would also be a factor to consider. An ability for a portion of the facility development costs to be self-financed through better utilization of an existing property would also result in a higher rating.

Employee Welfare - Providing employees with a safe and healthy workplace is not only a federal and state mandate, but it also a best practice in order to assist the City in becoming an employer of choice with related productivity enhancements and an ability to provide enhanced services.

Economic Development Benefit – Projects which would have a direct economic development benefit such as serving as a catalyst for other reinvestment in an area or which would result in another public asset being freed-up for direct economic development purposes would be viewed more favorably.

Revenue Generation - Future City facilities may provide an opportunity for direct or indirect revenue generation. For example, commercial lease space could be developed as part of a facility, or elements of a facility may be used on a contract basis by another agency. Alternatively, development or relocation of a facility may free-up an existing site for a revenue generating use.

Customer Service Enhancement - The City’s ability to provide one-stop or more efficient customer service is limited due to the age and design of City facilities. Some operations are in completely separate structures thereby frustrating customers who may have to visit more than one place in the conduct of business.

City Facilities Needs List

Facility	Square Footage	Cost Est.	Proposed Location	Financing Opportunities	Current Status	Factors
Aquatics Center & Events Plaza	TBD	\$8,000,000 to \$15,000,000	Redondo Beach Marina Leasehold	Tidelands Uplands	Conceptual design effort underway	Health & Safety Operational Efficiency Financial Feasibility Economic Development Benefit Revenue Generation
Anderson Park Community Center	8,365 current	\$4,000,000	Anderson Park	General Fund Grants Quimby Fees	Prior conceptual plans developed; new needs assessment underway	Customer Service Enhancement Operational Efficiency Health & Safety
City Hall Replacement	38,186 current 50,000 proposed	\$10,000,000	Current Site	General Fund Enterprise Funds Bonds	No activity	Health & Safety Operational Efficiency Employee Welfare Customer Service Enhancement
Dominguez Park Community Center	2,000 proposed	\$600,000	Heritage Court area	General Fund Grants Quimby Fees	Master plan approved in 1992, no activity since	Customer Service Enhancement
Fire Station One/ Administration	10,506 current 7,000 addition	\$2,500,000	Current Site or Fire Admin co-located with Police	General Fund Grants Bonds	Alternative concepts developed as part of Heart of the City effort; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Harbor Patrol Building	1,400 current 1,500 proposed	\$750,000	Mole B	Tidelands Grants	Conceptual facility scoped as part of Heart of the City; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement
New Corporation Yard	6,800 current	\$8,000,000	Consolidated with City Parks Yard	General Fund Enterprise Funds	Conceptual design developed for Beryl site	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement
North Branch Library and Hayward Center	4,284 current 12,000 proposed	\$5,800,000	Current Site	General Fund Foundation Funds Grants Library Bond	Conceptual design completed; Foundation fundraising underway	Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Customer Service Enhancement
Police Building	25,453 current 5,500 current leased 75,000 proposed	\$30,000,000	Current Location or Alternate to be Identified	General Fund Grants	Multiple needs assessments completed, last update in 2004	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Revenue Generation Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Transit Center	TBD	\$3,000,000 (not including land acquisition)	To be Determined	Grants Transit Funds	Federal earmarks need to be extended; concept developed for Kingsdale site	Operational Efficiency Customer Service Enhancement

Conclusions

Opportunities exist for the City to invest in the upgrading of its major public facilities over time. Currently, the City does not have resources available in the operating budget, especially the General Fund, to adequately maintain and repair the diverse number of existing City facilities. As such, adding new facilities, especially those which do not have a dedicated source of funding for on-going maintenance and repair, is not advised. However, replacement of existing facilities, which will result in improved operational efficiencies and can be financed in a manner which enhances the City's bottom line should be pursued. Those facilities critical to providing the highest priority services should be considered first. This initial effort to provide a major City Facilities Priority List establishes a framework for setting out which projects should be pursued based upon evaluation factors which address broader City goals. Again, this general prioritization will ultimately be influenced by many external and internal factors, such as the availability of outside funding. It is anticipated that multiple projects can be pursued to certain preliminary levels depending upon staff and financial resources in order for the City to be positioned to move forward with a project when circumstances are best. For example, having facilities conceptually designed, or even investing in the development of working drawing so that you have a shelf ready project, could mean that outside funding is more likely to be secured in a competitive process.

Given the need to maintain a flexible approach to the prioritization of major public facilities, a tiered listing with projects listed alphabetically in each tier has been developed. The priority list resulting from this analysis and the evaluation factors identified is as follows:

Tier One

Aquatics Center & Events Plaza
New Corporation Yard
North Branch Library
Police Building

Tier Two

City Hall Replacement
Harbor Patrol Building
Fire Station One/Administration

Tier Three

Anderson Park Community Center
Dominguez Park Community Center
Transit Center



Administrative Report

Preservation Commission Hearing Date:

March 7, 2012

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 229 AVENUE C
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2011-03-LM-001
APPLICANT'S NAME: DANIEL AND LORIE MARSHALL

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 229 Avenue C 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 229 Avenue C (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2011-03-PR-001)

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 229 Avenue C.

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 1,442 square feet with a detached garage located at the back of the property. The 1986 Historic Resources Survey identifies the architectural style of the building as Spanish Colonial. The original City building permit for the residence was issued in 1922.

The property is located on the north side of Avenue C, between Catalina Avenue and Pacific Coast Highway. The rectangular-shaped parcel has a front property line dimension of 42.25 feet and side dimensions of 142.50 feet. The zoning of the property is Single-Family Residential (R-1) and is also located within the City's Coastal Zone.

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 reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district.

Construction History

Limited building permits have been issued for the subject property. The first permit issued in 1922 was for construction of the house with a valuation of \$4,600. In 1925, a second permit was issued for a 12'x12' residential stucco addition. In 1995, a permit was issued to replace the sewer line and an electrical permit was issued in 2002 for a service upgrade.

Design and Architecture

The nominated structure is an example of the Spanish Eclectic/Spanish Colonial style of architecture. Specifically this is a flat roof example with parapetted walls, and tile caps. This style of architecture was popular in the United States from 1915 to 1940. This particular building is typical of example of smaller Spanish influenced 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 and commonly found in the Clifton-by-the-Sea tract.

The Spanish architectural style's most common features are red-tile roofs with little or no roof eave overhang, stucco wall surfaces, and decorative details inspired by Spanish and

Mediterranean architecture. Roof styles also determine the varying subtypes under this category and include side gabled roof, cross-gabled roof, combined hipped-and-gabled roofs, hipped roof, and flat roof. This building is an example of the flat roof subtype and features a crenelated parapet wall design. The portico has an arched entry with a similar parapet design and tile cap. The centered portico and two flanking windows on either side emphasize the symmetrical front façade in this design commonly found in this subtype

Many windows appear to be the original wood-framed windows and are in good condition. The window design styles vary from double-hung, casement to multi-light double hung windows. One louvered window was added on later in the kitchen area. The front façade has arched indentations into the stucco over two wood frame windows. It's not uncommon in Spanish Colonial buildings to use decorative tile patterns in recessed areas over windows like this. It's possible that such a design element was considered for this building, or that the arched indentation itself was the final design for this building. The front door is not arched in shape as is typical in this style of building.

Alterations and Addition

The louvered window is an alteration not compatible with the period or style. The 1925 addition at the back of the residence altered the footprint, but is older than 50 years and merits significance based on age and stylistic compatibility. Overall, the building exterior and portions of the interior are still well preserved.

Historical Background

The historic background reviews the history of residents who have lived in a building using the Redondo Beach Resident and Business Directory. The earliest available resident listing at this property is found in the 1925 directory which indicates that John I. (Plasterer) and Elizabeth Lechner resided at this property along with Gerald J. Lechner (Clerk). The Lechner family was last identified in the 1952 directory as residents of the property.

