

**PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH AGENDA  
WEDNESDAY, AUGUST 1, 2012  
STUDY SESSION- 6:00 P.M.  
SPECIAL MEETING- 7:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**6:00 P.M. – STUDY SESSION**

**CALL MEETING TO ORDER**

**ROLL CALL**

**SALUTE TO FLAG**

**OPEN STUDY SESSION**

- I. **STUDY SESSION: FOR PRESENTATION BY APPLICANT AND TO CLARIFY AND UNDERSTAND PROJECT DETAILS FOR PROPERTY AT 128 S. CATALINA AVENUE**

**RECOMMENDATION: RECEIVE AND FILE PRESENTATION FROM APPLICANT**

**ADJOURN TO SPECIAL MEETING**

**I. OPENING SESSION**

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

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.*

4. Approval of Affidavit of Posting for the Preservation Commission Special Meeting of August 1, 2012.
5. Approval of the following Minutes: Regular Meeting of May 2, 2012.
6. Receive and file the Strategic Plan Update dated July 17, 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 local historic landmark.

APPLICANT: Jeff and Jennifer Goldman  
PROPERTY OWNER: Same as applicant  
LOCATION: **413 Emerald Street**  
CASE NO. 2012-08-LM-002  
RECOMMENDATION: Staff recommends approval

- 9. A Public Hearing to consider a request for designation of the building and property as a local historic landmark and Certificate of Appropriateness to allow the construction of a second dwelling unit.

APPLICANT: Jim Tseng  
PROPERTY OWNER: Same as applicant  
LOCATION: **225 S. Francisca Avenue**  
CASE NO. 2012-08-LM-003 and 2012-08-COA-001  
RECOMMENDATION: Staff recommends approval

- 10. A Public Hearing to consider a Certificate of Appropriateness to allow the remodel of an existing Potential Historic Resource.

APPLICANT: MA Center LA  
PROPERTY OWNER: Same as applicant  
LOCATION: **128 S. Catalina Avenue**  
CASE NO. 2012-08-COA-002  
RECOMMENDATION: Staff recommends approval with conditions

**IX. UNFINISHED BUSINESS**

**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, September 5, 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](http://www.redondo.org) under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

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

### **APPEALS OF PRESERVATION COMMISSION DECISIONS:**

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

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

July 26, 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 Special 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 August 1, 2012, Special Meeting of the City of Redondo Beach Preservation Commission on Thursday July 26, 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  
SPECIAL 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 Special Meeting Agenda of August 1, 2012  
(agenda date)

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

Posted on: 7/26/2012 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

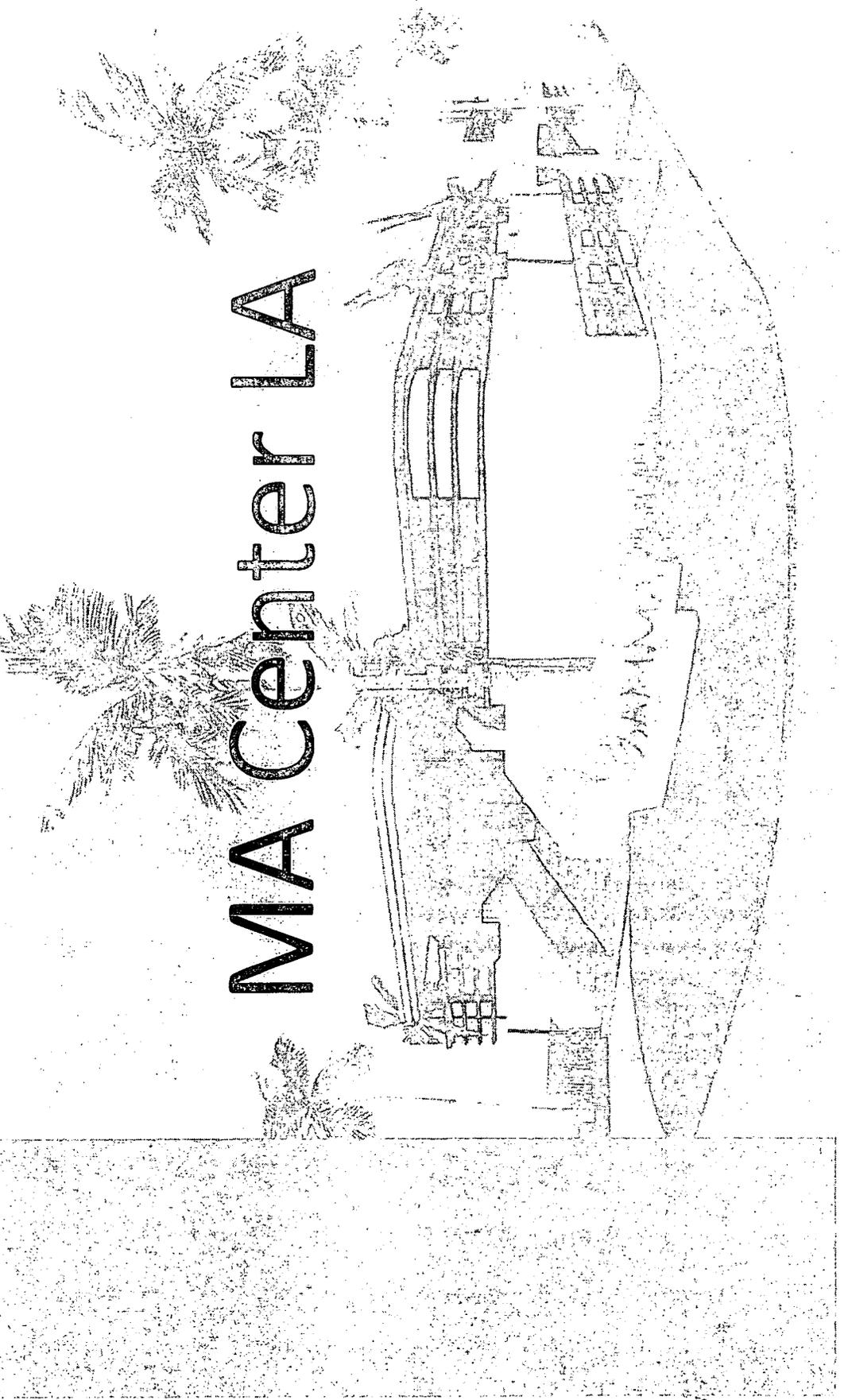
  
Signature

7/26/12  
Date:

- I. **STUDY SESSION: FOR PRESENTATION BY APPLICANT AND TO CLARIFY AND UNDERSTAND PROJECT DETAILS FOR PROPERTY AT 128 S. CATALINA AVENUE**

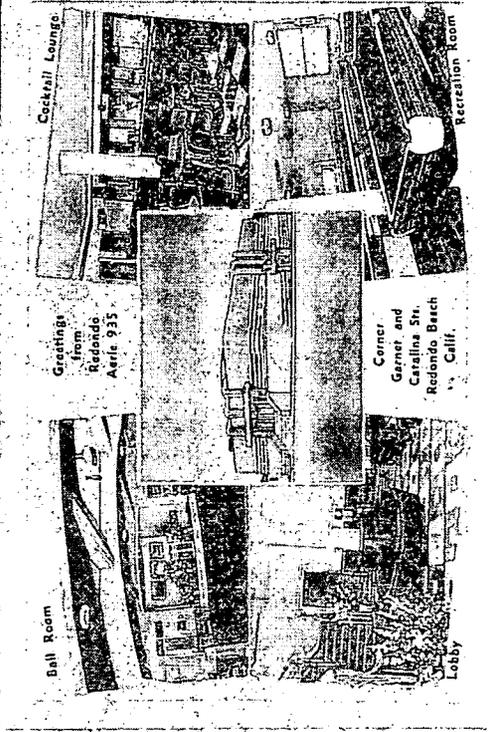
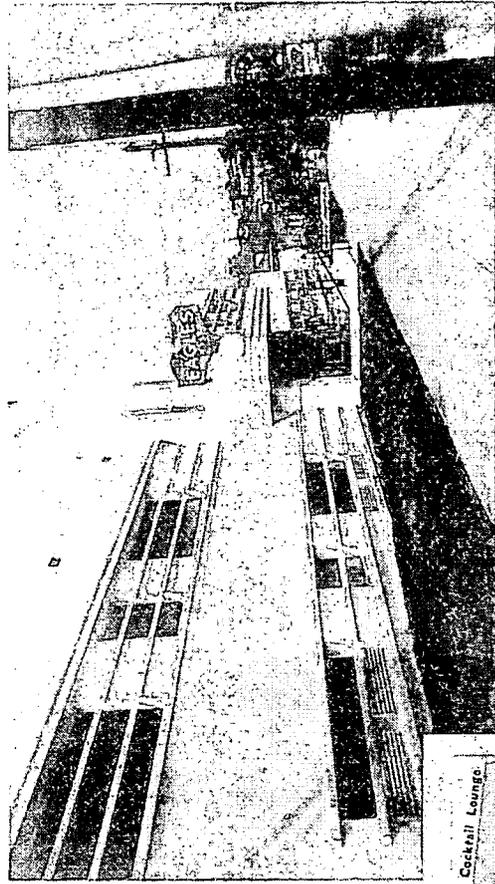
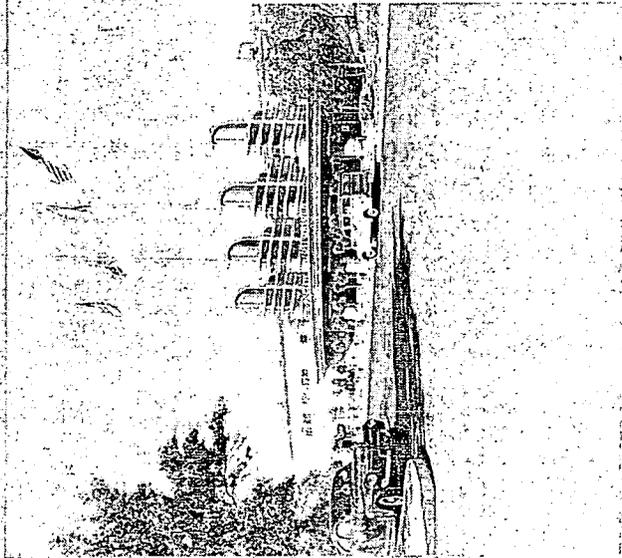


# LA MA CENTER



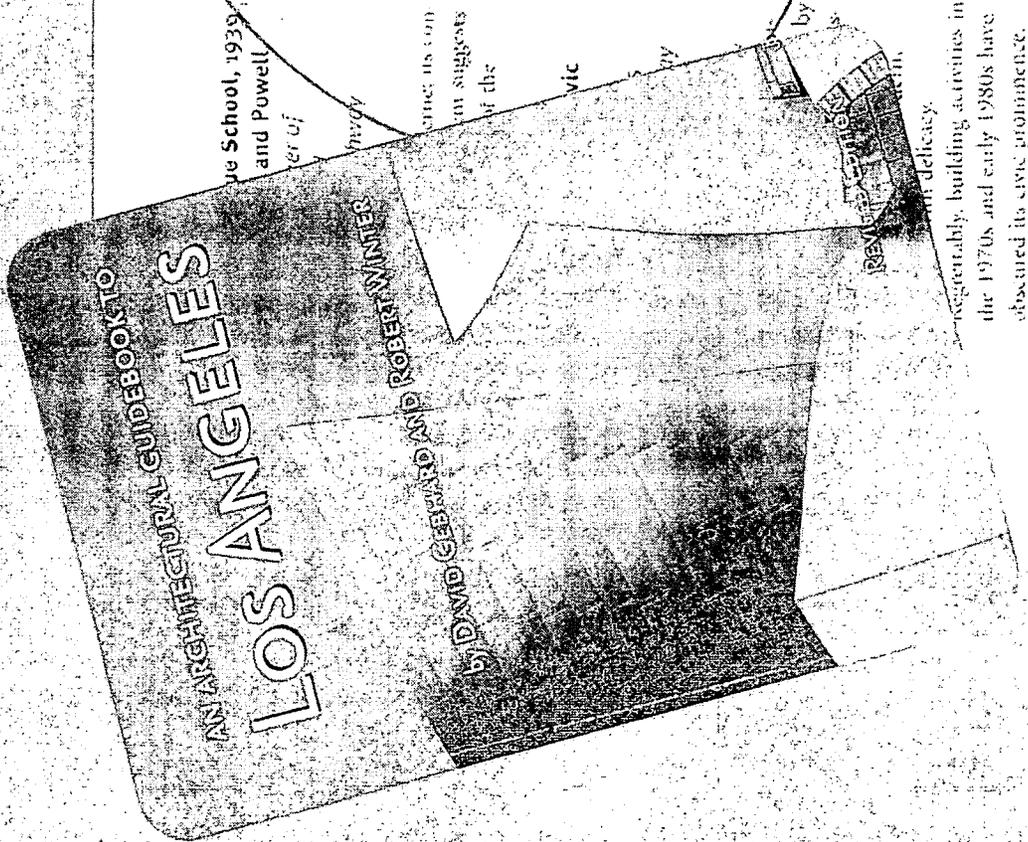
# M.A. Center Inspiration

Streamline Moderne Style



## Former Eagles Lodge

# Identified as Historically Significant



AN ARCHITECTURAL GUIDEBOOK TO LOS ANGELES •

ve School, 1939,  
and Powell  
er of

BY DAVID GEBHARD AND ROBERT WINTER

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an suggests  
of the

vic

by

RECENTLY  
REPRINTED

with delicacy

regrettably, building activities in  
the 1970s and early 1980s have  
obscured its civic prominence.

12. Redondo Union High  
School, 1931 and later

14. Eagles Building, 1949  
Northwest corner of  
Catalina Avenue and  
Garnet Street  
Redondo Beach

An almost pure late-1940s  
Streamline Moderne building,  
constructed ten years later. Two  
groups of bands run horizontally  
across the two façades, connect-  
ing all the windows together. The  
entrances are emphasized by ver-  
tical projections that crawl up  
and over the parapets. Recent  
remodeling has removed the  
important horizontal bands.

15. United California Bank  
Building (now First Interstate  
Bank)-1970

Roland E. Coate Jr.,  
Stanley Kamebins  
1720 Elena  
Redondo Beach

A cutaway passage leads one  
between two tightly enclosed vol-  
umes. One of the volumes rises to  
form a natural pylon for the sign.  
Within, warm wood detailing

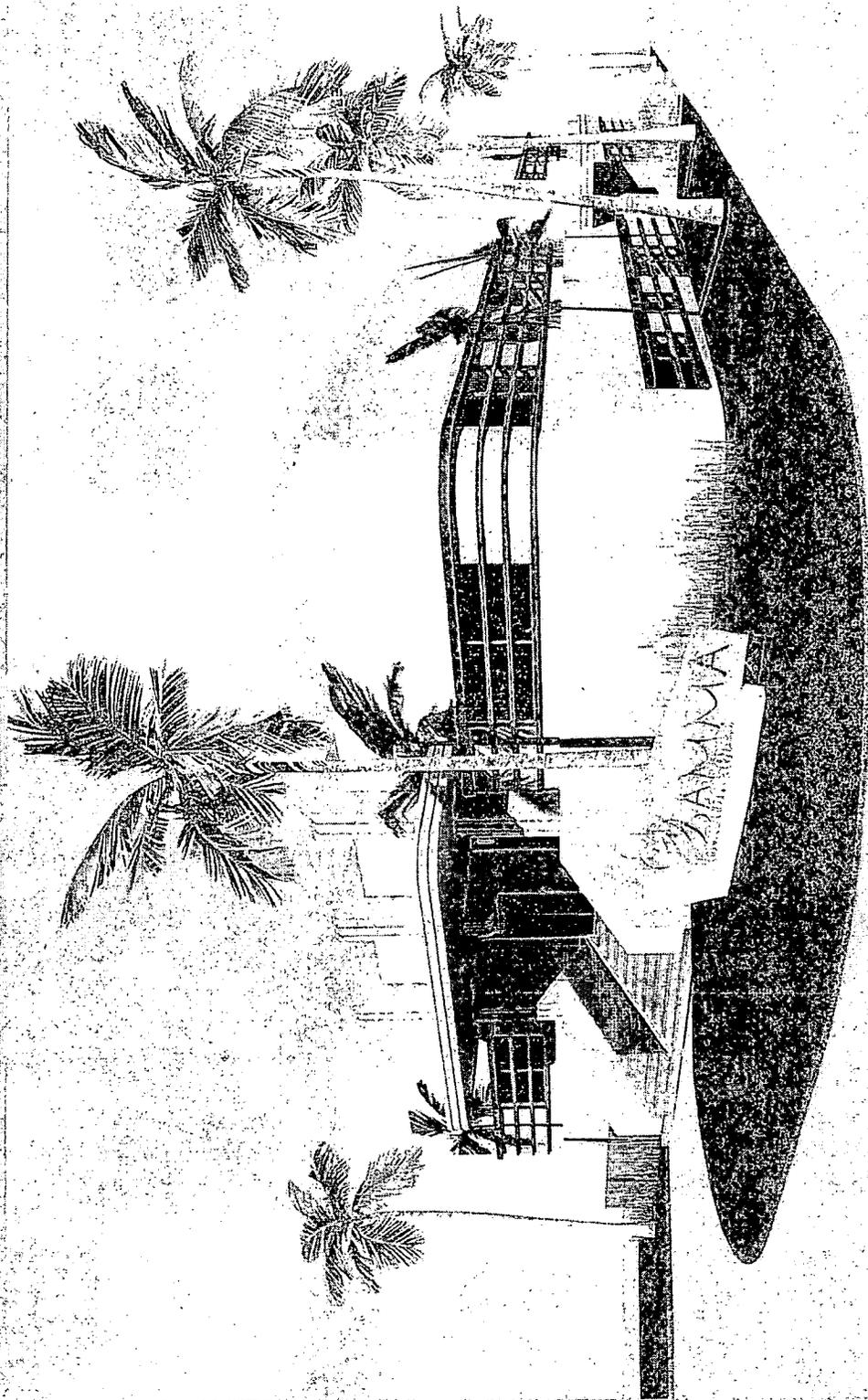
17. Reid House, 1928  
Mark Daniels  
124 Via Monte d'Oro  
Hollywood Riviera  
Torrance

Daniels was one of California's  
gifted exponents of the Spanish  
Revival—in both architecture and  
landscaps gardening. The Reid  
House clearly illustrates his  
understanding of Spain's total  
Andalusian forms. The house and  
its siting also indicate how the  
original concept of the  
Hollywood Riviera was intended  
to be composed of large villas, set  
within ample grounds—some-  
thing that did not occur.