Print advertisements were found in the 1914 directory for "J.I. Lechner and Sons" which advertised their cement, plastering and brick work contracting services. Records show his business was based out of his previous residence located at 630 Beryl Street. Mr. Lechner is also identified in the original 1922 building permit as the contractor who built the house. The family was well known in the area for their work and Mr. Lechner's name is frequently found in historic building records.

Mr. Lechner also served as the President of the City's Board of Trustees from 1908 to 1910 which functioned similar to the current Mayor and Council system. A brief search of minutes from the Board of Trustee meetings shows he and the Board dealt with simple and fundamental issues for a developing City at that time such as naming and grading streets, establishing water rates, sewer work, storm drain work, purchasing firefighting equipment, setting licensing regulations, such as fire bells and purchasing fire hose carts to be stored in the Plunge building.

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 229 Avenue C 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 as the residence of the Lechner family. 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 "Lechner House" (Landmark No. 89).

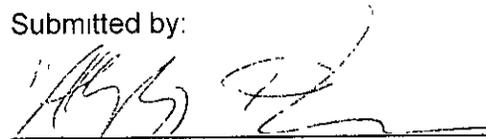
COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Alex Plascencia
Assistant Planner

Attachments:

- Draft Resolution
- Photographs
- 2001 Primary Record
- Building Permit Card & Permits
- RB Resident Directory Listing and Advertisement 1913-14
- Redondo Reflex Newspaper 3/26/1908 & 4/16/1908
- Landmark Designation Application

RESOLUTION NO. 2011-03-PR-001

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
HISTORIC LANDMARK DESIGNATION FOR PROPERTY
LOCATED AT 229 AVENUE C 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 229 Avenue C; and

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

WHEREAS, on March 7th, 2012, 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 1922 and is currently 90 years old.

SECTION 2. The building is identified with persons or events significant in local history. Specifically, the building was the longtime residence of John I. Lechner, who served as President of the Board of Trustees between 1908- 1910. His plastering, cement and brick work company, Lechner and Sons, was based in the City and built several homes throughout the City.

SECTION 3. 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 4. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1922 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-by-the-Sea. The neighborhood reflects the small beach-oriented permanent homes that attracted

residents to the expanding City in the 1920's. 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 229 Avenue C 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.

PASSED, APPROVED AND ADOPTED this 7th day of March, 2012

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on March 7th, 2012 by the following vote:

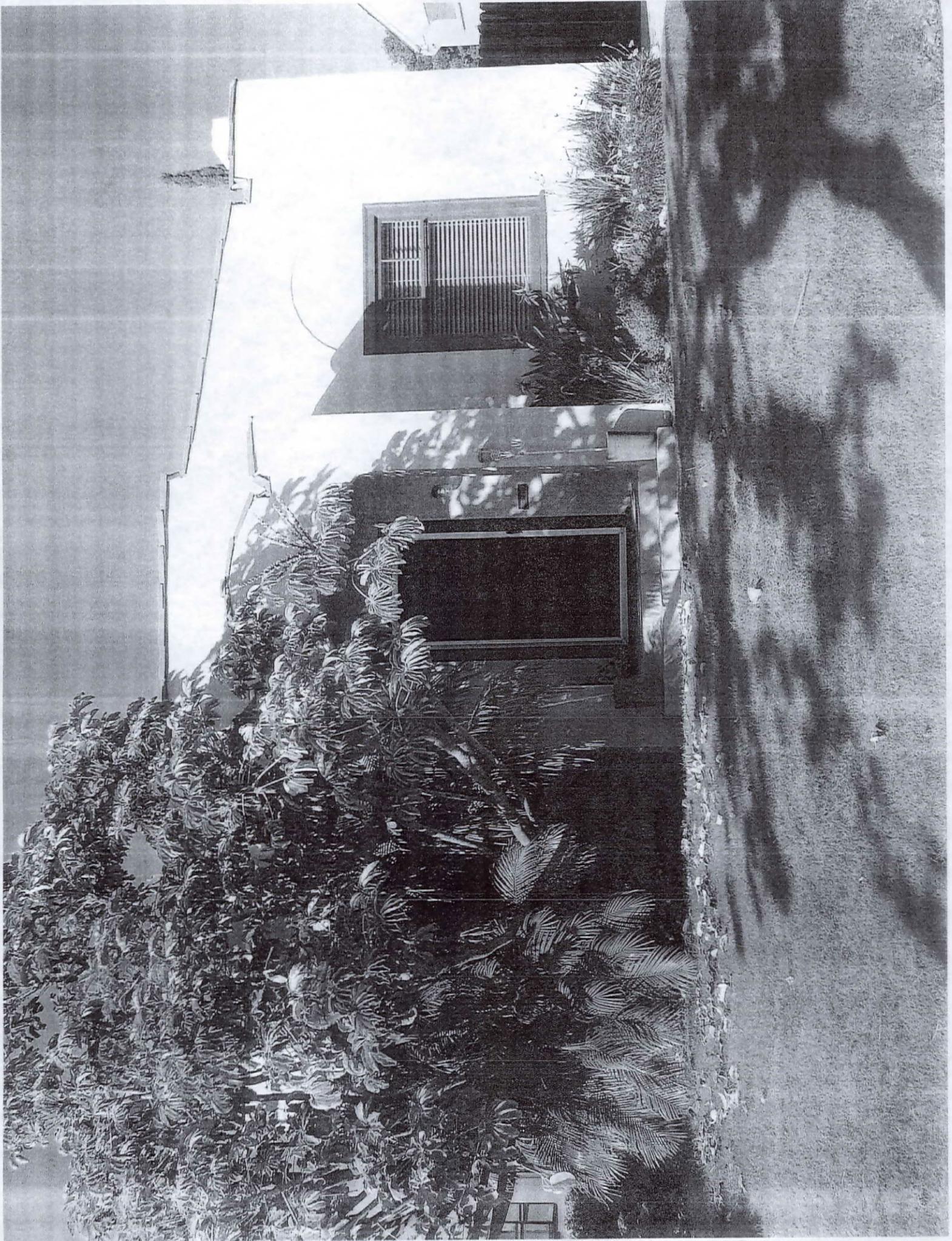
AYES:

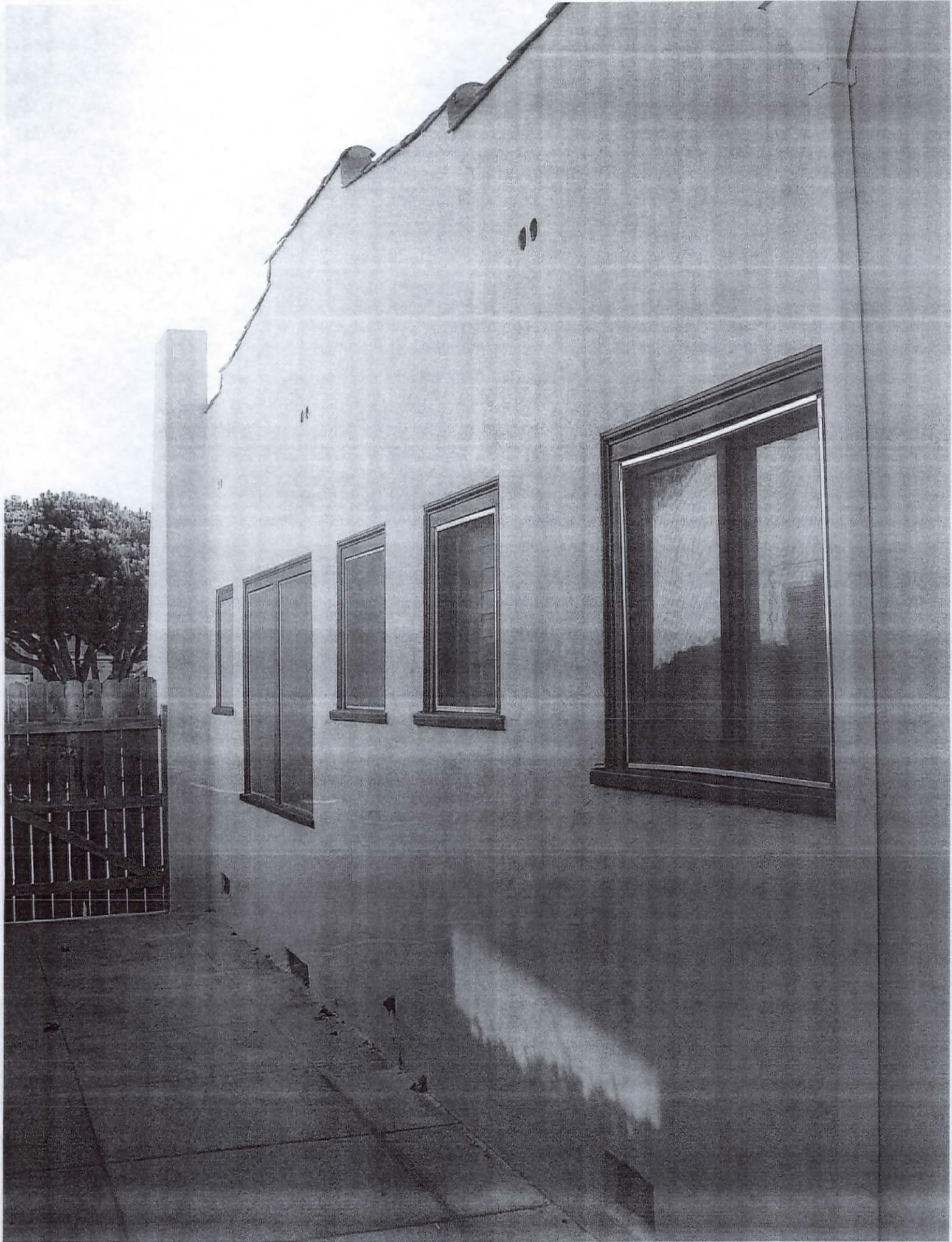
NOES:

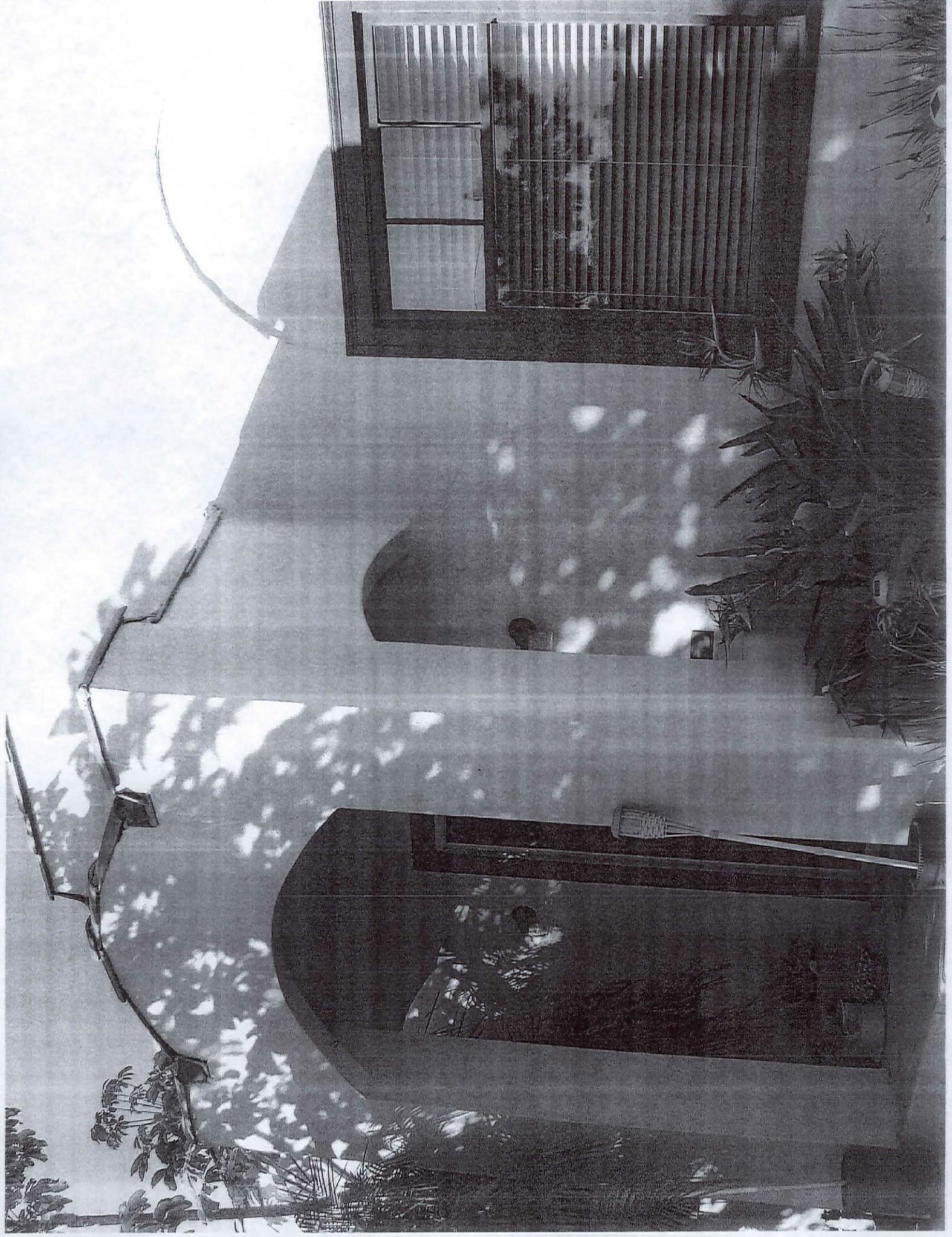
ABSENT:

APPROVED AS TO FORM:

City Attorney's Office







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

Primary # _____
HRI# _____
Trinomial _____

Page 1 of 3 * Resource Name or # (Assigned by recorder) 7509-007-033
P1. Identifier: APN: 7509-007-033

*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 229 Avenue C 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)

North side of Avenue C; between Catalina and Pacific Coast Highway.

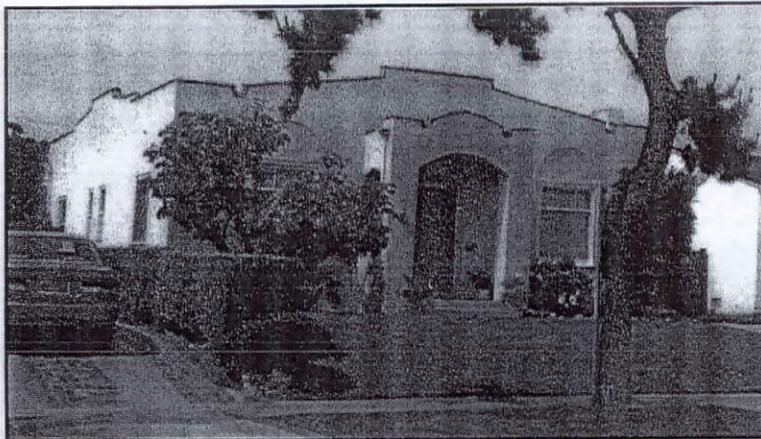
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Spanish Eclectic. Single story with a square floor plan, Spanish tile roof, stucco siding, and sash windows. It is in relatively good condition with no apparent alterations. Features include a detached garage. City records list residence as built in 1922 as opposed to 1923 per Assessor records. Further construction per city records include an addition in 1925 and replacement of sewer line in 1995.