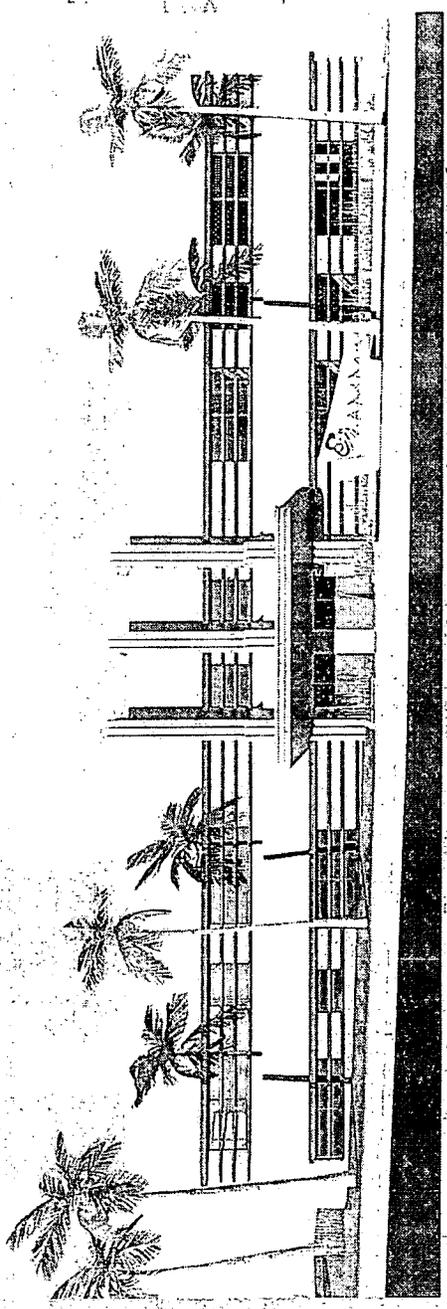
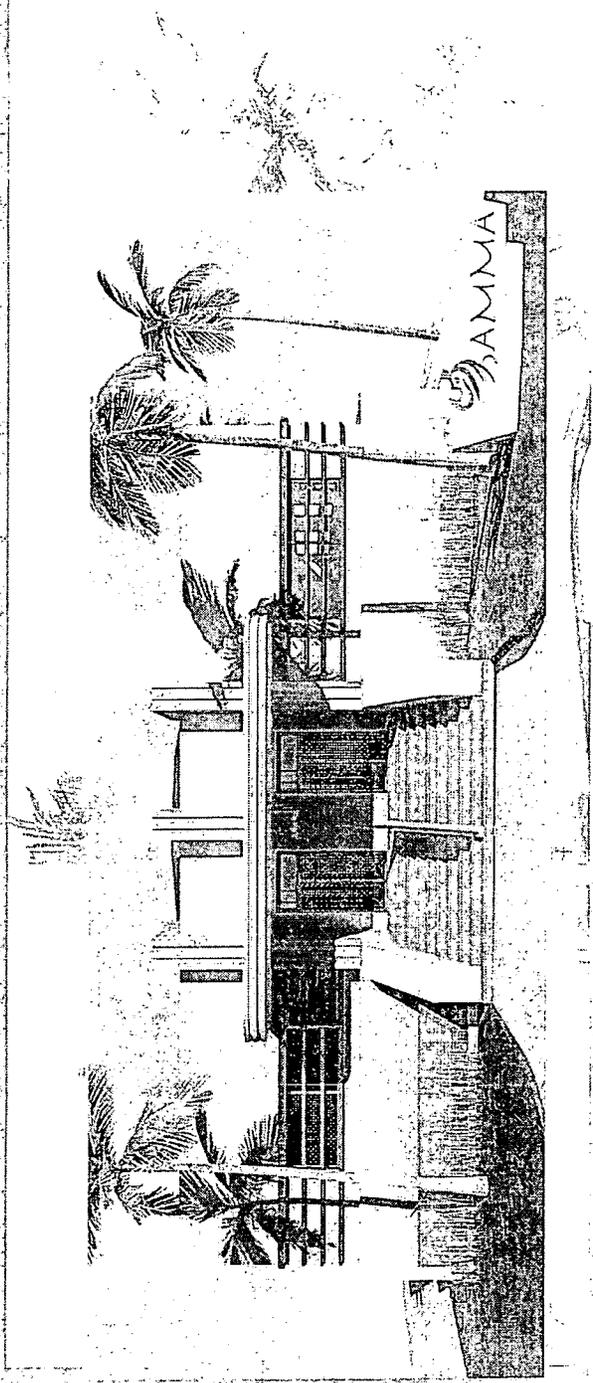
18. Von Koerber House,  
1931-32  
R. M. Schindler  
408 Via Monte d'Oro  
Hollywood Riviera  
Torrance

Though little known, the  
Von Koerber House is one of  
Schindler's most interesting  
designs. The interior is confused

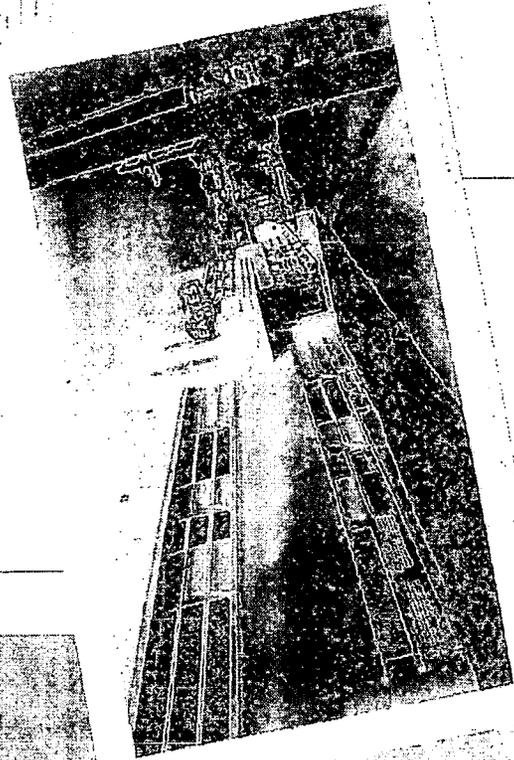
# Proposed Design: Rehabilitation



# Proposed Design: Rehabilitation



# Design: Historical Documentation

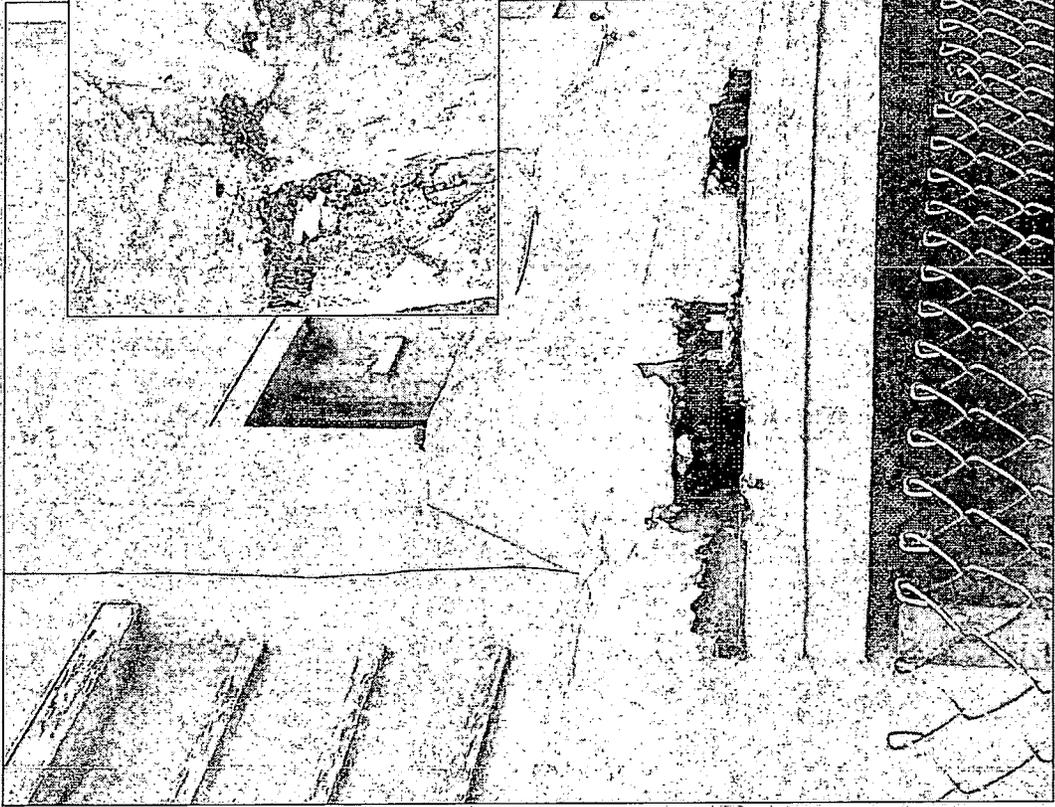
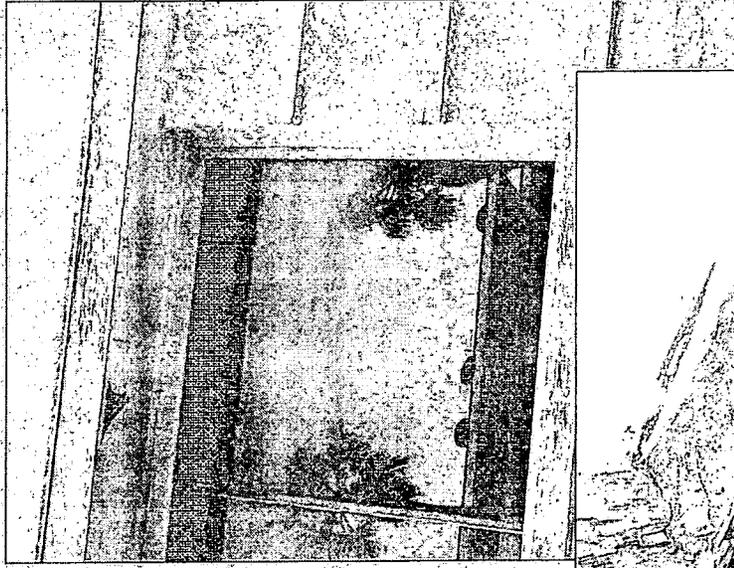


REVISIONS	
1	Initial Design
2	Structural Analysis
3	Material Selection
4	Final Design

## Proposed Project Components:

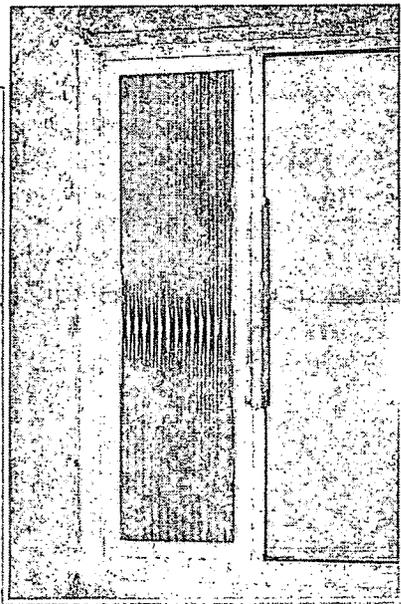
- Retain Existing Use as a Community Center
- Rehabilitate Exterior Based on Historic Drawings and Photos
- Provide Adequate ADA Access to Interior
- Replace Non-original Stucco with Smooth Stucco
- Re-introduce Bands Across Windows
- Repair and Replace Deteriorated Window Frames
- Introduce Compatible Operable Windows
- Salvage and Reuse Existing Fluted Glass (as possible)
- Re-introduce Glazed Doors Based on Original Plans

# Evaluation: Existing Condition

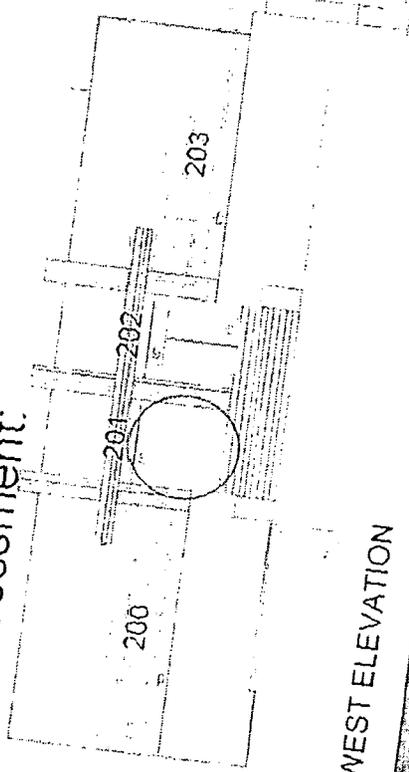




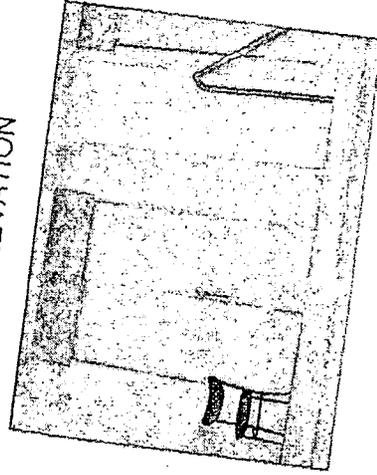
# Conditions Analysis: Doors



Door Assessment:

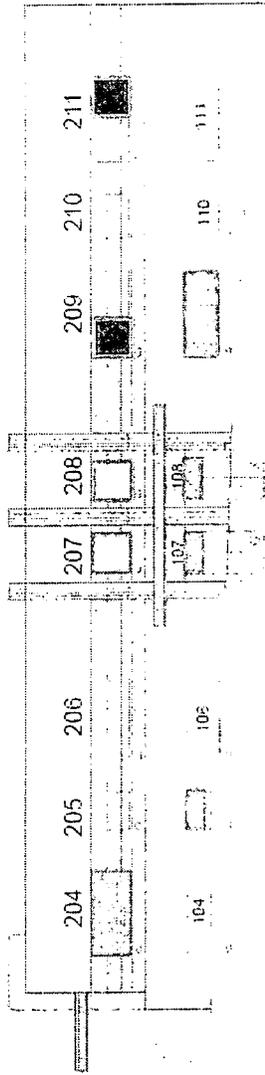


WEST ELEVATION



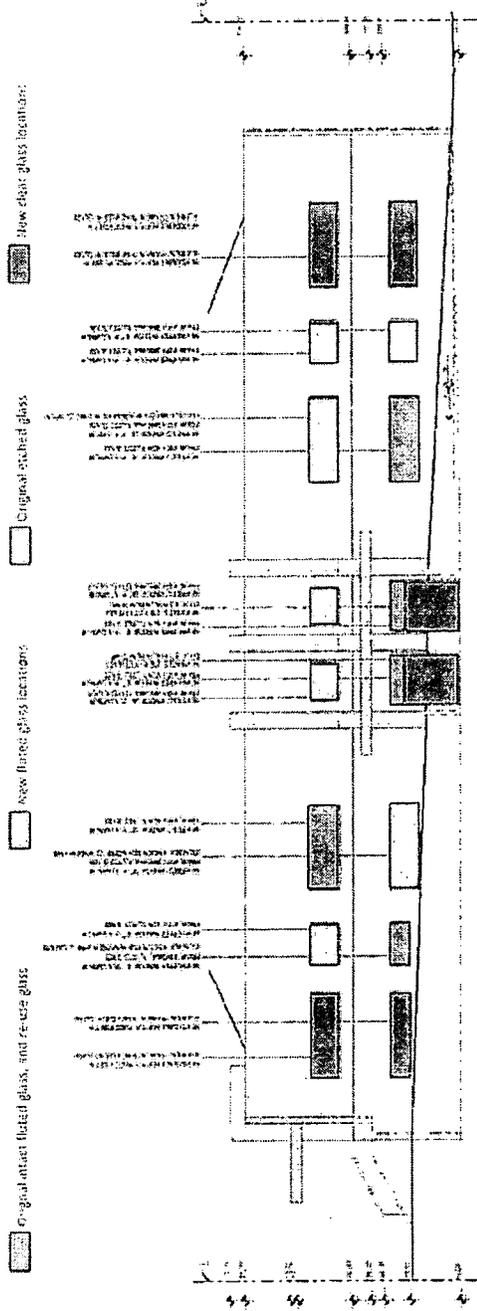
- Original opening
- Non-original door
- Non-original hardware
- Recommend replace doors with glazed doors as shown in original design plans

# Analysis of Reusable Fluted Glass



Original fluted glass (half)
  Original etched glass
  Original fluted glass

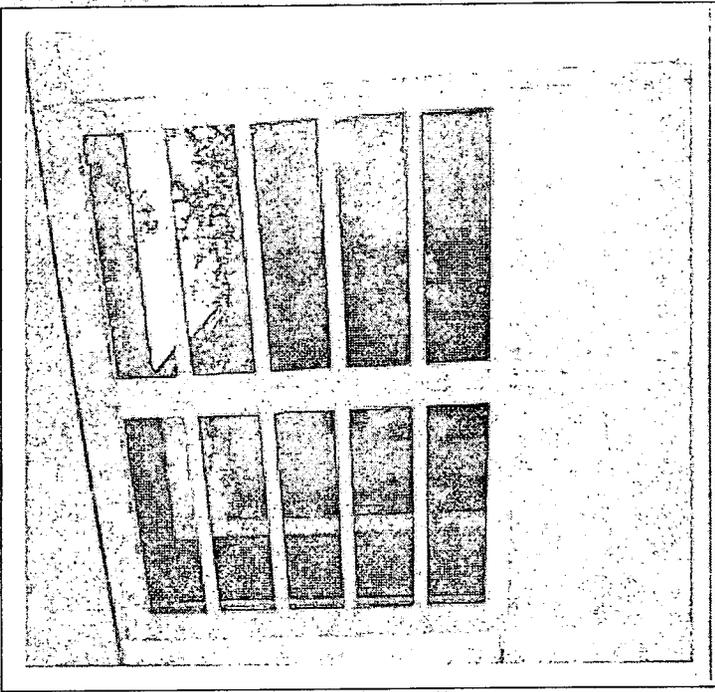
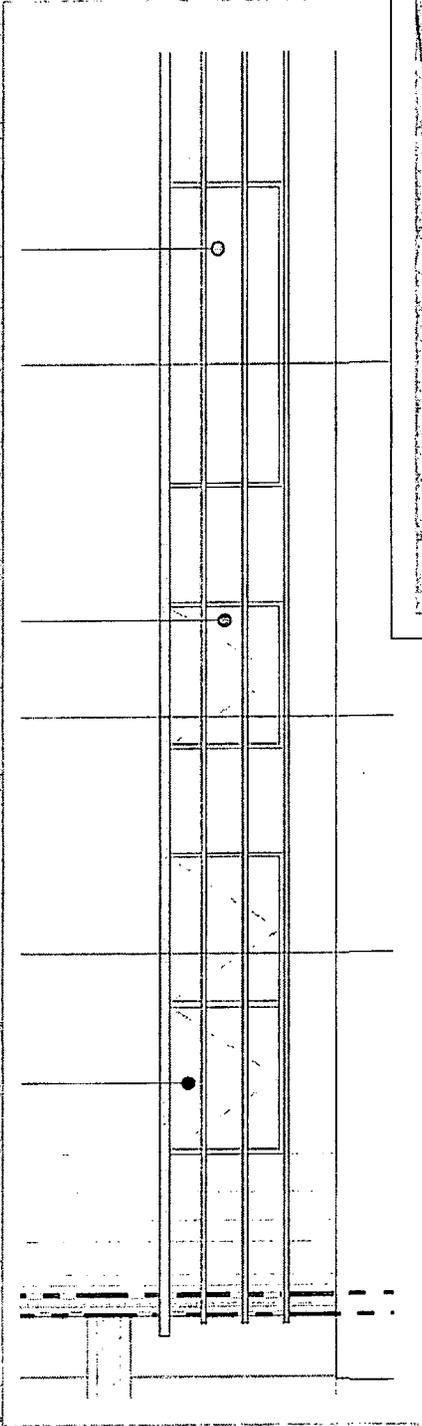
SOUTH ELEVATION



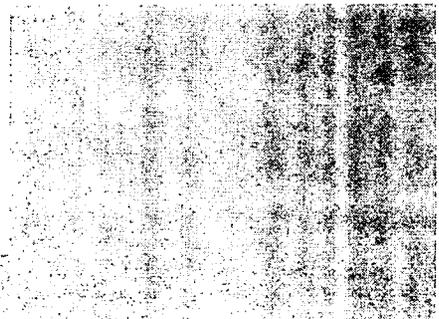
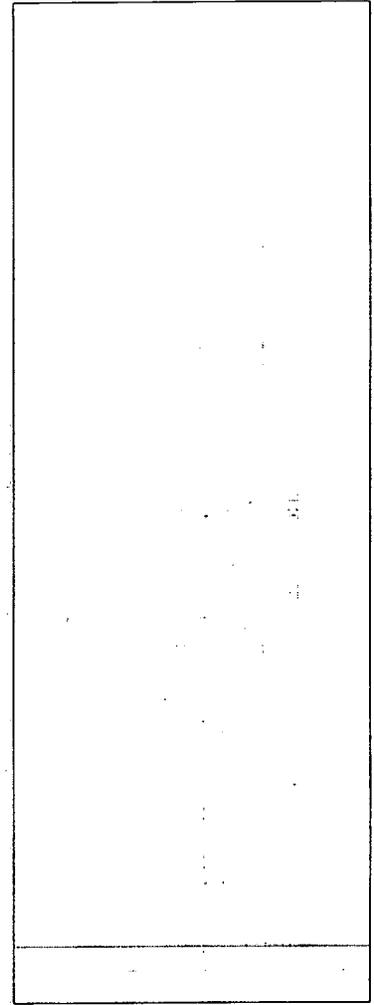
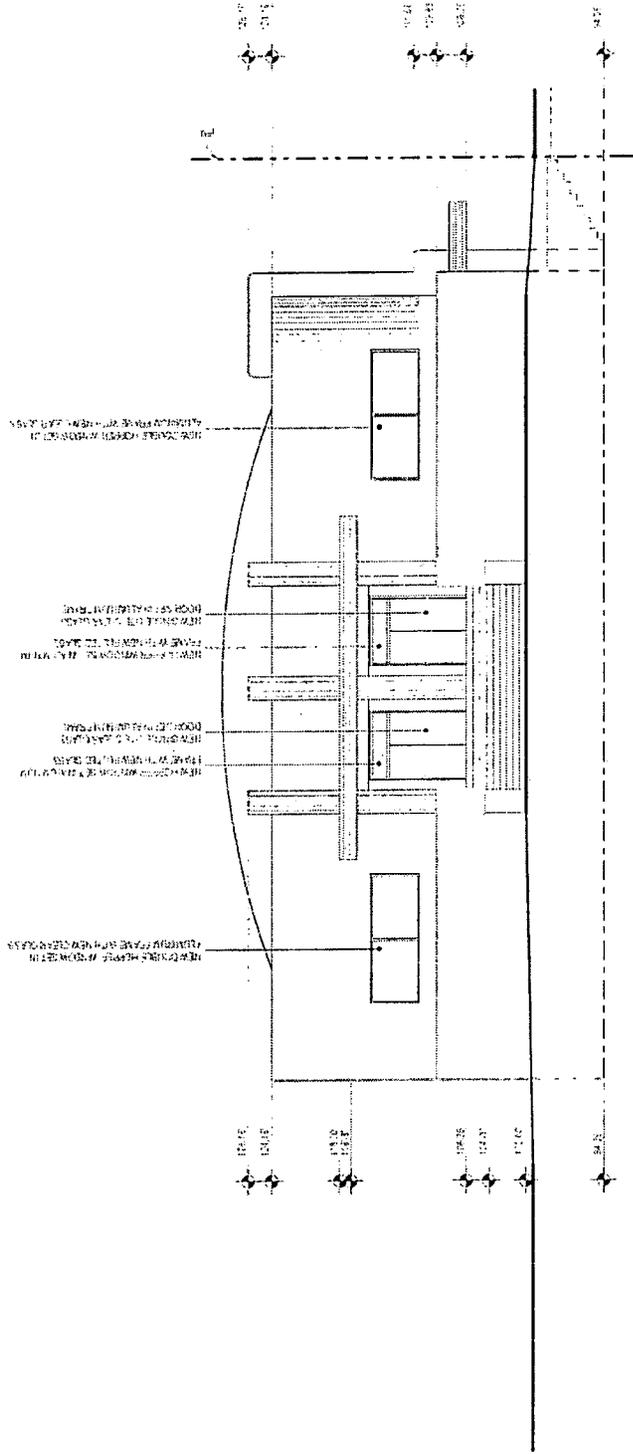
Original etched fluted glass
  New fluted glass locations
  Original etched glass
  New glass locations