*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 24; Frame 34 (NE)

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

Assessor Data

*P7. Owner and Address:
Thomas and Elizabeth Davies Trust
2321 La Linda Pl.
Newport Beach, CA 92660

*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): _____

WINDSHIELD SURVEY
 REDONDO BEACH
 HISTORICAL RESOURCES INVENTORY

ADDRESS	NAME OR USE	STYLE	DATE	RATING
204	AVENUE C	CRAFTSMAN	1920	C+
205	AVENUE C	40'S RANCH	1940'S	D
205	AVENUE C	SPANISH COLONIAL	1922	C
206	AVENUE C	SPANISH COLONIAL	1931	C
207	AVENUE C	CRAFTSMAN	1914	B
208	AVENUE C	SPANISH RANCH	1926	C+
209	AVENUE C	CALIFORNIA BUNGALOW	1921	C-
211	AVENUE C	SPANISH COLONIAL	1922	C+
212	AVENUE C	LATE CRAFTSMAN	1922	C+
213	AVENUE C	PERIOD REVIVAL	1931	C+
214	AVENUE C	CRAFTSMAN	1919	C
215	AVENUE C	SPANISH COLONIAL	1925	C
216	AVENUE C	CRAFTSMAN	1919	C+
217	AVENUE C	ALTERED	1924	D
220	AVENUE C	CALIFORNIA BUNGALOW	1923	C
223	AVENUE C	CRAFTSMAN	1922	C
224	AVENUE C	SPANISH COLONIAL	1931	C
225	AVENUE C	CALIFORNIA BUNGALOW	1922	C-
226	AVENUE C	40'S RANCH	1941	D
227	AVENUE C	SPANISH RANCH	1930	C-
228	AVENUE C	CALIFORNIA BUNGALOW	1923	C-
229	AVENUE C	SPANISH COLONIAL	1922	C
230	AVENUE C	CALIFORNIA BUNGALOW	1922	D
231	AVENUE C	40'S RANCH	1937	D
232	AVENUE C	SPANISH RANCH	1926	C+
234	AVENUE C	CALIFORNIA BUNGALOW	1923	C
514	AVENUE C	SPANISH COLONIAL	1930	C
521	AVENUE C	SPANISH COLONIAL	1925	C-
533	AVENUE C	SPANISH COLONIAL	1936	C-
541	AVENUE C	SPANISH COLONIAL	1924	C
601	AVENUE C	SPANISH COLONIAL	1926	C
618	AVENUE C	40'S RANCH	1943	D
619	AVENUE C	SPANISH COLONIAL	1926	C
622	AVENUE C	40'S RANCH	1943	D
626	AVENUE C	ALT. CALIF. BUNGALOW	1926	D
630	AVENUE C	40'S RANCH	1943	D
631	AVENUE C	SPANISH COLONIAL	1926	C
634	AVENUE C	40'S RANCH	1943	D
638	AVENUE C	40'S RANCH	1943	D
639	AVENUE C	40'S RANCH	1945	C
642	AVENUE C	40'S RANCH	1943	D
646	AVENUE C	40'S RANCH	1942	D

Building Permit

No 570

Redondo Beach, Cal. 192.2

Permission is hereby granted to *D. J. Lechner*

Contractor and *D. E. Denning*

Owner, to construct, repair or remove in accordance with the provisions of the Building Ordinances

of the City of Redondo Beach, a building to cost approximately \$46,000.00, to be erected on

Lot *333* Block *5*, Tract *2546* City of Redondo Beach. *229 Avenue C*

Kind of Building *6 room house*

Permit Fee \$ *4.00*

By Deputy *Mary M. Eich* City Clerk

Harry P. ...

R

es
on

Lee

By Deputy
City Clerk
of the City
Owner
Contractor

Building Permit No. 338 ✓

Redondo Beach, Cal. Sept 9 1925

Lot 33 Block 5 Tract

Street 229 Ave C

Owner J. J. K. ...

Contractor

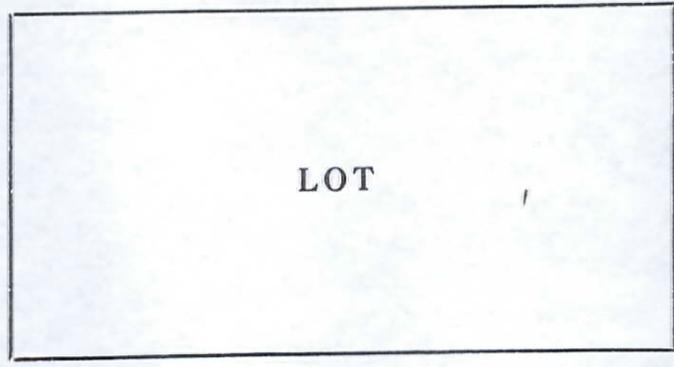
Kind of Building Addition to ... Rooms 1

Size of Foundation 12x12 Stories 1

Approximate Cost \$ 150 Fee \$ 150

Permission is hereby granted to construct, repair or remove in accordance with the provisions of the Building Ordinances of the City of Redondo Beach.

Location on lot as per drawing:
Location of other buildings on lot:



E. H. DeLoater
Building Inspector

By: *R*

P. C. RIDGLEY

Home 2031
Pacific 103

DRY GOODS AND SHOES

102 SOUTH PACIFIC AVENUE

Burson, Mary, Mrs., h. 213 S. Juanita
Butler, P. S., painter and decorator, h. 723 N. Irena Ave.
Butler, Morton L., engineer Redondo Planing Mill, h. 601 N. Guadalupe
Butt, Ernest G., Dr., office Garland block, 304 N. Gertruda Ave.
Buxton, John G., h. 350 El Redondo
Buxton, Ruth, Miss, r. 350 El Redondo
Buxton, M. E., Mrs., author, h. 350 El Redondo
Byran, A. V., boilermaker, h. 233 S. Francisca

C

Caine, Elsie, Miss, clerk Broszey's confectionery store, r. Catalina Ave.
Callahan, Amelia, Mrs., h. 128 S. Catalina Ave.

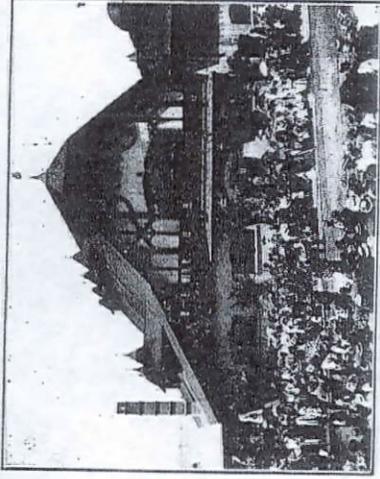
B. R. SIMMS

DEALER IN SAND, GRAVEL AND CRUSHED ROCK IN
WAGON OR CARLOAD LOTS. HEAVY TEAM WORK

C. C. SIMMS, Manager Home Phone 2751 Redondo Beach, Cal.

Callahan, Edward, bookkeeper, r. 128 S. Catalina Ave.
Cambia, A., baker, r. The La Neptune
Cameron, James, musician, h. 501 N. Francisca
Cameron, Roy, clerk Wells Fargo Co., h. 404 N. Camino Real
Campbell, William H., carpenter, h. 202 S. Catalina Ave.
Cannon, C. H., retired rancher, h. 414 S. Broadway
Carlson, August, motorman P. E. Ry. Co., r. 415 N. Broadway
CARNATION GARDENS SUBDIVISION, Brolaski Realty Co., agents, 134 S. Pacific Ave.
Carner, Wm., longshoreman, h. 209 S. Francisca

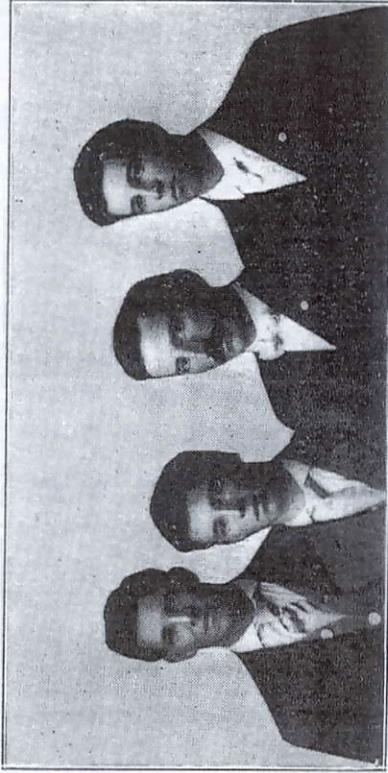
Redondo Milling Co. Home 1931
Pacific Main 51 W. F. SPRINKLE, Manager
Hay, Grain and Poultry Supplies



THE CASINO CAFE, M. Mayer, Prop.

JOHN I. LECHNER
EDWARD F. LECHNER

EVERETT J. LECHNER
ELWIN J. LECHNER



J. I. LECHNER & SONS
Cement, Plastering and Brick Work Contractors

OFFICE:
630 Beryl Street, Redondo Beach, California
PHONES: Main 177-J; Home 1761

The New York



CLOAK & SUIT HOUSE
Broadway
J. J. Haggarty
337-9 South

Langer, Frank, prop. Columbia bar, 209 N. Catalina Ave.
Lantz, Henry A., engineer P. L. & P. Co., h. 808 N. Jaunita Ave.
Laramy, Elizabeth, Mrs., r. 118 Sunset Court
Larsen, Hans, prop. Redondo Bakery, 105 S. Catalina Ave., h. same
Larsen, Peter, baker, r. 105 S. Catalina Ave.
La Rock, Joseph B., retired, h. 620 S. Catalina Ave.
Lathrop, William M., editor, h. 111 S. Guadalupe Ave.
Laughlin, Edward, kitchen helper Coffee Room restaurant, r. The Aberdeen
Laun-Hin, prop. Quong-Wo Laundry, 215 N. Catalina Ave.
Lawson, Andrew, fireman P. L. & P. Co., r. 116 N. Helberta Ave.
Lawson, R., Mrs., h. 116 N. Helberta Ave.
Lawson, William, painter P. E. Ry. Co., r. 319 N. Gertruda Ave.

Sunset Phone 12

Home Phone 221

C. GANAHL LUMBER CO

H. WILKINSON, Local Manager

Gertruda and Pacific Avenues

HIGH CLASS KILN DRIED INTERIOR FINISH OUR SPECIALTY

Laymen, Isaac, machinist S. O. Co., h. 217 Diamond
LECHNER, EDWARD F., (J. I. Lechner & Sons) h. 617 N. Irena Ave.
LECHNER, JOHN E., (J. I. Lechner & Sons) h. 619 N. Irena Ave.
LECHNER, JOHN I., (J. I. Lechner & Sons) h. 630 Beryl
LECHNER, JULIUS E., (J. I. Lechner & Sons) r. 630 Beryl
LECHNER, J. I. & SONS (J. I., E. F., E. J. and E. J. Lechner) contractor
cement plastering and brick work, 630 Beryl
Lee, Fred M., teacher High school, h. 611 N. Guadalupe Ave.
Le Gras, Walter, cement finisher, h. 223 S. Irena Ave.
LEMON, RANDLES, MRS., with Lemon's Studio, h. 400 S. Elena Ave.

The Fritz-Forbes Realty Company

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LERCH, J. F., real estate, 126 S. Benita Ave., h. 308 N. Gertruda Ave. LIGGETT'S CHOCOLATES, BRADY'S DRUG STORE

Lightning Racer, J. A. Ellis, mgr., foot of Diamond

Lewis, W. S., dairyman and gardener, h. 519 S. Camino Real Lindsley, Anna H., Mrs., r. 407 N. Broadway

Lindsley, Samuel G., (Fisher & Lindsley) h. 407 N. Broadway

Lindsley, Le Roy, iron moulder, h. 516 S. Guadalupe Ave.

Lindrum, Henry O., foreman C. Ganahl Lumber Co., h. 520 N. Elena Ave.

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REDONDO BEACH

Lisenbee, Ella, Mrs., proprietress Columbia rooming house, 120 1/2 N. Pacific
Liewellen, Ira, r. 111 S. Guadalupe
Lloyd, Charles, shoe repairer, 105 Emerald, r. Meadow Park
Lloyd, Penton W., carriage painter, h. 631 Inner Circle El Redondo
Lofthus, James, pipe fitter S. O. Co., r. Savoy rooming house
Long, Corbet, teamster Venable & Morrell, r. s. w. cor. Pacific Ave. and Francisca Ave.

Long, Edgar E., furniture and stoves, 212 S. Pacific Ave., h. Fritz Apts.
Long, Frank, foreman Venable & Morrell, h. s. w. cor. Pacific Ave. and Francisca Ave.

The Reflex

All the happenings of the week at the
"Heart of Entry" - Redondo Beach
Home 1521
Pacific 35

REDONDO REFLEX

Published Every Thursday at Redondo, Cal., by the

REFLEX PUBLISHING COMPANY.

JOHN STEWARD, Manager.

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CITY OFFICIALS.

LEE STANCHFIELD.....Marshal
S. D. BARKLEY.....Clerk
GEO. CATE.....Treasurer
ARTHUR WRIGHT.....Attorney
J. W. FOOTE.....Supt. of Streets
D. B. HANCOCK.....Health Officer
J. WHOMES.....Recorder
RALPH HANSON.....Engineer
W. F. GOBLE.....Chief Fire Department
ERNEST C. HEATH.....City Electrician
L. GAMASH.....Plumbing Inspector

CITY TRUSTEES.

L. J. QUINT, President.
F. A. CLEVELAND A. B. STEEL
A. J. GRAHAM H. B. AINSWORTH

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Daily—Arrive—	Depart—
7:52 a. m.	7:38 a. m.
8:27 a. m.	8:45 a. m.
2:02 p. m.	2:02 p. m.
5:12 p. m.	4:58 p. m.
Sundays—	
7:52 a. m.	7:38 a. m.

L. J. HANNON, P. M.

THURSDAY, MARCH 26, 1908.

AN IMPORTANT MATTER.

In the general interest of the coming municipal election, the election for school trustee, which takes place April 3rd, should not be overlooked. At this election a successor to Mr. P. S. Venable is to be elected on the city school board (the grammar school), and what is considerably more important, a member of a joint board to control the destinies of the High School is to be chosen. Heretofore the High School district has been made up of the Redondo City district and the Hermosa Beach district, and has been under the control of a board made up of the entire membership of the boards of both districts. Recently, however, the Grant school district has been formed in the Villa Tract, and it has elected to become a part of the Redondo High School district, thus under the law, forcing the election of a special board of trustees, made up of one member from each district within the High School district. Thus, in the future the High School will be under the control of one person from Redondo, one from Hermosa Beach, and one from Grants school district. It is needless to point out the necessity that exists for selecting a good man to represent this city on that board. The High School is in splendid condition now and is doing good work, but should Redondo select some one who would prove antagonistic to the member from Hermosa and Grants, its usefulness could easily be turned to uselessness. The Reflex would earnestly suggest either a public meeting or a meeting of the Civic Committee of the Chamber of Commerce to select a representative man to serve Redondo in this emergency—for it can be called nothing else.