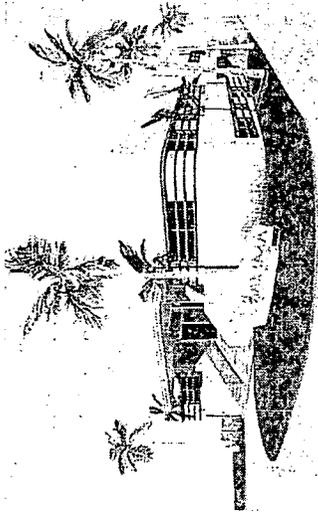
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" (VERTICAL & HORIZONTAL)

# Proposed Window Types



# Proposed DoorTypes

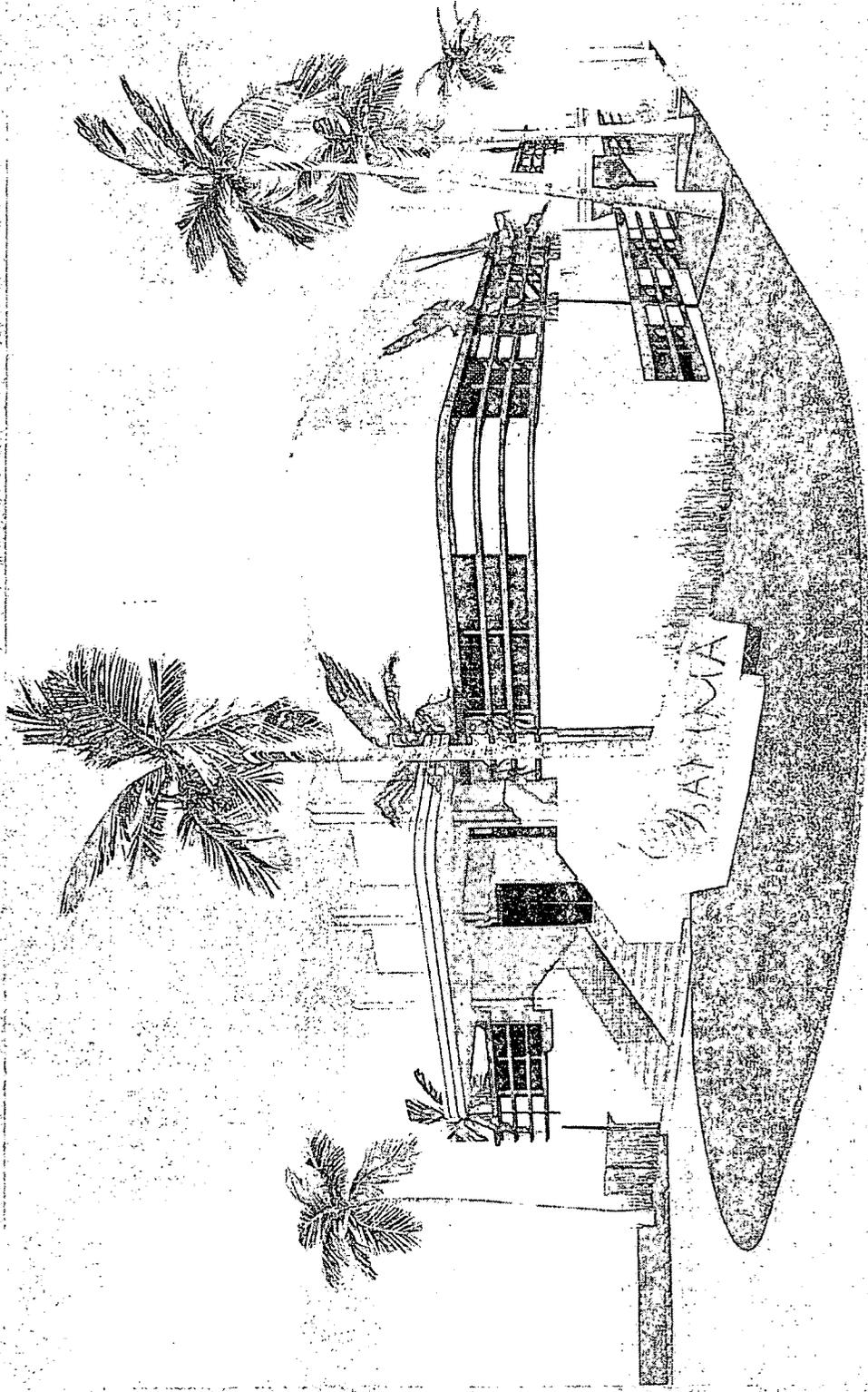




## Project Components:

- Retain Existing Use as a Community Center
- Rehabilitate Exterior Based on Historic Drawings and Photos
- Provide Adequate ADA Access to Interior
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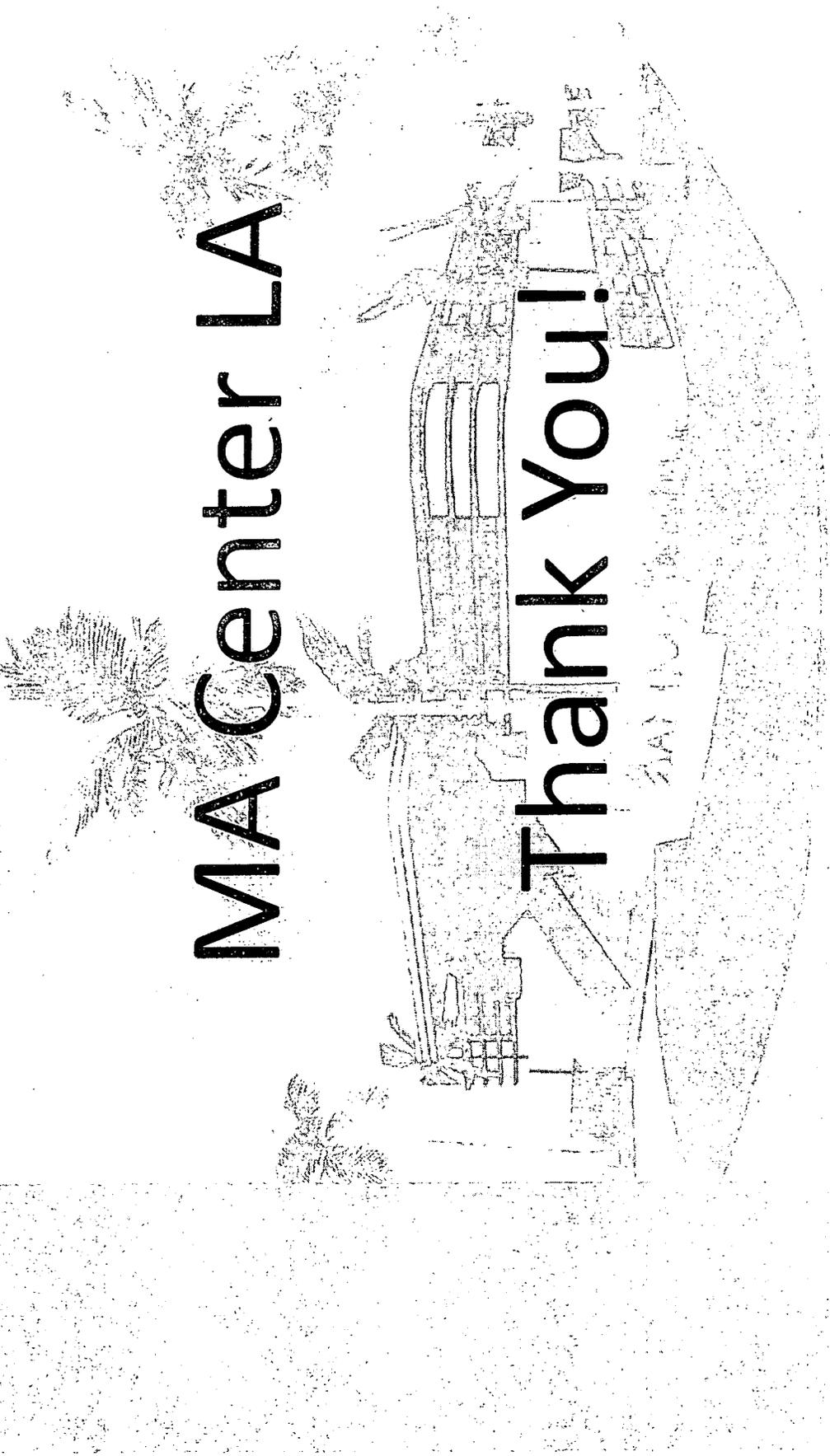
# Proposed Design: Rehabilitation



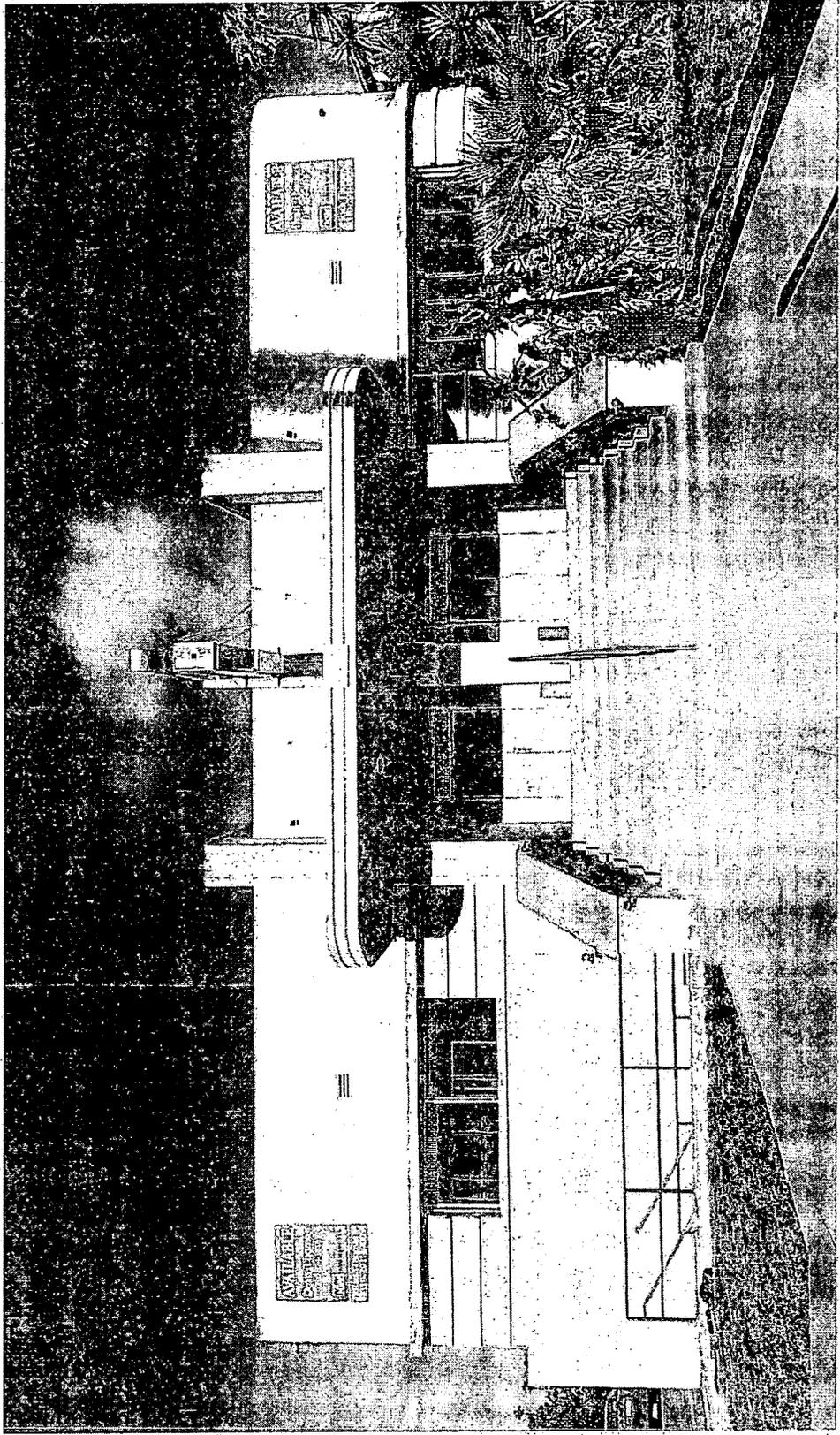


# MA Center LA

# Thank You!



# MA CENTER LA



# MA CENTER LA

- MA Center LA is a non-profit charitable organization whose mission is to serve the community and those in need
- MA Center LA is staffed by volunteers who are inspired to selfless service

# MA CENTER LA

- MA Center LA is pleased to be part of the Redondo Beach community
- We love the building and its location
- We plan to continue the building's use as a community center and meeting hall

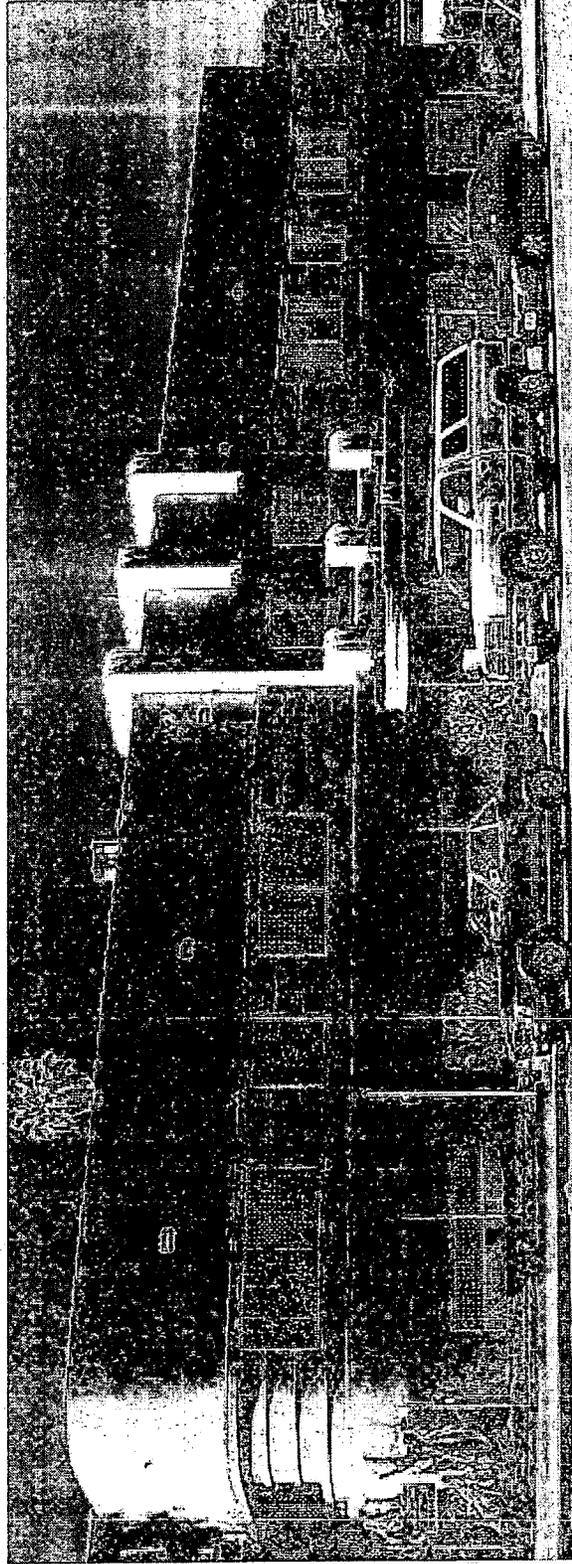
## MA CENTER LA

- MA Center LA plans to work side by side with existing South Bay non-profit service groups in community service
- Activities at MA Center LA will include:
  - Meetings for volunteer members
  - Classes for the community including: Health, Green Living, Cooking, Emergency Preparedness
  - Events

## MA CENTER LA

- Once it is open, MA Center LA will host a series of Community Open Houses to invite local residents to experience the new center
- We invite you to come visit and learn about our programs and community service activities
- Look forward to seeing you soon

# MA CENTER LA



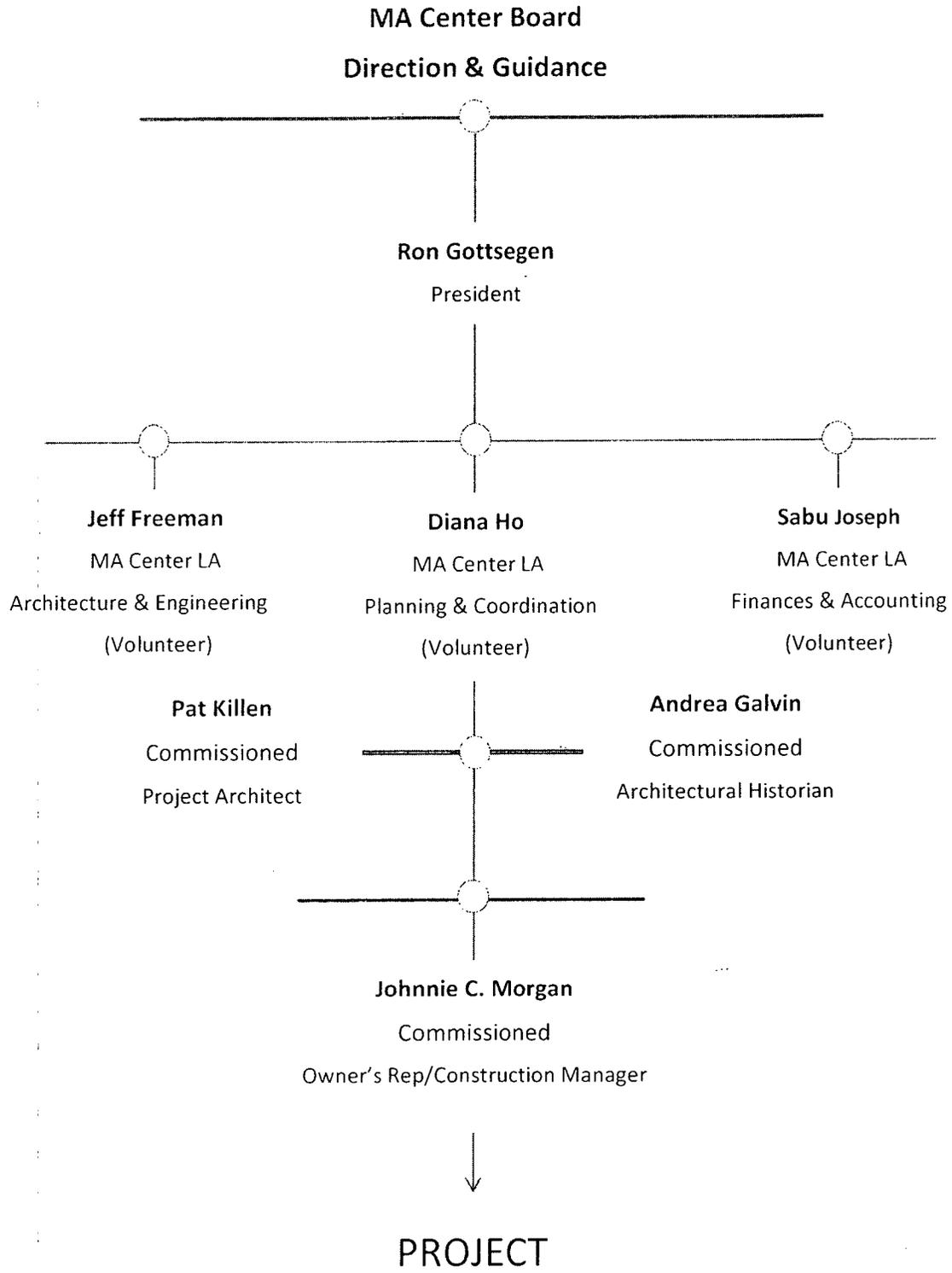
Thank you!