At the same time in the same manner a successor to Mr. Venable on the district board should be chosen.

The election will be held at the old street school-house, the polls being open from 12 o'clock noon till 4 p. m. J. W. Anderson will be inspector, and Wm. Williams and J. H. Cavannah will be judges.

Commodore, bring the gentleman a highball!" Great dope!

Street report has it that the liquor dealers' association has selected its

POLITICAL ANNOUNCEMENTS

FOR CITY TREASURER

Geo. Cate

Incumbent

(Independent Candidate)

Election April 13th, 1908

FOR CITY TREASURER

C. D. Knutsen

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

A. B. Steel

Incumbent

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

H. B. Ainsworth

Incumbent

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

R. D. Smith

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

John I. Lechner

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

Will J. Hess

(Independent Candidate)

Election April 13th, 1908

FOR CITY TRUSTEE

S. D. Barkley

(Independent Candidate)

Election April 13th, 1908

and office. There is "business administration" with a vengeance. It would be advisable, however, to make a date with the city clerk, if you desire to get into the office, for his office hours are decidedly limited. And yet Mr. Barkley desires the people to elect him as a trustee in order to give the city a "business administration!"

Don't forget the election for school trustee—one for the common school, and one for the High School. It seems a pity that so small a district as Grants with its few scholars, should have an equal say with Redondo with her twenty-eight high school pupils at present and a probable sixty for the next term. That makes it all the more important that we secure the best man possible for the new board.

After sending a friend to make a canvas of business men to find out whether they preferred himself or Joe Guthrie for marshal, and learning that 15 out of 17 preferred Guthrie, J. K. Smith wisely decided to withdraw from the marshalship race. This leaves the field to Stanchfield, and Guthrie.

The Breeze insists that a business administration is to be sought for

FOR CITY CLERK

A. M. Harter

(Independent Candidate)

Election April 13th, 1908

FOR CITY CLERK

Chas. J. Creller

(Independent Candidate)

Election April 13th, 1908

FOR CITY CLERK

Joseph Whomes

(Independent Candidate)

Election April 13th, 1908

FOR CITY CLERK

C. O. Demsey

(Independent Candidate)

Election April 13th, 1908

FOR CITY MARSHAL

Lee Stanchfield

Incumbent

(Independent Candidate)

Election April 13th, 1908

Vote for the man who will do what is right, first, last and all the time—

Mel. J. More

116 Benita Ave.

FOR CITY MARSHAL

(Independent Candidate)

Election April 13th, 1908

FOR CITY MARSHAL

Joe Guthrie

(Independent Candidate)

Election April 13th, 1908

COMMERCIAL PRINTING

The Reflex

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COMMISSION APPROVES
OF PROPOSED ROAD.

The proposed boulevard from Redondo to Long Beach will in all probability soon be a reality. C. E. Daggett, Martin Marsh and Geo. Bigsley of the Los Angeles county highway commission, were conducted over the proposed route Tuesday by P. S. Venable. They expressed their approval of the route and will recommend to the county supervisors that the road be improved and macadamized, providing that portion passing through Wilmington is improved by that city.

The new route is shorter by several miles than the old road to Long Beach and starting from the south end of Clifton follows the foothills, then taking a southeasterly direction connects with Fourth street in Wilmington.

A system of 70 boulevards over the county is proposed, for which a \$3,000,000 bond issue is to be made.

This road from Redondo to Long Beach will connect with the boulevard from San Pedro to Los Angeles, and a loop of boulevards will be built between Los Angeles, Redondo and

AT HOME

IN OUR NEW LOCAL

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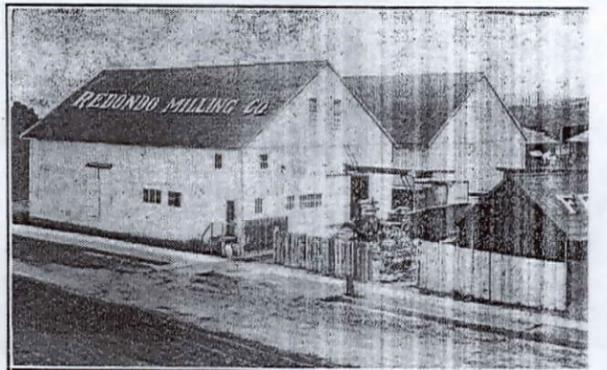
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We are selling

ELECTRIC TOASTERS

THE REDONDO REFLEX

OFFICIAL PAPER

REDONDO BEACH, LOS ANGELES COUNTY, CALIFORNIA, THURSDAY, APRIL 16, 1908.

VOL.

RESULT OF ELECTION

Largest Vote in the History of Redondo Was Polled on Monday.

Not merely to the losing side, but the candidates elected and their followers, was the result of Monday's election a great surprise. For while the losing side was to say the least, amazed at the election of the entire position ticket, the latter were in a state of being overwhelmed by the large majority by which the election was won. It is safe to say that even the most sanguine of them did not expect to be by such a majority.

While unusual interest was taken in the election, each side exerted its efforts for their candidates' election and a larger vote was polled than before in the history of the town. The election was a quiet one—much more so than that held at our neighboring city, Hermosa Beach.

The total vote polled was 639. Following is given a list of the candidates, with the number of votes cast for each:

For Trustees.	
I. Lechner	393
J. Hess	364
D. Barkley	325
D. Smith	267
B. Ainsworth	243
B. Steel	230

For Clerk.	
C. C. C. C.	230
Harter	169
Demsey	134
Thomes	53

For Marshal.	
Stanchfield	431
Guthrie	164
M. J. More	10
Smith	5

For Treasurer.	
Cate	319
Knutsen	262

For Marshal.	
Stanchfield	431
Guthrie	164
M. J. More	10
Smith	5

For Treasurer.	
Cate	319
Knutsen	262

For Marshal.	
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For Marshal.	
Stanchfield	431
Guthrie	164
M. J. More	10
Smith	5

For Treasurer.	
Cate	319
Knutsen	262

WINS AT HERMOSA.

Mr. Burbank, Mr. Carlson and others interested in the new Port Orient railway company.

The Citizens' ticket was elected, as follows, the vote standing almost two to one:

City Trustees, Arthur Jones, Otto Meyer, Harry E. Smith, Theodore H. Haneman, Devereaux A. Hollowell; city clerk, Herman Vetter; city marshal, E. L. Ferriell; city treasurer, Stephen B. Yeoman.

ADMIRAL SPERRY ACCEPTS INVITATIONS HERE.

Two telegrams were received from San Diego in Redondo Wednesday which indicated the interest shown in the visit to Redondo by the officers and sailors who are about to visit the town.

W. T. Maddex, of the Los Angeles & Redondo company, received the following telegram:

"No parade on Sunday. Fleet will anchor at Redondo at noon Sunday. Vessels open to visitors from one until five o'clock. On week days from ten until five. Great enthusiasm aboard boats coming here. Admiral will be present at all festivities."

Manager Woollacott received a telegram in which Admiral Sperry and his officers accepted the invitation extended by the hotel management to the reception and ball Friday evening.

BATTLESHIPS TO COME DIRECT

The four battleships, the Alabama, the Illinois, the Kearsarge and the Kentucky, of the fourth division of the fleet, will arrive at Redondo Saturday evening at about 4:30 o'clock instead of Sunday morning, as at first announced.

Official notice of the change of program was received Thursday by President C. H. Burnett of the Chamber of Commerce.

The sixteen battleships of the fleet will arrive at San Pedro at 3 o'clock Saturday afternoon as previously announced. Immediately after the reception committee of the Los Angeles Chamber of Commerce has welcomed the officers and men on board the flagship, Connecticut, the fleet will separate, one division coming to Redondo, one going to Santa Monica, and one to Long Beach.