# MA Center LA

128 South Catalina Ave.

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## PROJECT TEAM



MA Center LA, 128 S. Catalina Ave, Redondo Beach, CA 90277

Qualifications of the Project Team – Summary

Introduction

To oversee and manage the rehabilitation of the MA Center LA building in Redondo Beach, a carefully selected team of Project Manager, Construction Manager, Architect and Architectural Historian was selected. Please see the Project Team's Qualifications Summary and respective resumes.

1. Project Manager - Jeff Freeman – MA Center LA Volunteer

Jeff Freeman is a veteran in the construction industry with over 38 years of experience. Jeff has overseen construction of various types of construction, of new construction and renovations: His projects include historic restoration of a Frank Lloyd Wright house in Pasadena, repair of an historic Paul William house in Sherman Oaks, numerous new custom homes in the South Bay, and building projects in Washington and Alaska states. Jeff has been working in the South Bay since 2000 and currently works for Nelson Daniels, a leading custom home builder, in Manhattan Beach. Jeff has been a resident of South Bay for over 20 years.

2. Construction Manager – Johnnie Morgan – Hermosa Construction Management

Johnnie Morgan is a veteran of the construction industry with over 30 years' experience. Johnnie has vast technical construction knowledge on various types of developments; high-rise office and condos, hotels, retail, schools, parking structures, athletic facilities & fields, luxury residential, coupled with the ability to institute quality assurance programs on each project. Johnnie possesses the ability to guide the design and construction processes with ease. His projects have included standout projects such as the MTA Headquarters in downtown LA, The Montana - an exclusive luxury condo building for MS Property Company a subsidiary of Berkshire Hathaway Inc., the Regatta, La Tour, and Remington condo projects in Marina del Rey and the Westside, Roll-out retail projects throughout the US, high-rise projects in Hawaii, the Resort at Squaw Creek, CA and a 10,240 car parking structure in Anaheim for Disney Imagineering for the California Adventure Theme Park. Additionally, he is fond of his non-profit association with Mira Costa and Palos Verdes high school projects in the South Bay and his Military Service work as a US Navy Seabee. Currently, Johnnie is the owner of Hermosa Construction Management in Hermosa Beach and a resident of South Bay.

3. Architect – Pat Killen – Studio 9 one 2

Pat Killen brings over 30 years experience as an architect, with experience in a diverse array of projects including commercial, institutional, and single- and multi-family residential projects. Pat has served as President of the AIA/Long Beach chapter, and as Planning Commissioner in Manhattan Beach and Rolling Hills Estate. Pat is widely published for his outstanding architectural design, and has won numerous design awards for his architecture. His projects range from custom residences and commercial projects to public and educational facilities. Pat's architectural firm of Studio 9 one 2 is in Manhattan Beach, and Pat is a resident of Redondo Beach.

4. Architectural Historian – Andrea Galvin – Galvin Preservation Associates

Andrea Galvin is a well respected and highly regarded Architectural Historian who has been professionally involved in the research and documentation of historic districts, sites, buildings and structures since 1995. Andrea meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Past experience includes three years working for the California Department of Parks and Recreation working on historic buildings and structures, five years with the California Department of Transportation as an Associate Architectural Historian and two-year tenure at the California Office of Historic Preservation reviewing architectural surveys for compliance with Section 106 of the National Historic Preservation Act and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Andrea's projects include the Schroeder Hall, City of Long Beach, where she served as the project manager for the conversion of the Schroeder Hall U.S. Army Reserve Center into a Police Substation. As part of the CEQA process, GPA reviewed as built and proposed project drawings to ensure compliance with the Secretary of the Interior's Standards. For the Los Angeles County Department of Water and Power's LADWP – UR3 Burbank Project, GPA conducted a building survey as a mitigation measure in the EIR. This work included the development of a historic context statement for the project area, a summary report, and the preparation of state inventory form for buildings that were more than 45 years of age.

Andrea is the President and Principal Architectural Historian of Galvin Preservation Associates in El Segundo and is a resident in the South Bay.

Project Manager

Jeff Freeman

Resume



NELSON DANIELS  
EXCELLENCE IN BUILDING

## Jeff Freeman



**Education Bachelor of Science, Building Construction 1975**  
University of Washington, Seattle, Washington

### Professional Experience

Jeff Freeman has worked in the construction industry for over 38 years. His experience is notable for geographically diverse sites, extreme climates, unique challenges, remote locations, historic restorations, ultra modern projects and varied budgets.

- 2008 - Current Superintendent – Nelson Daniels, Inc.**  
Project Superintendent running major residential projects in the South Bay Area
- O'Gorman Residence, Hermosa Beach, CA  
6500 sf Residence designed by Appleton & Associates
  - Hirschmann Residence, Manhattan Beach, CA  
8500 sf Residence designed by KAA Architects  
A Superb Tuscan Home with Moorish Influences
- 2006 - 2007 General Superintendent – Owners Rep**
- Tucker Residence, Belair CA
- 2000 - 2007 Superintendent – Baldwin Construction**
- Devine Residence, Hermosa Beach, CA  
A 4500 sf home on the beach designed by KAA Architects
  - McSorley Residence, Hermosa Beach, CA  
A 4500 sf home on the beach designed by KAA Architects
  - Tucker Residence, Manhattan Beach, CA  
A 3500 sf ocean view home designed by Patrick Killen AIA
  - Biche Residence, Hermosa Beach, CA  
A 3000 sf home on the beach designed by KAA Architects
  - Cho-Smith Residence, Manhattan Beach, CA  
A 3000 sf family home designed by Sara Warsaw AIA
  - Rosenblatt Residence, Manhattan Beach, CA  
A 5000 sf home on the beach designed by Marshall Lewis AIA



NELSON DANIELS  
EXCELLENCE IN BUILDING

1998 - 1999

**Superintendent – Owners Rep**

- Hellberg Residence, Pacific Palisades, CA

1987 - 1998

**Superintendent – GD Webb Construction**

- La Miniatura, The Millard House, Pasadena, CA. Designed by Frank Lloyd Wright. Restoration to deteriorated cement plaster. Managing architect Fran Offenhauser, Offenhauser-McKeel Architects, Los Angeles
- Ganz Residence, Sherman Oaks, CA  
An historic home designed by Paul Williams. Earthquake repairs and historic restoration by Offenhauser-McKeel Architects
- Yee Residence, Palos Verdes Estates, CA
- Frerich Residence, Manhattan Beach, CA
- Bayer Residence, Playa Del Rey, CA

1981 - 1986

**General Contractor**

- Kvasnakoff Residence, Ninilchik, AK
- Vacation Residence, Ninilchik, AK
- Meyer Residence, Ninilchik, AK
- Harder Residence, Kodiak, AK

1975 - 1981

**General Contractor**

- Whittaker Residence, Ashford, WA
- Mc Gary Residence, Ashford, WA
- Residence, Seattle, WA  
Restoration of a classic Lake Washington home with Jim Olson Architect, AIA
- Mason Residence, Seattle, WA  
Restoration of a classic craftsman home in the historic Montlake district with Seattle's renowned architect, Arne Bystrom FAIA. Featured in Sunset Magazine
- Fisher Residence, Seattle, WA  
Restored portions of this beautiful home on the shore of Lake Washington

Construction Manager

Johnnie Morgan

Resume

# JOHNNIE C. MORGAN

## HERMOSA CONSTRUCTION MANAGEMENT (HCM)

1206 ARTESIA BL. • HERMOSA BEACH, CA • 90254

PHONE: 310.418.9900 • FAX: 310.421.0345 • E-MAIL: [dcajohnnie@aol.com](mailto:dcajohnnie@aol.com)

**Introduction:** An experienced consulting professional with a detailed background in program management and quality in construction. Experience is diverse and spans project management, development, general contracting, military (U.S. Navy Seabee), non-profit endeavors and new company start-ups. Roles have evolved to complete budget authority and financial management for owner's projects. As a leader in this industry, HCM enjoys cultivating relationships, developing stakeholder and owner needs, managing an overall program and moving projects methodically toward success. I was born and raised on the West Coast, in Venice, CA. and I am of Hispanic descent.

**Goals:** To further embrace "sustainable and quality ideals" & work on technically challenging projects. I would like to combine my technical experience with an inherent ability to lead others in building worthy projects. I work with select organizations that value as a higher goal, the betterment of our community and creation of positive change. My core values are simple; dedicate myself to hard work for a cause, client, or endeavor on a well defined mission.

**Non-Profit Project Endeavors:** As noted within, I am also enjoying concurrent **non-profit** work completed in fund raising, design, and management of **new Athletic Fields & Facility Need Projects** in our community. As a fund raising consultant and utilizing my project management expertise on facility enhancements, I can help in-need organizations. In all cases noted, results in representing very giving businesses, families, donors, and average earning income families, as their trustee on very special projects for local communities. The following are such projects:

- Mira Costa High School's new athletic field - \$1mil (aided in fundraising as well)
- Palos Verdes High School new athletic field, track, and restrooms - \$2.5mil (aided in fundraising as well)
- Mira Costa's new Baseball Infield and Stadium Scoreboard - \$165,000 (aided in fundraising as well)
- First Lutheran Church Athletic Field – 120,000
- University of Southeast Missouri, Oversight of new Athletic Field, Lights, Locker Room & Scoreboard
- Feasibility Study completed for El Monte High School Ball fields Relocation
- Costing Service being provided on Mira Costa Athletic Field Master Plan
- Marine Ave Park, Manhattan Beach (in-progress) - \$900,000 (aiding in fundraising as well)

### Qualifications:

- **People leader** with excellent communication skills and a "can do" attitude.
  - Ability to re-structure and lead priority initiatives for varied organizations.
  - Possess a passion for educating and mentoring others in technical and quality aspects of the industry.
  - Can articulate complex subject matter in a clear and concise style.
  - Possess financial skills paired with operational, business development, marketing and strategy experience.
  - Adept at motivating large teams, consultants, and contractors, in complying with established timelines.
  - Possess the "big picture" mentality in meeting goals, executing design and client expectations.
  - Ability to manage multiple tasks and prioritize changing work loads.
  - Ability to work independently if required, to exercise good judgment, and in being resourceful.
  - Professional, ethical, confident demeanor and appearance, with ability to work well under pressure.
  - Proactive individual with strong drive, ambition, and enthusiasm that values team contributions.
  - Able to delegate and supervise the work of others in a positive yet assertive manner.
  - Excellent communication and presentation skills with a strong executive presence.
  - Capable of defending positions with rationale arguments & a skilled team player with an energetic attitude.
- **Vast technical construction knowledge** on various types of developments; high-rise office and condos, hotels, retail, schools, parking structures, athletic facilities & fields, luxury residential, coupled with the ability to institute quality assurance programs on each project. Possess the ability to guide the design and construction processes with ease. Proficient with creating project budgets, scopes of work, consultant agreements, and contracts. Experience includes work with various construction systems; earth retention (shoring, tie-back, soil nailing, dewatering), caisson drilling, environmental management and remediation, concrete fabrication (onsite casting, pre-stress, post-tension), with emphasis on "quality" and the construction of facades.

## Resume Continued

Special knowledge of curtain walls, glazing systems, concrete exteriors, intricate use of glass and metals, as well as granite and marble materials (interior/exterior stone selection & fabrication - domestic & abroad). Comfortable with details necessary in implementing waterproofing, roofing, and building envelope scopes of work as well. I am able to bridge information among many disciplines, parties, officials, and people.

- **Proficient** in word processing, excel, and power point in creating schedules, reports, and presentations.

### Education:

BACHELOR OF SCIENCE in ENGINEERING and CONSTRUCTION MANAGEMENT

California State University, Long Beach

- Completion of AGC Quality Assurance Program Certification (QAP) for Owners, Baltimore, MD 12/2006
- Ongoing Management Webinar Training. Currently; "Collaboration for High Performance Schools (CHPS)"

### Work Experience:

- 9/04 - PRESENT **Owner – Hermosa Construction Management (HCM), Hermosa Beach, CA (Consultant)**  
Owner's Representative on development projects & assets for LA investors/owners.
- CONCURRENTLY 1) **Non-profit** – Design/Management of Athletic Field Projects in raising private funds for Design/construction of new fields for Private non-profit entities, and Public Schools.  
2) **Assigned to** exclusive Luxury condo project in Pasadena, CA. On-site Project Manager for MS Property Company, a subsidiary company of Berkshire Hathaway Inc. Management of sales and build-outs to suit for new living unit owners & retail "EuroPane" bakery space (2008-Present)
- 9/05 – 3/2006 **Senior Project Manager – Comstock Homes, Manhattan Beach, CA (Developer)**  
Site work PM, Phase 1 of 554-unit housing development; oil well abandonment/soil remediation.
- 2003 – 2005 **Operations Manager – Baldwin Construction, Palos Verdes Estates, CA (Builder)**  
Implementer of new management structures for fine Custom Home Builder's operations.
- 2000 – 2003 **VP of Business Development – Menemsha Companies, El Segundo, CA (GC)**  
Started new "renovations" division from scratch, growing company from 1 mil to 15 mil in 2 years. Managed > 300+ projects. Developed and managed accounts & contracts for retail clients like Starbucks, Restoration Hardware, and Jamba Juice. Hired 80+ staff for new division, with myself being employee number 1 and to helped create the "brand."
- 1999 – 2000 **VP of Construction Operations – Crescent Heights, Beverly Hills, CA (Developer)**  
Project Manager for "The Regatta and Remington", new luxury high-rise condos on Westside/LA
- 1998 – 1999 **Senior Construction Manager - Walt Disney Imagineering, Anaheim, CA (Theme Park)**  
The Lead "Owner's Representative" for Construction of a 10,250 car architectural parking Structure, the largest in U.S. (90 mil). Managed consultants and team of contract employees.
- 1989 – 1998 **Director of Quality (1991 to 1998) Pankow Builders - Altadena, CA (Design Builder/GC)**  
The lead "Quality Assurance" Manager for company on design/build projects across the U.S. Completed establishment of the company-wide QA Program. Coordinated each project's specialty Consultants. Most projects were of high-end nature where special QA procedures were paramount for clients and on-site QA engineers were assigned.

## Resume Continued

Special coordination role with the owner(s) and specialty consultants on most projects, as the "Owner Liaison" and in addressing concerns over the integrity of the building's exterior envelope and overall "quality" of project(s). Projects ranged extensively from luxury condos, high-rise office buildings, malls, parking structures, hotels.

### Additional Employment History:

1988 – 1989 **Asst. Project Engineer - O'Brien Kreitzberg & Assoc.** - Encino, CA (Construction Management)  
1987 – 1988 **Asst. Superintendent - C.L. Peck Contractors** - Westwood, CA (General Contracting)  
1981 – 1987 **Facilities Contract Inspector - Northrop Corporation** - Hawthorne, CA (Aerospace)  
1978 – 1983 **U.S. Navy - "Seabees" Veteran** - Port Hueneme, CA/Overseas bases (Military/Construction)

**Career Highlights: The MTA Gateway Center Project;** Largest project in L.A. from 1993-1996. A **295-million "campus style"** transportation center. Included expansive and intricate use of glass, stone, architectural metals, and concrete materials in constructing a lush plaza, a metro transportation station, a 3300 car subterranean parking garage and a 28-story high-rise office building. Work also included multiple artwork elements and an energy management system. Other unique areas of project were; Child Care Center, a Boardroom, Shooting Range, 7,000 Gallon Aquarium, and a 100,000sf Brick Plaza. Commissioned as Quality Manager and "go-to" person for this project with direct daily interface with 2 prime and uniquely different architectural firms, 2 prime structural engineering companies, over 15 sub-consultants and engineering disciplines, multiple subcontractors (20+), multiple stone suppliers, and supplies from over 15 countries from around the world. Also worked closely with the local City Building officials. At the project's height, I interfaced with 25+ team members; Project Managers, Project Engineers, and Superintendents. I was also charged with Project Closeout for this project, in working with the client and City of LA Dept. of Building and Safety to secure final C of O. I was the last person to leave the project.

### Conclusion:

I believe in a teamwork effort and "thinking bigger than the box" in utilizing my past experiences, motivational influence, and knowledge, in forwarding and leading challenging projects and teams. I find it very rewarding in mentoring, finding methodical solutions to complex issues, and helping to protect an owner's best interest, while earning their trust at the same time. The goal is always to build projects as if I was going to live and work there myself!

My experience and references will demonstrate the ability to work with large institutions with multiple diverse stakeholders to insure goals, budgets, and schedules are met, or smaller boutique and unique entities where more detailed interface is required. Responsibilities have included the confident management of the owners consultants, working with architects, engineers, and contractor teams, including risk assessments and mitigation teams, oversight of design and construction documentation, bidding processes, budget, costs, and schedule controls.

Additionally, I would consider myself to possess a highly collaborative working style, with the ability to generate confidence and excitement, and a willingness to share in all aspects of development, from strategic vision to direct involvement with day-to-day construction activities and workers. I am hands-on and assertive, yet compassionate, approachable, with a positive outlook on life and a sense of humor.

**Note:** References, Bio, and detailed Projects List available upon request.

## PERSONAL PROFILE

### Johnnie C. Morgan III

310.418.9900 [dcajohnnie@aol.com](mailto:dcajohnnie@aol.com)  
1206 Artesia Bl. Hermosa Beach, CA 90254



My Family and me at Mira Costa HS Athletic Field Grand Opening

**Education** - BS in Engineering Management-CSU Long Beach  
**Military Service** - US Navy Seabees - Mobile Construction Unit  
"MCB Fighting 40" Overseas detachments.

#### **Business Profession:**

Operate a Construction Management Service. Act as the "Owner's Representative" in representing the owner in all facets of project coordination from; architect, engineering, and contractor selections, to communication required upon their behalf in terms of analyzing bids, contracts and managing their projects efficiently. Monitor the work, maintain the budget, collaborate and coordinate the above parties, issue updates/reports, as well as push the established schedule(s). Strive to bring industry knowledge to the owner's side with confidence and ease. Manage and drive the overall quality of a project.

#### **Target Market / Prospective Clients:**

Private sector, investors, or non-profits that require the role of an "Owner's Rep." We help establish budgets and fundraising objectives, concentrate on timely decisions, and ensure all project participants are working in unison to execute project effectively.

#### **Achievements:**

Meritoriously advanced while in the Military and Honorably Discharged. Early advancement was recurring theme throughout my career in possessing a passion for whatever I do. This has existed through my time with the military, working my way through college, and each project I have been involved with since. Elevated to Director of Quality of a premier Design/Build firm within 2 years of joining the company. Considered a leader in my industry and sought after for my efforts in "Quality." Lead the successful funding and completion of Mira Costa HS and Palos Verdes HS Athletic Field(s).

## PROFESSIONAL DETAILS

### Present/Past Overview

#### Owner of Hermosa Construction Management

HCM strongly manages project assets, budgets, and quality for today's owners. HCM has been in business for 7 years and possess 30 years of industry experience. In 2007, HCM established a further commitment to helping schools and non-profits successfully fund raise and then manage their facility needs. Using HCM's solid management expertise, cost and schedule diligence, and commitment to quality, a coupling of his commercial experience was joined with a passion for sports, construction, youth and community development.

#### Other Experience:

- **Senior Project Manager** – Comstock Homes, Manhattan Beach, CA PM for 554-unit housing development; oil well abandonment /soil remediation.
- **Operations Manager** – Baldwin Construction - Palos Verdes, CA Created management structure for Custom Home Builder's operations.
- **VP of Business Development** – Menemsha Companies - El Segundo, CA Grew new division of company to 15 mil in 2 yrs. Managed > 300+ projects.
- **VP of Construction Operations** – Crescent Heights Beverly Hills, CA PM for Regatta & Remington, luxury high-rise condos, in LA, 90 mil projects
- **Senior Construction Manager** - Disney Imagineering, Anaheim, CA Construction of 10,250 car architectural parking structure, largest in U.S.
- **Director of Quality** - Pankow Builders Altadena, CA (9 years)
- Director of Quality Programs on design/build projects (50 - 240 mil) across U.S.
- **Asst. Project Engineer** - O'brien Kreitzberg - Encino, CA
- **Asst. Superintendent** - C.L. Peck Contractors - Westwood, CA
- **Facilities Contract Inspector** - Northrop Corporation - Hawthorne, CA

#### Community:

Sunday School Teacher at American Martyrs Catholic Church, MB, CA for past 17 years (3-6 year old children). Also Coach for local youth Baseball & Basketball Leagues, 17 yrs. Presently working to continue to be a proponent of non-profit projects of replacement of worn-out athletic fields & facilities for today's athletes.

**Hobbies:** Working out, fishing, and golf. Enjoy spending time with my family and at our 2nd home in Spokane, WA. Enjoy football, both helping Mira Costa High School's Football Program and ownership of a Semi-Pro Football team in Manhattan Beach, CA

#### Life Philosophy:

*Work hard, live right, teach, and give more than I receive. Help our youth understand the importance of working hard toward goals and dreams. Give back as a form of making life and our surroundings exist under the highest regard for quality, sustainability, and better.*

Project Architect

Pat Killen

Resume

# Patrick J Killen AIA

Principal Architect and founder of Studio 9 one 2 in 1992.

Studio 9 one 2 has a multidisciplinary team approach to design with experience in a diverse array of projects including commercial, institutional, and single-and multi-family residential projects.

## Education:

Patrick graduated from Kent State University with a Bachelor of Architecture after spending a portion of his studies in Florence, Italy. He has lectured at such institutions as UCLA, Kent State and Woodbury University, and taught at El Camino College and Cuyahoga Community College.

## Professional Experience:

Pat has been registered to practice architecture in California since 1982.

In 1992 he held the office of president of the Long Beach/South Bay AIA chapter.

The work of Studio 9 one 2 has received numerous professional awards and has been published in such publications as Architectural Record and LA Architect. Studio 9 one 2 has had eight projects featured in the prestigious AIA Home Tours.

His extensive community involvement includes being a member of the Planning Commissioner for the City of Rolling Hills Estates (2001 to 2006) and Chairman of the Commission (2004 to 2006).

Cultural Arts Commissioner for the City of Manhattan Beach (1993-1999), and president of the Kiwanis Club in Manhattan Beach (1984).

Patrick also played a critical role in the redevelopment of the Hermosa Pier as the Co-Chair of the AIA RUDAT (Regional Urban Design Assistance Team) program from 1992-1994 and as Co-Chair of the Pier Competition in 1994.

Most recently Australia's *Images Publishing* has published Mr. Killen in their "Master Architect series". This book solely dedicated to the work of Studio 9 one 2 has just been released in June of 2012.

## Professional Positions:

1992 PRESIDENT A.I.A.  
LONG BEACH/SOUTH BAY CHAPTER

1991 VICE- PRESIDENT A.I.A  
LONG BEACH/SOUTH BAY CHAPTER

1990 SECRETARY A.I.A.  
LONG BEACH/SOUTH BAY CHAPTER

1987 - 1989 BOARD OF DIRECTOR A.I.A.  
LONG BEACH/SOUTH BAY CHAPTER

REGISTERED ARCHITECT  
STATE OF CALIFORNIA, 1982  
STATE OF OHIO, 1981

APPOINTED TO PART TIME FACULTY MEMBER  
KENT STATE UNIVERSITY 2010

**Community Involvement:**

PLANNING COMMISSION CHAIRMAN  
CITY OF ROLLING HILLS ESTATES  
JANUARY 2004 TO 2006

PLANNING COMMISSIONER:  
CITY OF ROLLING HILLS ESTATES  
MARCH 2001 TO JANUARY 2004

CULTURAL ARTS COMMISSIONER  
CITY OF MANHATTAN BEACH  
PUBLIC ARTS PROGRAM  
1994 TO 1999

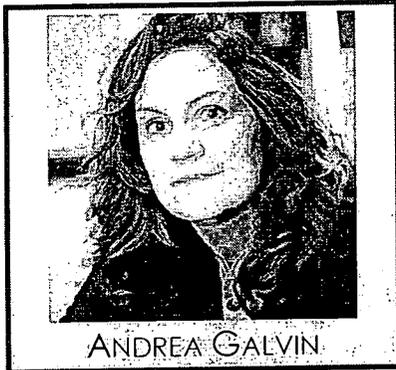
Architectural Historian

Andrea Galvin

Resume

## RESUMES

G P A



### Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 1999
- Certificate, Preservation Planning, Istanbul Technical University, Turkey, 1998
- B.S., Environmental Design, University of California, Davis, 1994, with honors

### Professional Experience:

- Galvin Preservation Associates, President and Principal Architectural Historian, 2003-present
- California Office of Historic Preservation, Associate Architectural Historian, 2002-2004
- Caltrans, District 7, Los Angeles, Associate Architectural Historian, 1999-2001/ Headquarters, Sacramento, 2001-2004
- California Department of Parks and Recreation, Cultural Resource Specialist, 1995-1999

***Andrea Galvin has served as the project manager on several historic resources surveys and worked with the OHP to develop a streamlined approach to survey methodology.***

**Summary of Experience:** Andrea Galvin is the President and Principal Architectural Historian of Galvin Preservation Associates. She has been professionally involved in the research and documentation of historic districts, sites, buildings and structures since 1995. Past experience includes three years working for the California Department of Parks and Recreation working on historic buildings and structures, five years with the California Department of Transportation as an Associate Architectural Historian and two-year tenure at the California Office of Historic Preservation reviewing architectural surveys for compliance with Section 106 of the National Historic Preservation Act and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Specific experience includes conducting architectural surveys and historical research in all regions of California, preparing Historic Structures Reports, HABS/HAER architectural and photographic documentation, Section 106 Compliance, California Environmental Quality Act Compliance, Condition Assessments for Historic Properties, Determination of Eligibilities for the National Register, and the development of complex compliance documents and protective historical covenants for historic properties. She has conducted training on a wide variety of topics at conferences and workshops, and is an active member of several state and national preservation organizations.

**Qualifications:** Ms. Galvin meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

### Selected Relevant Projects:

2011 **Schroeder Hall, City of Long Beach.** The City of Long Beach is proposing to convert the Schroeder Hall U.S. Army Reserve Center into a Police Substation. The property was previously determined eligible for listing in the National Register. As

## RESUMES

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### G | A

- part of the CEQA process, GPA reviewed as built and proposed project drawings to ensure compliance with the Secretary of the Interior's Standards. Services include the preparation of a Finding of Effect and Historic Architectural Survey Report. Ms. Galvin served as the project manager.
- 2009 **LADWP – UR3 Burbank. City of Burbank.** The Los Angeles County Department of Water and Power proposed to construct a new larger Upper Reach pipeline that would replace the existing one in a new alignment. GPA conducted a building survey as a mitigation measure in the EIR. This work included the development of a historic context statement for the project area, a summary report, and the preparation of state inventory form for buildings that were more than 45 years of age. Ms. Galvin served as the project manager.
- 2009 **Temecula Substation Adobe. City of Temecula.** Southern California Edison proposed to construct a substation on a property that was occupied by one of the first adobe buildings in the area. As part of the CEQA process, GPA prepared a Historic Resource Report evaluating the historic resources and analyzing the project impacts. Ms. Galvin managed the project.
- 2008 **Villa Park Elementary School. City of Villa Park.** Ms. Galvin wrote the Historic Resource Report for the proposed demolition of 1930s era school buildings. The report included an evaluation of the building and analysis of project impacts.
- 2007 **Arcadia High School and Foothills Middle School (Arcadia Unified School District Facilities Improvements Program). City of Arcadia.** Ms. Galvin managed the preparation of the Historic Resource Report for proposed improvements at Arcadia High School and Foothills Middle School.
- 2007 **4889 Main Street Development Project. City of Yorba Linda.** Ms. Galvin co-authored and managed the preparation of the Historic Resource Report for this proposed development project in downtown Yorba Linda.
- 2007 **355 W. Jefferson Avenue Development Project. City of Pomona.** Ms. Galvin co-authored the preparation of the Historic Resource Report for this proposed development project in the Wilton Heights Historic District. The report included an analysis of project impacts.
- 2006 **Plumas Street Improvements. City of Yuba City.** Yuba City proposed to improve Plumas Street in downtown Yuba City. Ms. Galvin managed the preparation of the Historic Resource Compliance Report. Tasks included defining the area of potential impacts, identifying and evaluating resources within the project area that were historically significant, and determining the impacts of the project in accordance with CEQA. The project involved the study of over 50 buildings and structures, and included the assessment of a potential historic district.
- 2006 **Carousel Mall Property Proposed Redevelopment Plan. City of San Bernardino.** This project involved the redevelopment of an indoor shopping mall in San Bernardino. The project site included three historic buildings, originally part of downtown San Bernardino that had been incorporated into the 1970s mall complex. Ms. Galvin oversaw the preparation of the Historic Resource Report.
- 2006 **Mesa Verde Estates Access Road Project. City of Calimesa.** Ms. Galvin oversaw the preparation of the Historic Resource Report for this project, which involved the construction of an access road to a newly constructed school.

## **Executive Summary: SIS Analysis Eagles Lodge- 128 Catalina Ave.**

The owners of the property located at 128 South Catalina Avenue contracted Galvin Preservation Associates Inc. (GPA) to conduct an analysis of the exterior of the building and determine whether to the proposed project is in conformance with the Secretary of the Interior's Standards for Rehabilitation. This review is intended to assist the City of Redondo Beach with their responsibilities under the California Environmental Quality Act. The building was previously recorded in the City's 1986 Historic Resources Inventory as a "B" rated structure. According to building permit records, the building was constructed in 1948. It is a Streamline Moderne style lodge building/social hall. The current property owner proposes to rehabilitate the exterior of the building and maintain its use as a community center and meeting hall.

Some of the proposed exterior modifications include replacing the textured stucco with smooth stucco, restoring the decorative, continuous horizontal bands that have been partially removed, replacing damaged and non-original glazing and frames on the west and south elevations with new frames and glazing that is similar to the original, retaining the intact glazing (as possible), reusing existing fluted glazing as possible, installing a new ADA compliant ramp on the south elevation, reconfiguring existing windows on the east elevation, introducing new windows on the north elevation, and replacing doors on the west and south elevations with new glazed doors.

GPA has worked closely with the project applicant to allow for minimal modification to the building to accommodate a new use, while preserving the general character of the historic building. The Standards for Rehabilitation were applied, which is the most flexible of the four Standards treatments. The project applicant requires improvement in air circulation and light into the building to accommodate the new use. Therefore the proposed window and door changes are intended to address this requirement. The applicant proposes to introduce new operable windows that will be compatible with the historic character of the building's significant character defining features.

After review of the proposed project plans and in working with the project applicant, the project appears to be thoughtful to the overall character and significance of the building and it would maintain the architectural design and feeling and association of the building as a Streamline Moderne social hall. The proposed plans will re-introduce elements that have previously been removed or modified and the plans propose to replace broken or missing elements with features that are compatible with the overall design of the building. Therefore, the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation.



June 22, 2012

Johnnie C. Morgan  
Hermosa Construction Management  
1206 Artesia Boulevard  
Hermosa Beach, CA 90254

**Subject: Compliance with Design Standards for 128 South Catalina Avenue, Redondo Beach**

Dear Mr. Morgan:

At the request of the property sponsor, GPA has reviewed the proposed project for the property historically known as the Redondo Beach Eagles Lodge and located at 128 South Catalina Avenue in the City of Redondo Beach. The building was previously recorded in the City's 1986 Historic Resources Inventory as a "B" rated structure. According to building permit records, the building was constructed in 1948. It is a Streamline Moderne style lodge building/social hall. Today the property owner proposes to do work to the exterior of the building as part of a rehabilitation project which will maintain the building as a community center and meeting hall. Specifically, the property owner proposes to:

- Replace the textured stucco with smooth stucco that matched the original cladding.
- Restore the decorative, continuous horizontal bands which have been partially removed at the upper level and entirely removed at the lower level along the west and south elevations
- Replace the damaged and/or non-original glazing and frames of the windows on the primary (west and south) elevations with patterned glazing and new frames that are compatible with the original windows
- Attempt to salvage and reuse the intact, original patterned glazing (including door transoms) on the south elevation
- Replace the four sets of double doors on the west and south elevations with four sets of glazed aluminum storefront double doors
- Install a new ADA ramp exterior to the structure along the south elevation
- Remove and infill all existing windows on the east (rear) elevation; replace with five new hopper transom windows
- Remove and infill two existing doors on the east (rear) elevation; replace with a set of solid wood double doors
- Install five new hopper windows approximately midway along north (secondary) elevation

**your quality preservation team**

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- Install set of double slab doors on east side of north (secondary) elevation

The purpose of this review is to determine whether or not the proposed project will be conducted in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).

Because the project involves alterations in order to rehabilitate a building that has been recorded in the City's historical resource inventory, the Standards for Rehabilitation were applied. Rehabilitation is the one of the Secretary of the Interior's four treatments for historic properties that addresses new construction and additions. Guidelines for applying the Secretary of the Interior's Standards are available online at [www.nps.gov/history/hps/tps/standguide/rehab](http://www.nps.gov/history/hps/tps/standguide/rehab). In regard to alterations to historic buildings, the Guidelines recommend:

- Identifying, retaining, and preserving the aspects of windows that are important in defining the overall historic character of the building (pattern of window placement at primary elevations, size and profile of window openings, use of patterned glazing with minimal divisions)
- Designing new or additional means of access that are compatible with the historic building and its setting
- Designing and installing additional entrances in a manner that preserves the historic character of the building
- Restoration of missing or altered elements that are highly visible

Therefore, based on the recommended treatments for Rehabilitation, following is an analysis of the proposed project's compliance with the Secretary of the Interior's Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**The proposed project complies with Standard 1.** The property's use as a community center and social hall would be maintained. Therefore, this aspect of the project is in keeping with the Standards.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**The proposed project complies with Standard 2.** The project proposes to maintain and preserve the historic character of the building by retaining (and restoring) the important materials, features, and spaces that characterize the building, such as the fenestration

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and entrance pattern, use of patterned glazing in windows, decorative horizontal bands, decorative canopies and piers, and smooth stucco cladding.

The project proposes to remove damaged and/or non-original glazing, and consolidate and restore patterned glazing (including existing, intact original glazing) to the center of the primary south elevation as well as install clear glazing in select locations, which would increase the total number of windows with patterned glazing and would not involve the alteration of window locations, profiles, or appearance. The project also proposes to replace existing wood frames which are minor features that do not characterize the property with new metal frames that are equivalent in scale and profile to existing frames and which will retain the overall character of the windows. Therefore, this aspect of the project is in keeping with the Standards.

The project proposes to replace the existing, non-original wood slab double doors on the south and west elevations with glazed aluminum storefront doors that are similar to the doors that were shown in the original plans for design and construction of the building and which are in keeping with the historic character of the building. Therefore, this aspect of the project is in keeping with the Standards.

The project proposes to replace the altered horizontal bands at the upper level, and the missing horizontal bands at the lower level, on the west and south elevations with new horizontal bands that are equivalent in size and appearance to the original features, which will restore the historic appearance of the building. While the project proposes to replace wood bands with metal bands, it is the appearance of the bands that characterizes the property, not the material. Therefore, this aspect of the project is in keeping with the Standards.

The project proposes to replace the non-original textured stucco cladding with smooth stucco cladding that matches the original stucco cladding that existed on the building. Therefore, this aspect of the project is in keeping with the Standards.

The project proposes to remove windows and doors at secondary elevations, most of which have been altered, that do not match windows and doors at primary elevations and which do not characterize the property. Therefore, this aspect of the project is in keeping with the Standards.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**The proposed project complies with Standard 3.** The proposed work is in keeping with the design of the existing building. The project will not add any conjectural features or architectural elements that were not historically present (or designed to be present) on

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the building. The project proposes to add continuous horizontal bands that are in keeping with the original design and construction of the building and that are not conjectural. The project proposes to install new patterned glazing that matches existing original glazing and that is not conjectural. The project proposes to install new openings, windows, and doors at secondary elevations that are clearly differentiated from original windows and doors at primary elevations, which will not create a false sense of historical development. The project does not propose to add conjectural features or architectural elements from other buildings. Therefore, this aspect of the project is in keeping with the Standards.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**The proposed project complies with Standard 4.** None of the documented and observable alterations that have occurred have acquired significance in their own right. These alterations include replacement of the original smooth stucco with textured stucco; replacement of some original fluted glass windows with aluminum sliding, plain glass, or etched glass windows; installation of windows at the east (rear) elevation after apparent resizing of window openings; removal of portions of the decorative horizontal bands that extended across the upper level windows; and entire removal of the decorative horizontal bands at the lower level. These alterations which have not gained significance in their own right do not need to be retained or preserved in order to maintain the character of the building. Therefore, this aspect of the project is in keeping with the Standards.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**The proposed project complies with Standard 5.** The project proposes to retain, salvage, and restore distinctive features and finishes such as smooth painted stucco cladding, patterned window glazing (fluted and etched), and continuous horizontal bands with a smooth painted texture. The project also proposes to maintain or augment existing levels of craftsmanship. As described above under Standard 2, none of the proposed changes would remove a feature, finish, construction technique, or example of craftsmanship that characterizes the property. Therefore, this aspect of the project is in keeping with the Standards.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

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The proposed project complies with Standard 6. The project proposes to replace existing damaged window panes that are not repairable with new window panes that match existing panes in design, color, texture, and other visual qualities. The project proposes to salvage and reuse existing intact window panes with patterned glazing that characterizes the property. The project proposes to replace existing deteriorated wood window frames with aluminum frames of the same profile and size as the current wood frames which will maintain and restore the overall visual qualities of the historic windows. Therefore, this aspect of the project is in keeping with the Standards.

The project also proposes to replace missing (and partially missing) features such as decorative horizontal bands, patterned window glazing, and glazed aluminum storefront double doors in main entrances, all of which are features that are substantiated by documentary, physical, and pictorial evidence. Therefore, this aspect of the project is in keeping with the Standards.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project complies with Standard 7. The proposed project does not involve the use of harsh chemical or physical treatments that would cause damage to historic materials. Therefore, this aspect of the project is in keeping with the Standards.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There is no evidence to suggest that any archeological resources will be found at the project site; however, the proposed project involves excavation in order to install an ADA ramp on the south elevation which could potentially result in discovery of archeological resources. According to State and federal regulations, if any archeological resources are discovered during construction, work will be stopped while a qualified archeologist investigates the situation and determines the best means for protection and preservation. Therefore, this aspect of the project is in keeping with the Standards.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

No additions or related new construction beyond the limits of the current structure are proposed by the project. Therefore, this aspect of the project is in keeping with the Standards.

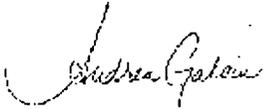
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*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project does not involve the construction of any additions or related new construction beyond the limits of the current structure. Therefore, this aspect of the project is in keeping with the Standards.

Therefore, based on a review of the current plans, the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. Thank you for your consideration of this review. I am happy to answer any questions you may have. You can reach me or Elysha Paluszek at (310) 792-2690 or by e-mail at [andrea@galvinpreservation.com](mailto:andrea@galvinpreservation.com) and [elysha@galvinpreservation.com](mailto:elysha@galvinpreservation.com).

Sincerely,



Andrea Galvin  
President  
Galvin Preservation Associates

Cc:

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_

NRHP Status Code 3CS

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or # (Assigned by recorder) Redondo Beach Eagles Lodge

P1. Other Identifier: Redondo Aerie 935

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address 128 South Catalina Avenue City Redondo Beach Zip 90277

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 7505-014-029

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

The Redondo Beach Eagles Lodge is a fraternal meeting hall located at 128 South Catalina Avenue. The building is two stories and contains two primary elevations that face west onto Catalina Avenue and south onto Garnet Street. The building is located on the southern portion of its lot and occupies the majority of the parcel. A parking lot occupies the smaller northern portion of the lot. The building is rectangular in plan and has a bow truss roof with a flat roof parapet. The exterior is clad in textured stucco. The west and south elevations feature decorative horizontal bands at the upper level which wrap around the rounded southwest corner of the building. It is designed in the Streamline Moderne style.

At the west elevation, the center of the upper level features a walk-up entrance covered by a flat canopy with rounded corners and decorated with horizontal grooves. The canopy features three curving, grooved vertical piers spaced evenly along its top and wrapping over the parapet wall. The entry landing is accessed by concrete stairs with wide concrete balusters and metal handrails. The entrance contains a set of double wood slab doors that are recessed. The entrance porch is flanked by a pair of horizontal rectangular windows containing fixed single light fluted and plain glass, as well as sliding aluminum windows. A walk-down service entrance is located at the lower level on the north side of the west elevation.