SPECIALS FROM INTERIOR TO REDONDO BEACH.

The Three Roads Running Here to Run Many Extra Cars.

All of the railroads coming into Redondo, the Los Angeles & Redondo, the Los Angeles Pacific and the Santa Fe, will have special service between here and Los Angeles and a number of special trains from interior points will be run by the Santa Fe during fleet week.

The Los Angeles & Redondo road will have a four minute service from Los Angeles and from Redondo on Sunday; Monday, Tuesday, Wednesday and Thursday, ten minute service; Friday, (beach day) five minute service, and Saturday, ten minute service.

The Los Angeles Pacific road will give a five minute service to Venice and as many cars from Del Rey to Redondo as necessary.

Commencing Sunday the Santa Fe will have extra service from Los Angeles to Redondo, when trains will leave La Grande station at 8:30, 9, 10:30 and 11 a. m., 12 m., and 1:30 p. m.

A special train will start from Redlands at 8:20 every morning, from

SERVICES ON EASTER

Elaborate Musical Programs Have Been Prepared By the Redondo Churches.

Easter, the most important festival in the Christian calendar, will be fittingly observed in the various churches of Redondo Sunday.

Appropriate sermons, special music and floral decorations are features of the services at the churches in honor of the anniversary of the Resurrection.

At the Congregational church Rev. W. P. Hardy will deliver a sermon on Sunday morning on "The Great Resurrection," and in the evening he will take for his subject "If Jesus Had Not Risen—What!"

The following musical program has been prepared:

Morning Service.
Organ, Easter March...Mrs. Meacham
Processional, "The Bells of Hope"
.....Girls' Chorus
Anthem, "Let Us Sing for Joy".....Choir

Evening Service.
Solo, "Jerusalem, Awaken" (with violin obligato).....Miss Bowman
Offertory.....Miss Bartz
Violin.....Mrs. Meacham
Duet, "The Savior Liveth".....Mrs. L. Buckingham, Miss Hathorn (Violin obligato, Miss Bartz)

The special Easter music at the M. E. church will be rendered by the children of the Sunday school who have been trained by Mrs. F. A. Ziegler.

A short musical program will be given at 10 o'clock, the Sunday school hour, by the children and for the evening an elaborate program has been arranged for an Easter concert by the children.

Several infants will receive baptism at the Sunday morning service.

The following is the order of service to be conducted at Christ Episcopal Church:

Holy communion, 7:30 to 2:15 o'clock.
Administration of baptism, 9:30 o'clock.
Easter festival service at 3:30 o'clock, at Hermosa.

The following musical program has been prepared for the 11 o'clock service:

Te Deum.....Von Boskerck
Veinte, Christ our Passover.W. Crotch
Hymn, "Welcome Happy Morning".....Calkin
Hymn, "Come Ye Faithful".....Sullivan
Hymn, "Christ, the Lord, is Risen".....Mozart
Solo, "The Resurrection".....Shelley
Miss Adele Hauxhurst.

Services will be held by the Christian Science church at 11 o'clock. The subject of the reading from the "Christian Science Quarterly" for the day is, "Doctrine of Atonement." A solo, "Hosannah," will be sung during the service.

SURPRISED TENDERED MR. AND MRS. CULLER.

Pythian Sisters Give Popular Couple a Farewell.

Mr. and Mrs. Culler were delightfully surprised at their home at Culler station on the Inglewood line on

were served by the ladies of the party. A handsome Pythian pin was presented to Mrs. Culler by her sisters, Mrs. Rose Blum and Miss Bert Shafer.

Those present were Messrs. and Mesdames L. Culler, L. E. Retting, Lee Stanchfield, D. J. Pitts, J. P. Erickson, F. B. Martin, A. L. Welton, L. W. Cissel, O. T. Clutter, C. J. Creller, C. Brandt, Will Culler, Mrs. Rose Blum, Mrs. Herbert Culler, Mrs. J. F. Lerch, Messrs. D. H. Bruce, John Keppel and J. A. Severance.

PYTHIAN SISTERS ENTERTAINED.

At the close of the business session of the Pythian Sisters Thursday evening, those present were served with ice cream by Mr. and Mrs. L. Culler. This part of the program was an enjoyable surprise planned by Mr. and Mrs. Culler.

At the business session Mrs. J. F. Lerch was chosen representative and Mrs. A. F. Welton alternate, to the Grand Lodge, which meets at Long Beach in May.

FOUND WOMAN ON HERMOSA BEACH.

She Was Unable to Remember Her Name or Address.

Lying in what appeared to be an unconscious state on the beach at Hermosa, Mrs. O. H. Palmer, a highly respected resident of Rosecrans, was discovered Friday evening by a young woman employed as housekeeper at Hermosa.

A telephone message was sent at once to Marshal Lee Stanchfield, and the woman was brought to Redondo by him. While able to talk the unfortunate woman's mind seemed a blank, and she was unable to tell even her name. She was taken to The Emerald and there cared for by Mrs. Rose Blum, the landlady. Dr. Hancock was called, as the woman complained of a severe pain in her head, and medical attention given her.

From a one-way ticket from Los Angeles to Rosecrans and a receipt signed by a resident of Rosecrans, the husband of the woman was located Saturday.

Mr. Palmer, who is a well to do resident of Rosecrans, came Saturday afternoon and took his wife home. She had been in ill health for some time and it is thought that suddenly becoming ill while shopping in Los Angeles she perhaps boarded a Del Ray car by mistake and got off at Hermosa while in a dazed condition. Her husband was not alarmed by her absence, as he supposed she had remained in Los Angeles with friends.

WALKED TO LOS ANGELES.

A. J. Hamilton, a waiter in one of the local restaurants, while in a half-crazed condition walked from Redondo to Los Angeles, about a week ago. Hamilton, who had been rooming at The Emerald, left all of his effects there and was not heard of until some days later, when he arrived at the home of his brother in Los Angeles, in a pitiful condition. He had no shoes and his clothes were in a dilapidated condition.

MRS. CULLER ENTERTAINS THE SAN PEDRO CLUB.

Mrs. Herbert Culler of Pacific avenue delightfully entertained the Five Hundred Club of San Pedro Thursday afternoon.

The afternoon was devoted to cards, after which the hostess served a dainty luncheon. Mrs. Culler was assisted by Miss Florence Brady, Mrs. Harry Jones of Los Angeles and Mrs. Will Culler.

ALONG THE STRIP

Flotsam and Jetsam Gathered From Napa Beaches.

Former County Treasurer Jones of Santa Monica, appointed by Judge Rives as executor, under \$603,000 bond, lion dollar estate of his late Mrs. Doria Jones.

A number of companies lands about Santa Monica propose of developing oil fields exist from the seacoast to the mountains. J. A. St. R. Wheat, T. H. Dudley have leased large tracts the Garapatos mountain di Amalgamated Oil Company to have leased the Wolfskill 10,000 acres and also another eighty acres lying south ranch. Two wells have been on the Wolfskill ranch.

For years the Long Wharf been the Mecca of the fish this section, as it ran so fast the water that one could catch the kind of fishing desired, length, from surf fish to halibut since the abandonment of Wharf by the Southern Railway fence has been built around the wharf, and a padlocked entrance. A watchman is duty on the wharf to see chance piscatorial artists not awed into submission signs and padlocked gate, made back by that functionary. new municipal wharf is forming the foot of Colorado avenue form a very convenient substitute the Long Wharf, and until the people may tell of former times at the Long Wharf.—Santa Monica Outlook.