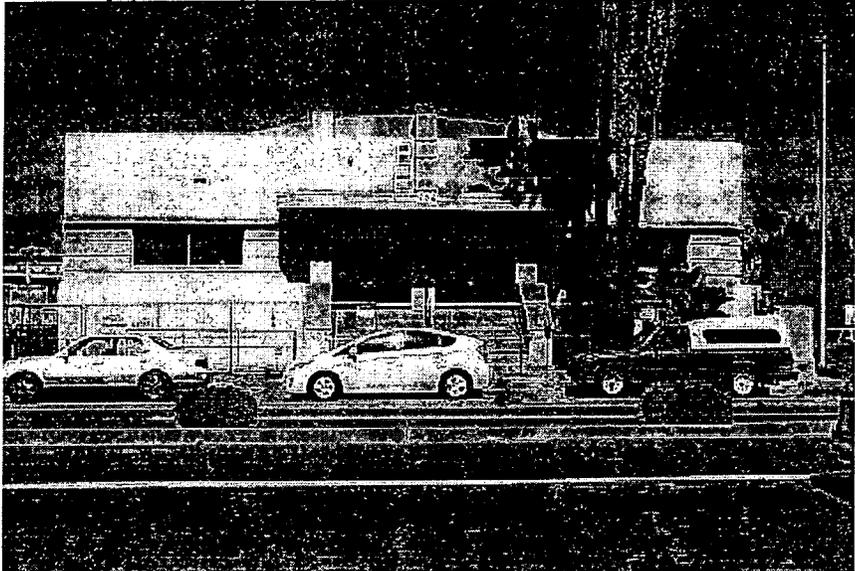
At the south elevation, the center of the lower level features a walk-down entrance that mirrors the appearance of the west entrance. It is decorated with a flat rounded canopy and rounded vertical piers with grooves, and it contains two sets of recessed, double wood slab doors located beneath it. The vertical piers at the south elevation are further distinguished by additional rounded elements atop the canopy. The entrance is accessed by concrete stairs with metal handrails. The entrance is flanked by a symmetrical arrangement of windows consisting of fixed fluted, fixed plain, fixed etched, aluminum sliding, and glass block.

(continued page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP13. Community center/social hall

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

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



P5b. Description of Photo: (view, date, accession #) West elevation, Lkg. E, 6-5-2012

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1948, City of Redondo Beach building permit

\*P7. Owner and Address:  
Amma Center of Southern California, LLC  
2099 Mount Diablo Blvd #201  
Walnut Creek, CA 94596

\*P8. Recorded by: Name, affiliation, and address)  
Elysha D. Paluszek  
Galvin Preservation Associates Inc.  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/22/2012

\*P10. Survey Type: (Describe)  
 Intensive  Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photographic Record  Other (List) \_\_\_\_\_

**BUILDING, STRUCTURE AND OBJECT RECORD**

B1. Historic Name: Redondo Beach Eagles Lodge  
B2. Common Name: Eagles Lodge  
B3. Original Use: Meeting Hall B4. Present Use: Vacant  
\*B5. Architectural Style Streamline Moderne  
\*B6. Construction History: (Construction date, alterations, and date of alterations): Constructed 1948; exterior wet sandblasting 1992; re-roofed 1995; interior fiber-wall installed 1997; second story interior improvements, 2011; re-roofed 2012; some windows, exterior cladding replaced, dates unknown  
\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: Parking lot

B9a. Architect: unknown b. Builder: Belt Construction Company  
\*B10. Significance: Theme Streamline Moderne Architecture Area Southern California  
Period of Significance: 1930-1950 Property Type: Social hall Applicable Criteria: C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 128 South Catalina Avenue was evaluated according to the four criteria of the California Register of Historical Resources (California Register).

*Criterion 1*

The building was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history.

The Fraternal Order of Eagles had its beginnings in 1898 in Seattle, Washington as the Order of Good Things. It was founded by six theater owners from the city who had met to find a way to break a musicians' strike and ended up founding the Order. As the organization grew, it chose the Bald Eagle as its emblem and changed its name to the Fraternal Order of Eagles. Its official charter dates from 1898. The organization's early membership was comprised of those connected with the theater, such as actors and playwrights. As members went on tour for plays around the country, word of the new organization spread, and it grew quickly. A women's auxiliary was formed in 1927. The organization has fought over the years on behalf of Social Security laws and the Workman's Compensation Act, as well as the "Jobs After 40" Program, which helped end job discrimination based on age. However, none of these events relating to the history of the Fraternal Order of Eagles are known to have occurred in connection with the Redondo Beach Eagles Lodge.

Research did not indicate that the building is associated with events that have made a significant contribution to our history. The building served as the Redondo Beach Eagles Lodge (Aerie 935) from its construction in 1948 until the building was sold in 2011. The Fraternal Order of Eagles is a nationwide fraternal organization; buildings constructed to house local chapters are commonly found in communities throughout California and the United States. Construction and use of the subject building by the local chapter of the Fraternal Order of Eagles is not known to have been particularly significant in the history of the organization or the community. Therefore, the building is not significant under Criterion 1.

*Criterion 2*

The building was evaluated for its potential association with the lives of persons significant in the past of the nation, state, or local area. Membership in the Fraternal Order of Eagles has included the founder of Mother's Day, Frank Hering, as well as Presidents Theodore Roosevelt and Franklin D. Roosevelt. However, none of these historical persons are known to have a connection with the Redondo Beach Eagles Lodge. Research did not indicate that any significant persons were associated with the building. Therefore, the building is not significant under Criterion 2.

(continued page 3)

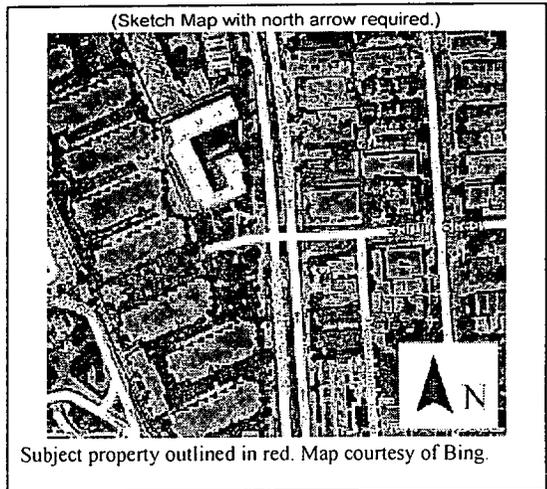
B11. Additional Resource Attributes: (List attributes and codes) N/A  
\*B12. References: See attached bibliography

B13. Remarks: None

\*B14. Evaluator: Elysha D. Paluszek  
Galvin Preservation Associates Inc.  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 6/22/2012

(This space reserved for official comments.)



Description (cont. from Page 1)

The north elevation which faces the interior of the block consists of a stucco wall with no entrances or windows. The east (rear) elevation which faces an alley features a wood panel door with transom and wood covered with a security screen on the north side of the elevation, as well as multiple windows, including one-over-one fixed fluted glass, fixed etched, and sliding aluminum windows. Nearly all of the windows appear to have been replaced and the original openings were larger than what appear today.

Alterations to the building include replacement of the original smooth stucco with textured stucco; replacement of some original fluted glass windows with aluminum sliding, plain glass, or etched glass windows; division, enlarging, walling in and boarding over of window on the east elevation; boarding over of door transoms on the west and south elevations; re-roofing of the building; removal of portions of the decorative horizontal bands that extended across the upper level windows; and entire removal of the decorative horizontal bands at the lower level.

Character-defining features include rectangular, compact massing; horizontal profile and emphasis; symmetrical entrances with flat canopies and vertical piers with horizontal and vertical grooves, respectively; double entrance doors with transoms above; symmetrical fenestration pattern with mostly horizontal windows, patterned glass, and minimal divisions; horizontal bands along the west and south elevations; metal stair handrails; and curving corners at the southwest side of the building and on decorative elements.

Significance Statement (cont. from Page 2)

Criterion 3

The building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

The Streamline Moderne style emphasizes horizontality and curving forms, often with flat roofs with parapets and smooth stucco exterior cladding. It tends to have minimal ornamentation, aside from features such as banding which emphasized its horizontality. Vertical features tend to be concentrated around entrances. Other popular features that occur in Streamline Moderne style include those which gave buildings a nautical character, such as portholes and metal railings around balconies.

The Streamline Moderne style had its origins as early as the mid-1910s when European architects began experimenting with curving forms on buildings, such as a theater designed by Henri van de Velde for the 1914 Deutscher Werkbund Exhibition in Cologne. However, the style did not gain widespread popularity until the 1930s, when the economic hard times of the Great Depression created impetus for a simpler style of architecture. Streamline Moderne was in part a reaction against what some saw as the excessive ornamentation of Art Deco architecture, as well as a reflection of the growing popularity of the International style. It was also intended to be a reflection of the modern age and symbolize the movement of machinery, such as automobiles, ships, and trains.

Due to its minimal ornamentation and relatively simple nature, Streamline Moderne style was easily produced on a large scale. It was a style largely used for commercial buildings. Streamline Moderne was a popular style in the Los Angeles area, due to the ever-growing prevalence of the automobile. Examples in the Los Angeles area include the Pan-Pacific Auditorium by William Wurdeman and Welton Becket (1935) and Coca Cola Bottling Plant by Robert Derrah (1937). It was also popular for more modest commercial buildings as well as cultural institutions such as the Eagles Lodge.

The Redondo Beach Eagles Lodge building is an excellent local example of the Streamline Moderne style as applied to a social hall and it is one of the best examples of the style located in Redondo Beach. It exhibits characteristics of the style, such as an emphasis on horizontality through the use of horizontal bands and grooves, horizontal windows, a low building profile, and flat canopies; use of selective vertical elements around entrances to emphasize form and massing; curved corners on façade elements; and symmetrical fenestration and entrance patterns. It is a distinctive example of the style and it possesses high artistic values at the local level even though there is no known architect. Therefore, the building is eligible for the California Register under Criterion 3.

Criterion 4

Criterion 4 generally refers to archeological resources, which the property is not. Furthermore, the property has not to date yielded, nor is it likely to yield, information important in prehistory or history. Therefore, the building is not significant under Criterion D/4.

Integrity Statement

The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building remains in its original location, so its integrity of location remains intact. The building was originally constructed on a corner site within a developing, mixed-use urban area which has continued to develop according to that pattern. Sanborn maps from 1946 (two years prior to the building's date of construction) indicate that both sides of Catalina Avenue were occupied primarily by one- to two-story single- and multi-family residences, as well as some commercial and industrial uses, such as a post office and small garment factory. The setting as it exists at the present is comprised of a majority of larger-scale two- to four-story multi-family residences constructed later and one-story commercial buildings that predate the Eagles Lodge. Many of residences indicated by the 1946 Sanborn map no longer remain so the building's integrity of setting has changed since its original construction. However, integrity of setting is not essential for this property to convey its historic significance under Criterion 3 and the area has maintained a mixed setting. Therefore, the change in setting over time has not compromised the property in such a way that it would not convey its significance.

The integrity of design remains intact, as the building's principal design elements remain intact. The integrity of materials and workmanship are somewhat diminished by alterations such as partial window replacement, re-cladding in stucco with a different texture than originally used, and removal of portions of

Page 4 of 6

the decorative horizontal bands; nonetheless, the overall integrity of materials and workmanship remains intact due the retention of substantial features and elements.

The integrity of feeling and association remain intact, as the building still invokes the feeling and association of a social hall designed in the Streamline Moderne style from the late 1940s.

**Bibliography**

Deborah Jackson. "Lodges, Clubs Offer Ways to be Involved." Redondo Beach Historical Society, <http://www.redondobeachhistorical.orgs/html> (accessed June 21, 2012).

Dorpat, Paul. "First Among Aeries," Seattle Times: Now and Then. <http://seattletimes.nwsource.com/pacificnw/2002/0825/nowthen.html> (accessed June 26, 2012).

Fraternal Order of Eagles. "Eagles History." Fraternal Order of Eagles. <http://www.foe.com/> (accessed June 26, 2012).

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Kaplan, Sam Hall. *LA Lost and Found: An Architectural History of Los Angeles*. Santa Monica, CA: Hennessey and Ingalls, 2000.

A. Tiwarie, Historic Resources Inventory form, July 1986.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MA: MIT Press, 1969.

Whiffen, Marcus and Frederick Koeper. *American Architecture, Volume 2: 1860 – 1976*. Cambridge, MA: MIT Press, 1984.

\*Resource Name or # (Assigned by recorder)

Recorded By: Elysha D. Paluszek

Date: 6/22/2012  Continuation  Update

Eagles Lodge

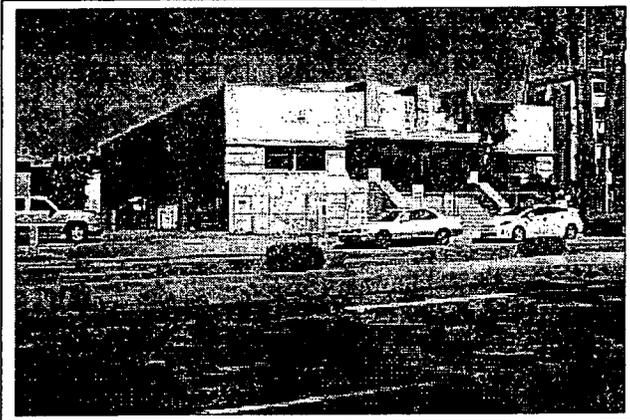


Image 1: West and north elevations, Lkg. SE, 6-5-2012



Image 2: West and south elevations, Lkg. NE, 6-5-2012

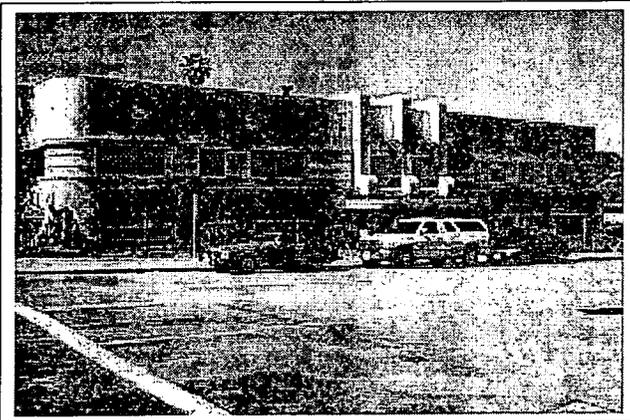


Image 3: South elevation, Lkg. NE, 6-5-2012

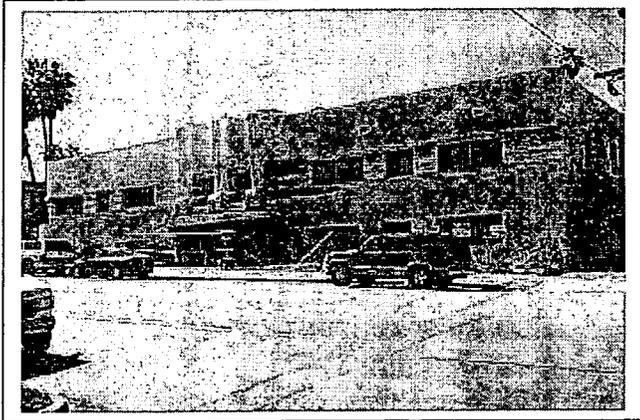


Image 4: South elevation, Lkg. NW, 6-5-2012

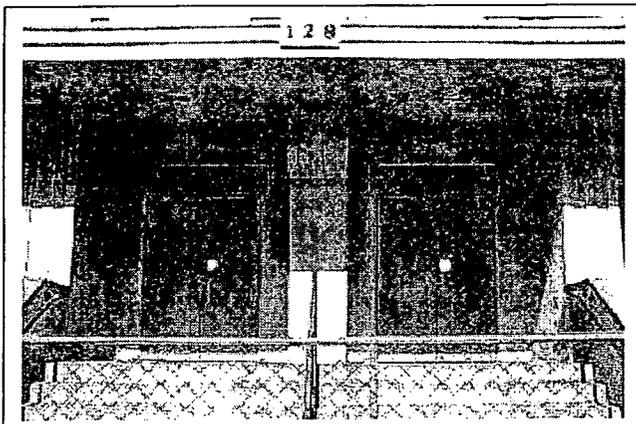


Image 5: West elevation detail, entrance porch and sign, Lkg. E, 6-5-2012

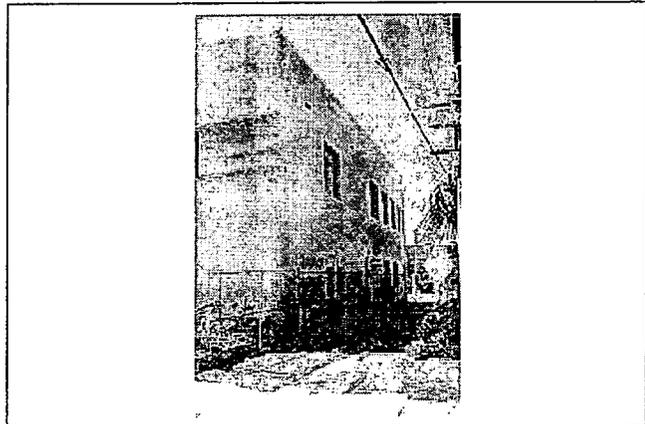


Image 6: East elevation and east end of south elevation, Lkg. NW, 6-5-2012

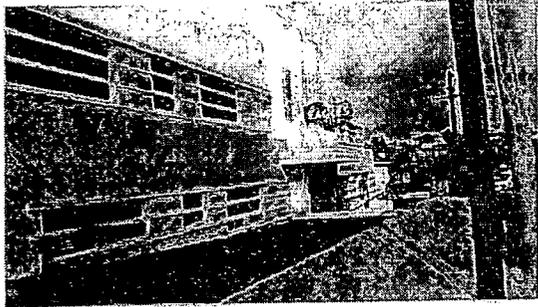


Image 7: Historic photo of the Eagles Lodge, c.1950s

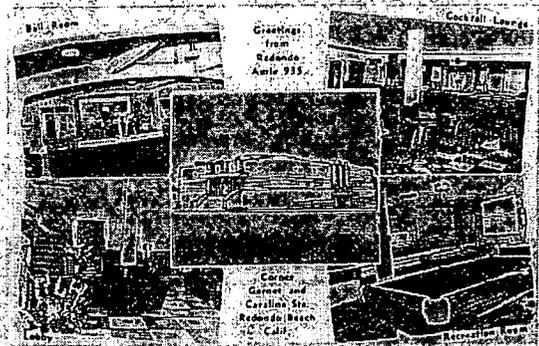


Image 8: Historic postcard of the Eagles Lodge, c.1950s

Redondo Beach Eagles Lodge  
Building Rehabilitation as  
MA Center LA

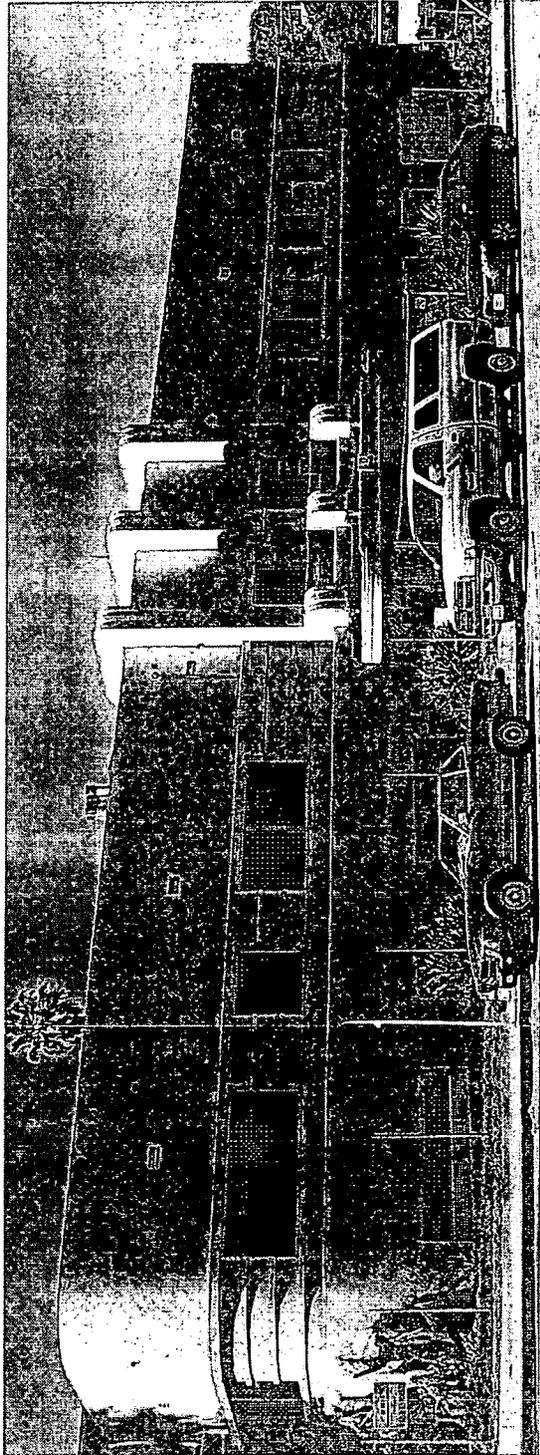
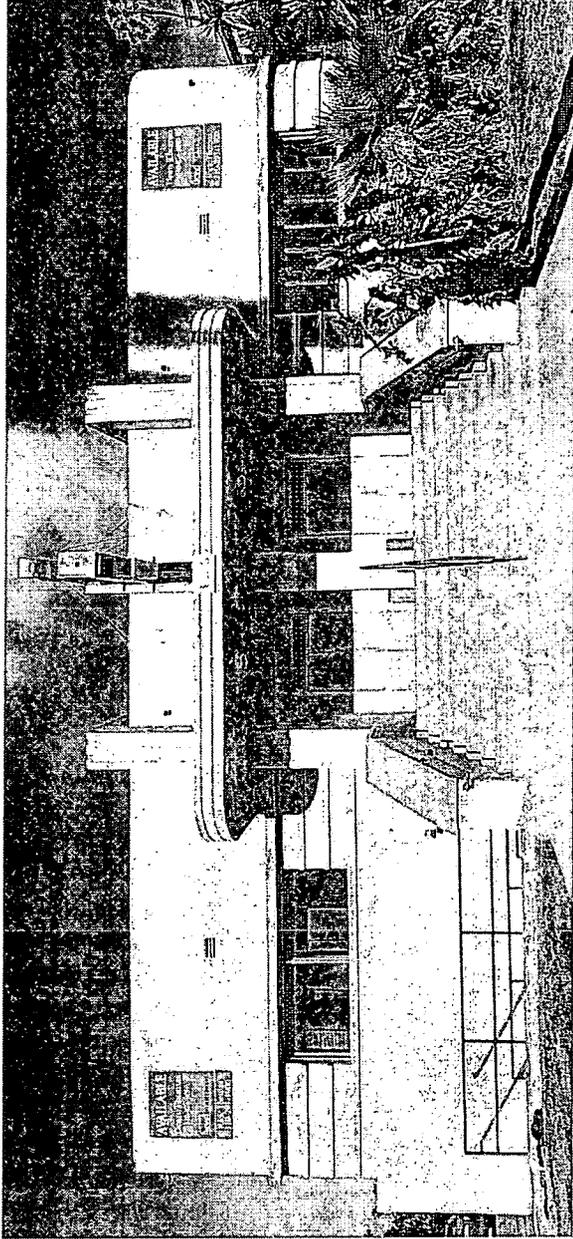
Presentation to the  
Historic Preservation Commission  
Minor Alterations Sub Committee

July 3, 2012

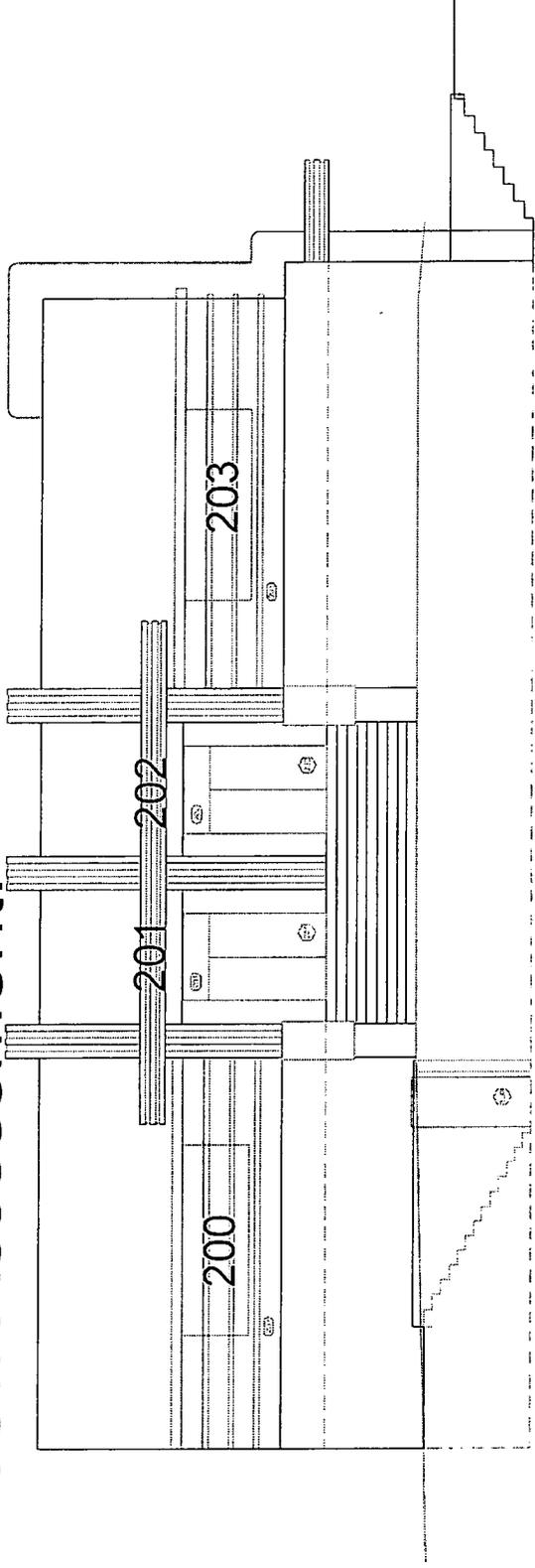
## Objectives:

- Renovate existing exterior of the building
- Maintain symmetry of building and other significant character defining features
- Provide ADA compliant access
- Remove non-original textured stucco and replace with smooth stucco
- Reintroduce bands across windows as originally designed
- Retain as much of the original glazing as possible
- Replace non-original doors with glazed doors as shown in original plans
- Improve visibility and ventilation in building by introducing operable windows in key locations

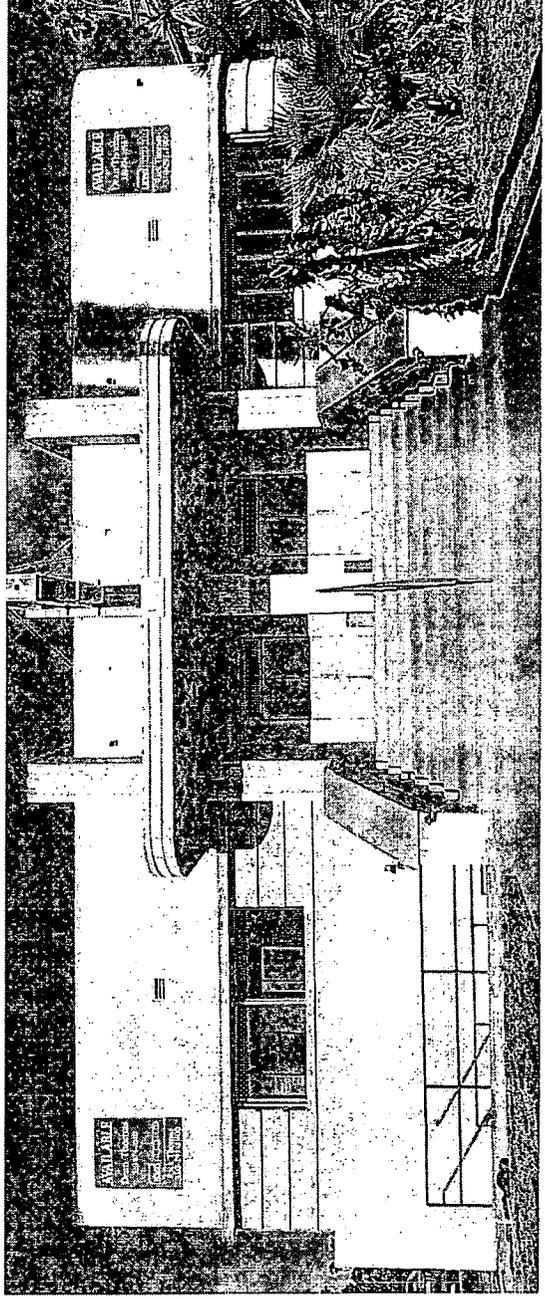
# Identification of Character Defining Features:

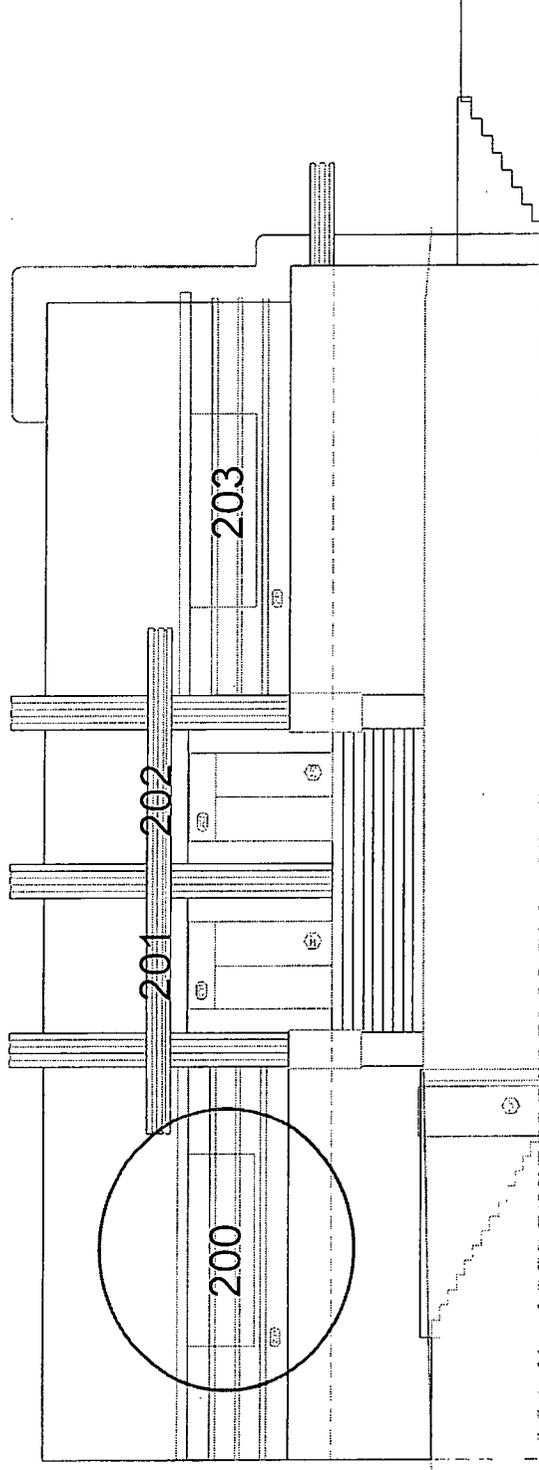


# Window Assessment:

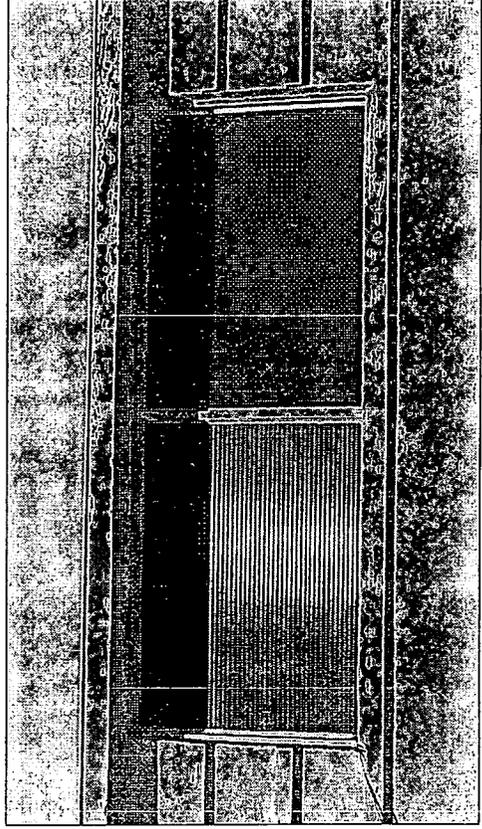


WEST ELEVATION

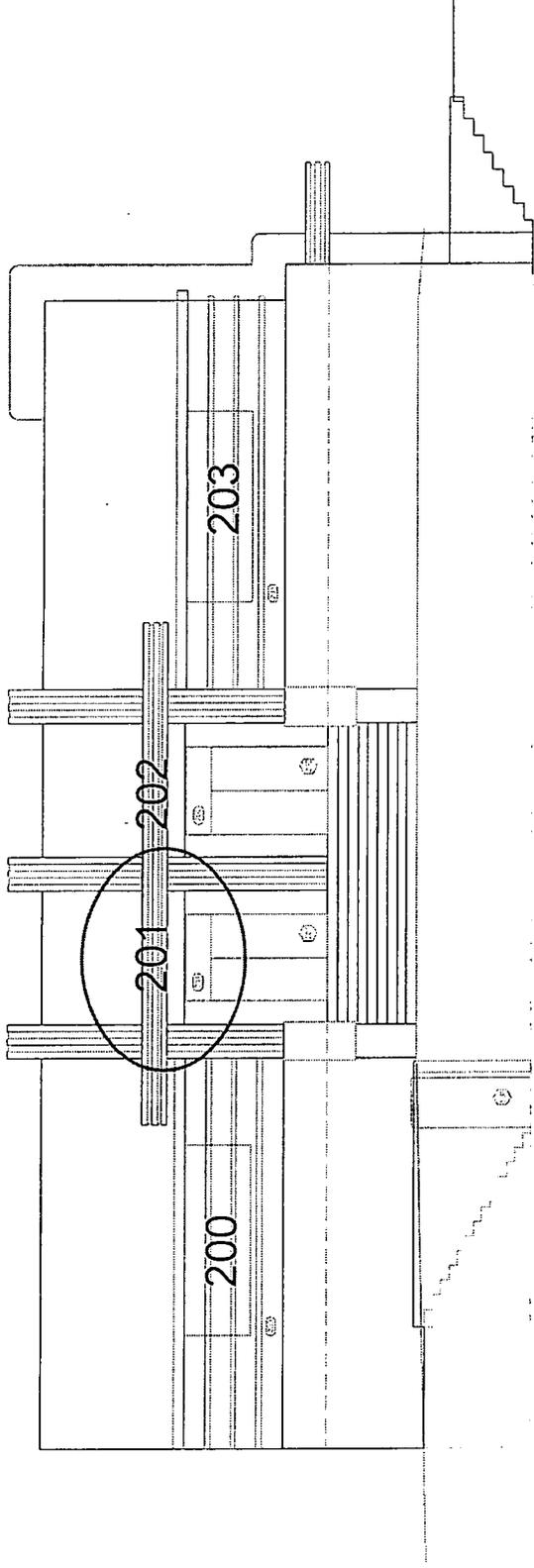




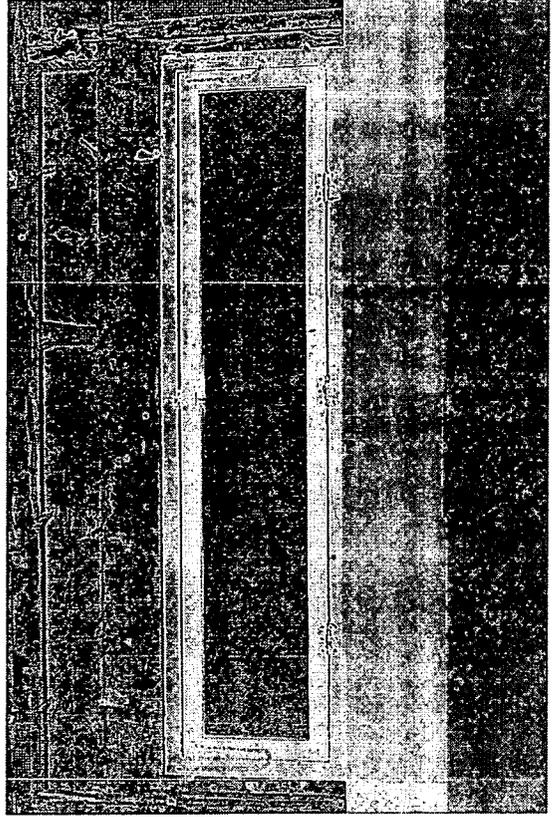
WEST ELEVATION



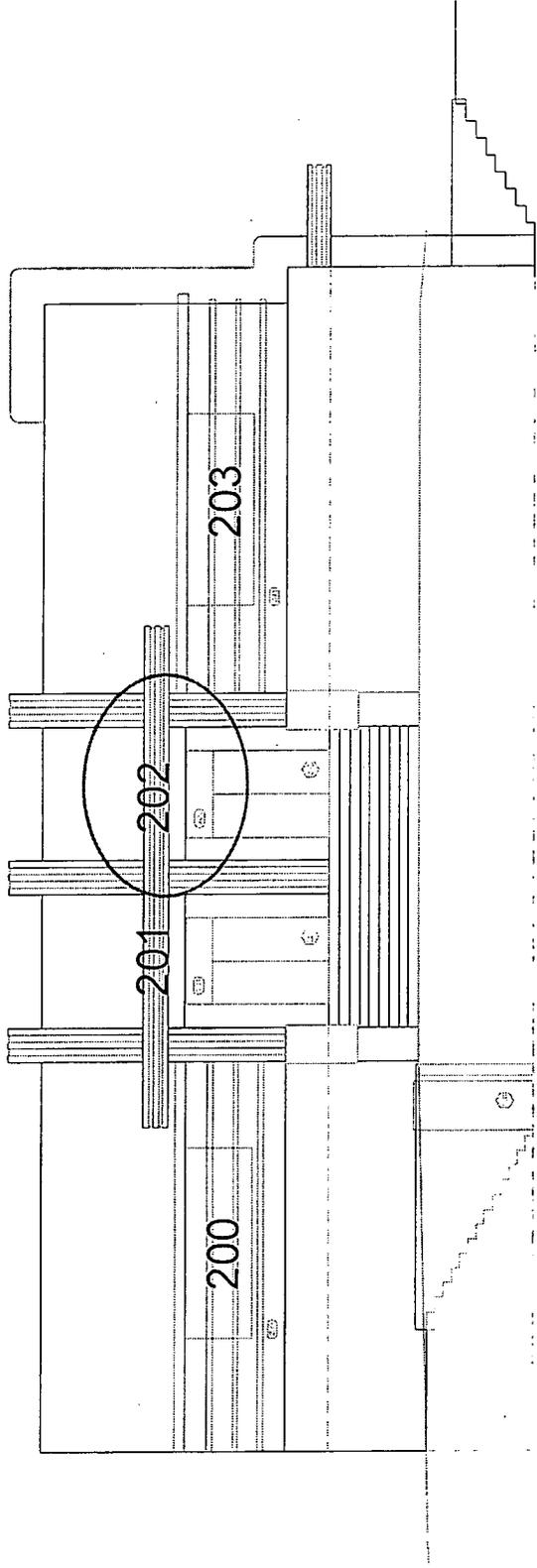
- Original opening
- Non-original glazing
- Non-original window sash
- Fluted Glass damaged and not reusable
- Recommend replace sash and glazing