That "Don't Talk to the Press" sign has been suddenly transferred from a dead letter into a live one. Inspectors on the L. A. P. received orders to report all such cases, but habitually suspended for the offense. Motormen will not be defensible such cases, but habitually passengers who regularly "front end" men. Several approved for talking reply best efforts to comply with are resisted by certain passengers insist on talking and only later informed that it is sure to be a letter for the man at the table. Letters in the nature of a warning advised for these offenders. considerable force of inspectors is constantly traveling over the city system. Since the broad-gauge has been in operation it has increased. The closest watch kept and anything more than "How do you do?" from the business end of a car is cost him several days' wages.

FAMILY DINNER PARTY

Mr. and Mrs. F. L. Perry avenue entertained a family party Wednesday evening a well for Mr. Frank Palmer, Thursday to enter the navy at Mare Island, and for Mr. H. C. Howard and Dr. and Mrs. Metzgar, who went to Napa. Four generations were represented among those present, the oldest

2011 2300

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

RECEIVED BY:
DATE RECEIVED: 11/8/11

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: 229 Avenue C	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 33 BLOCK: 5 TRACT: 2546 ASSESSOR'S PARCEL NUMBER: 7509 007 033	ZONING: R1
	RECORDED OWNER'S NAME: Daniel A. Marshall & Lorie A. Doswell Marshall MAILING ADDRESS: 229 Avenue C, Redondo Beach CA, 90277 TELEPHONE: 310-316-5596 FAX #:	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, SFR	
	2. Indicate type of construction (wood frame, masonry, etc) Wood Frame, Lathe & Plaster	

3. Indicate architectural style: Spanish Colonial, sometimes referred to as Spanish eclectic.

4. Indicate the year main structure was built (indicate factual or estimated): 1923 as per City records.

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

If yes, indicate rating: C?

6. Other information (provide any useful additional detail regarding the proposed landmark's architectural style, history, etc): Was built by former city Mayor Lechner, as noted on concrete marker on parkway in front of house. Current owners bought from direct descendants of original owner/builder. So, property was passed down thru family then finally sold by Grand daughter of original owner. Original structure has not changed since minor addition in 1925.

OWNER'S AFFIDAVIT

Project address: 229 Avenue C, Redondo Beach, Ca 90277

Project description: Application for Landmark Designation

I (We) Daniel A. Marshall & Lorie A. Doswell Marshall, 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): *[Handwritten Signature]*

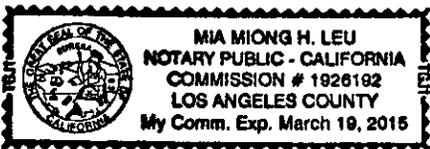
Address: 229 Avenue C
Redondo Beach, CA 90277

Phone No. (Res.) 310-316-5596
(Bus.) _____

Subscribed and sworn to before me this 4TH day of NOVEMBER, 2011
by Daniel A. Marshall and Lorie Doswell Marshall.

[Handwritten Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) SS



Robert DeJernett
2209-A Marshallfield Lane
Redondo Beach, Ca 90278-0505
310/376-4250
email: huegenot@gmail.com

27
February 27, 2012

Alex Plascencia
Planning Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, Ca 90277

Subject: Preservation Commission action

Alex:

Attached is my proposed modifications to the city Historic Resources Ordinances which I would like to be placed on the next meeting agenda. Please distribute copies to all the commissioners

Respectfully



Robert DeJernett

Item #9

DRAFT February 7, 2012

**PROPOSED REVISION TO HISTORIC RESOURCES PRESERVATION
ORDINANCE**

The Preservation Commission recommends that the City Council modify the Historic Resources Ordinance as follows:

BACKGROUND

The possibility exists that owners of landmark structures can take advantage of the Mills Act and the tax deductions therein without fulfilling the guidelines of the ordinance. Because of reduced staffing, resources and time the Planning Department cannot properly evaluate historic structures being applied for landmark approval. The burden of proof should fall on the applicant. The Planning Department and Preservation Commission needs sufficient detailed information on the structure to determine whether or not it is a suitable candidate for a certificate of appropriateness. One of the proposed amendments will provide the data at no cost to the city.

Currently the city has no way of monitoring the maintenance of the building subsequent to the issuance of landmark status. The responsibility of maintaining the structure and the reporting of the maintenance schedule should be on the owner. A periodic reporting program is proposed herein.

1. **AMENDMENT OF SECTION 10-4.402 (b)**
The following conditions will be added:
(b)(1) All new applications for a certificate of appropriateness will include an Inspection report by a certified building inspector in conformance with the Department of Interior Guidelines for the Preservation and Restoration of Historic Structures. Inspection will include, but not limited to the checklist in Sec 10.4.702. Photographs of the exterior and interior of the structure and a plot plan showing the approximate location of the structure on the lot and other buildings will be provided.

2. **ADD THE FOLLOWING TO SECTION 10-4.702**
Every 5 years the owner will provide the city planning department with a new inspection report as described in Section 10-4.402. Copies of these reports may be passed on to the State of California Department of Parks and Recreation and the State Board of Equalization for review. All deficiencies in the inspection report must be taken care of within a period of 6 months. The applicant may apply for Economic hardship relief per Sec 10-4.402(d) should it be necessary.

3. AMEND SECTION 10-4.702 AS FOLLOWS:

Delete existing ordinance and add

All designated Historic Resources shall be preserved against decay and deterioration, kept in a state of good repair and free from structural defects. The purpose of this section is to prevent an owner or other person having legal custody and control over a property from facilitating demolition of a Historic Resource by neglecting it and by permitting damage to it by any cause whatsoever..

Consistent with all other state and city codes requiring that buildings and structures be kept in good repair, the owner or other person having legal custody and control of a property shall repair such building or structure if it is found to have any of the following defects:

1. Building elements so attached that they may fall and injure members of the public or property.
2. Deteriorated or inadequate foundation.
3. Defective or deteriorated flooring.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
5. Members of ceilings, roofs, ceiling or roff supports or other horizontal member which sag, split or buckle due to defective materials or deterioration.
6. Fireplaces or chimneys which list, bulge or settle due to defective material, settlement or deterioration.
7. Deteriorated, crumbling or loose exterior plaster.
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
9. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective coverings.
10. Any fault, defect or deterioration in the building which renders it structurally unsafe or not properly water watertight.
11. Faulty electrical wiring which may cause a fire.
12. Faulty plumbing which can leak and cause damage to the structure.
13. Improper drainage and rain gutters which may cause water to pond against the building or which will allow water to leak into the structure.
14. Infestation by termites or other destructive insects.

If the City Planning Department, Building Department, Fire Department or the City Preservation Commission has reason to believe that a Resource is being

neglected and subject to damage from fire, weather, deterioration or vandalism, they shall direct Planning Department staff to meet with the owner or other person having legal custody and control of the Resource and to discuss with them the ways to improve the condition of the property. If no attempt or insufficient effort is made to correct any noted conditions thereafter, the Preservation Commission may, at a noticed public hearing make a formal request that the Planning Department or other appropriate department or agency take action to require corrections of defects in the Resource in order that such Resource may be preserved in accordance with this article.



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: December 15, 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, December 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 Wednesday January 4, 2012.

PROJECT ADDRESS	PROJECT DESCRIPTION	PRELIMINARY STATUS	CASE PLANNER
2011 Belmont Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
810 Esplanade	Construction of a 3-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
2001 Artesia Blvd.	Conditional Use Permit to allow the operation of a music school within an existing mixed-use building	Categorically Exempt	Marianne Gastelum x2460

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		



**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: January 18, 2012

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, January 9, 2012. 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 January 30, 2012.

PROJECT ADDRESS	PROJECT DESCRIPTION	PROJECT STATUS	CASE PLANNER
2320 Marshallfield Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
2772 Artesia Blvd. #106	Operation of an art instruction studio with beer and wine service within an existing commercial building	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 | | |