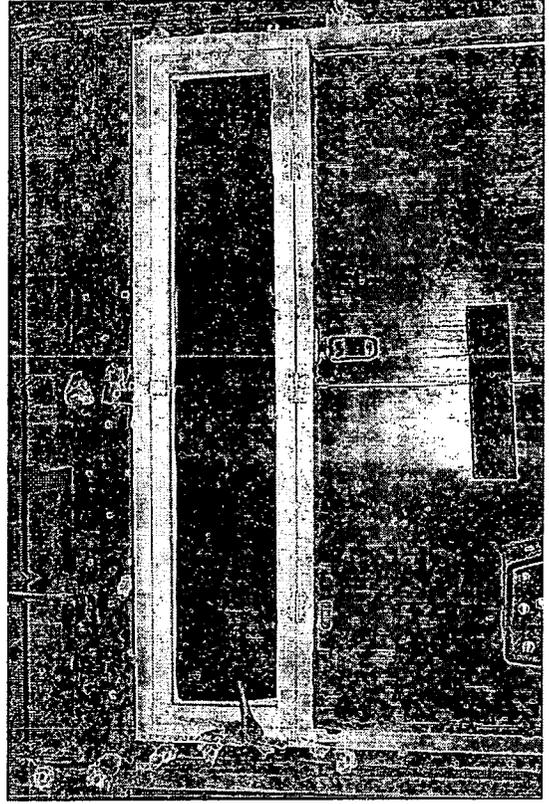
WEST ELEVATION



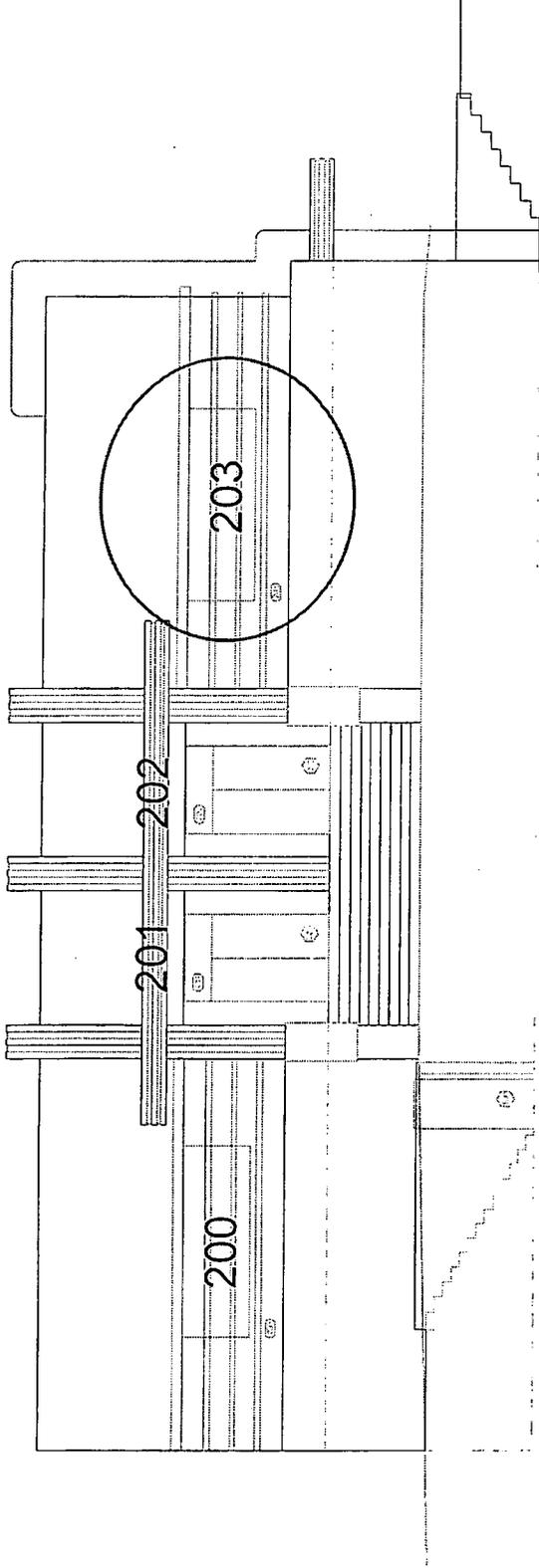
- Original opening
- Non-original glazing
- Missing window sash
- Glazing non-character defining
- Recommend replace sash and new fluted glass to match original



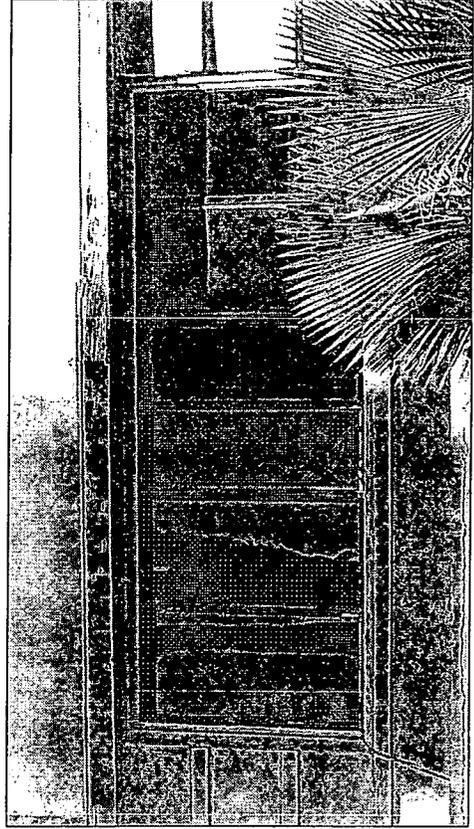
WEST ELEVATION



- Original opening
- Non-original glazing
- Missing window sash
- Glazing non-character defining
- Recommend replace sash and replace with new fluted glazing to match original

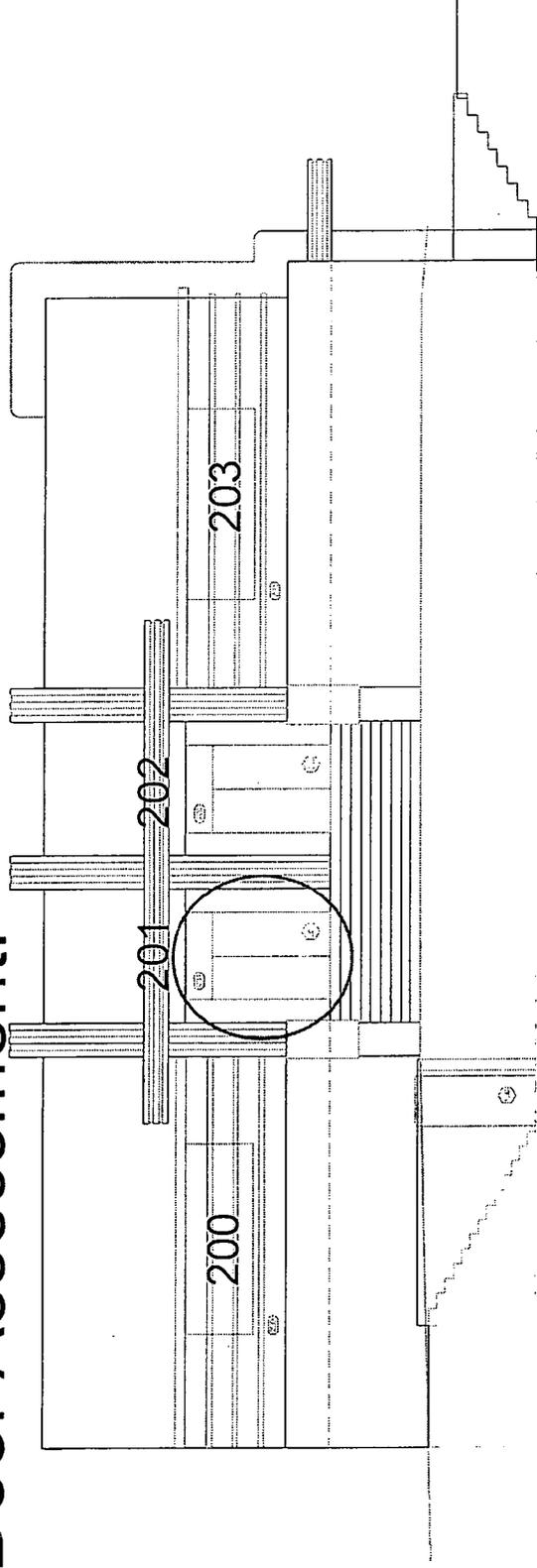


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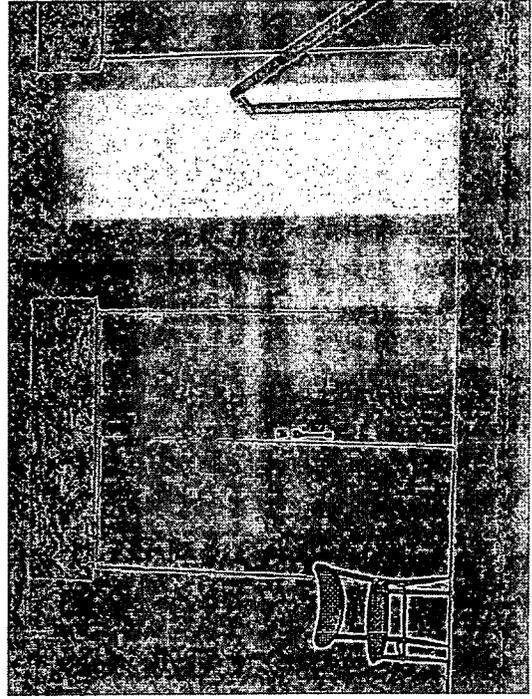


- Original opening
- Non-original glazing
- Non-original window sash
- Aluminum sash non-character defining
- Recommend replace sash and glazing

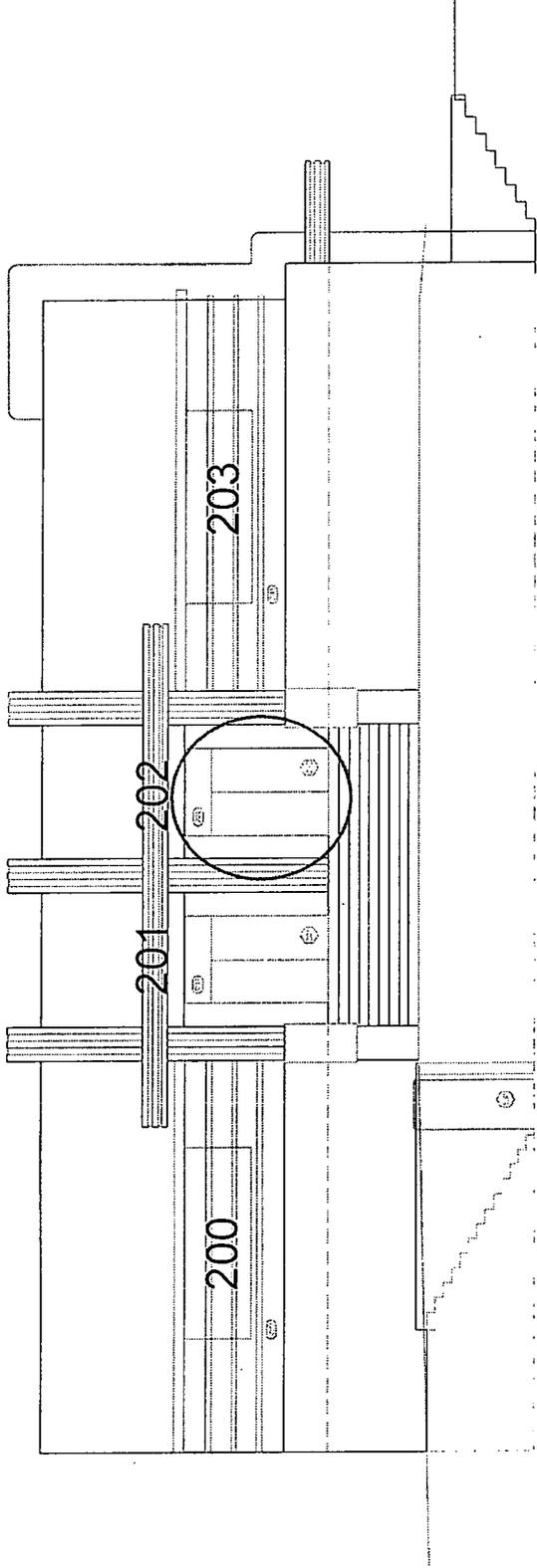
# Door Assessment:



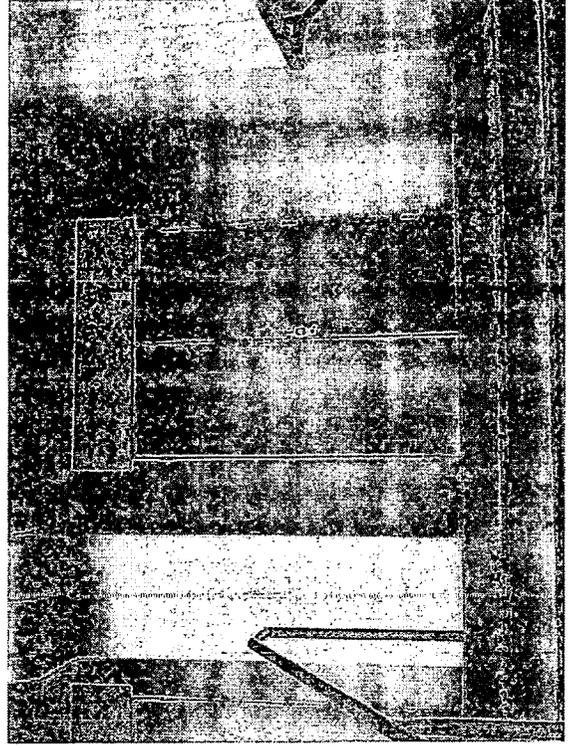
WEST ELEVATION



- Original opening
- Non-original door
- Non-original hardware
- Recommend replace doors with glazed doors as shown in original design plans

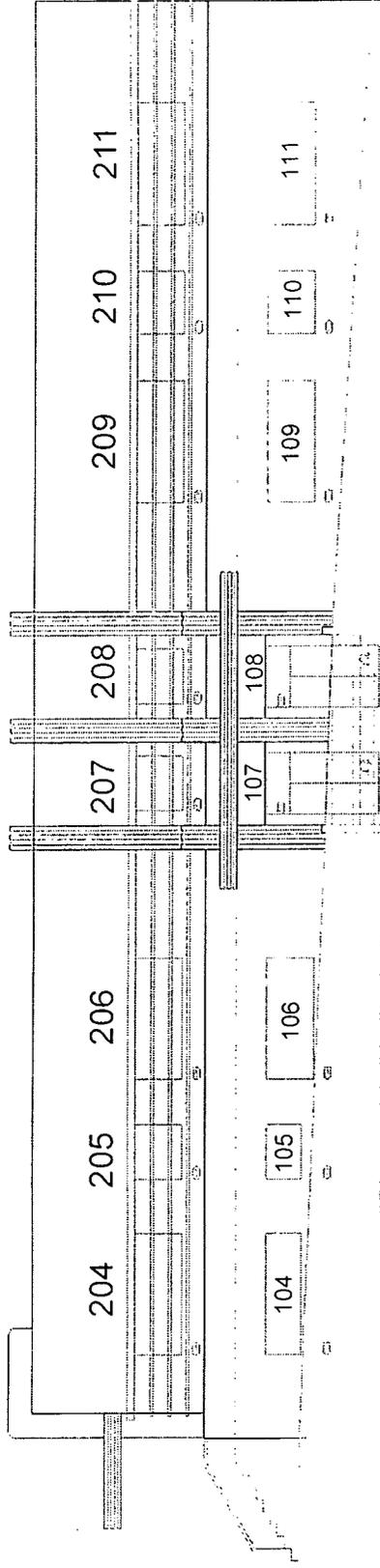


WEST ELEVATION

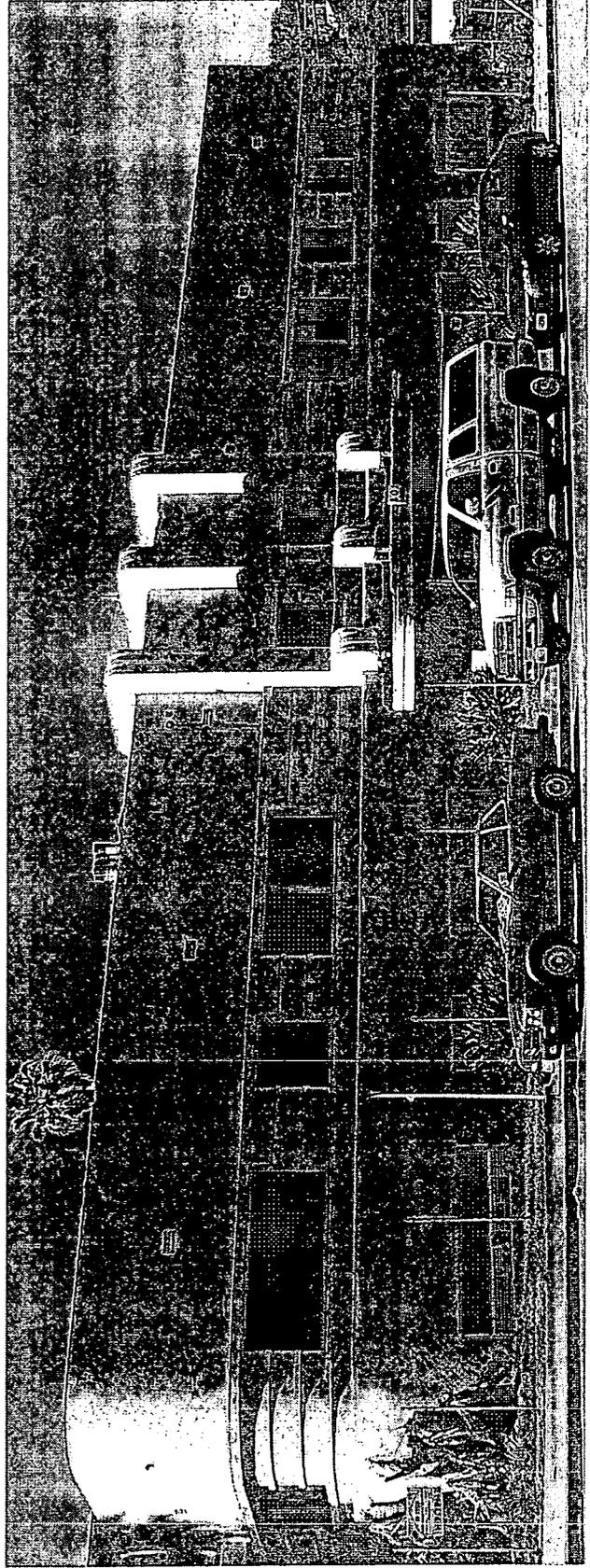


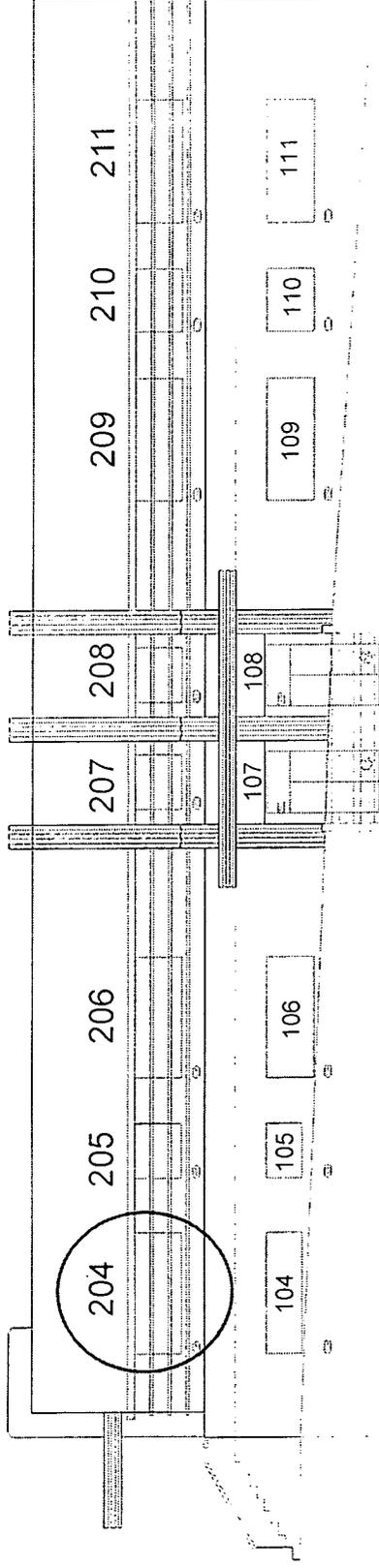
- Original opening
- Non-original door
- Non-original hardware
- Recommend replace doors with glazed doors as shown in original design plans

# Window Assessment:

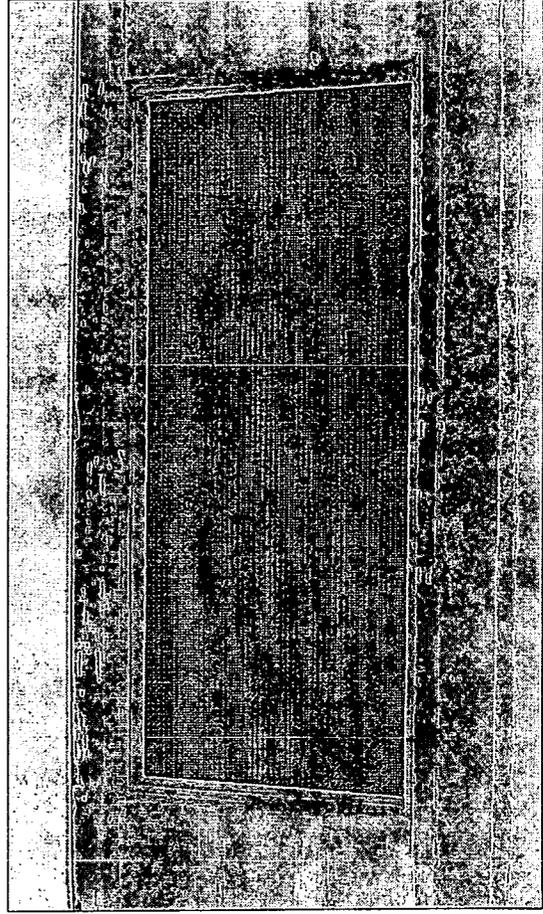


SOUTH ELEVATION

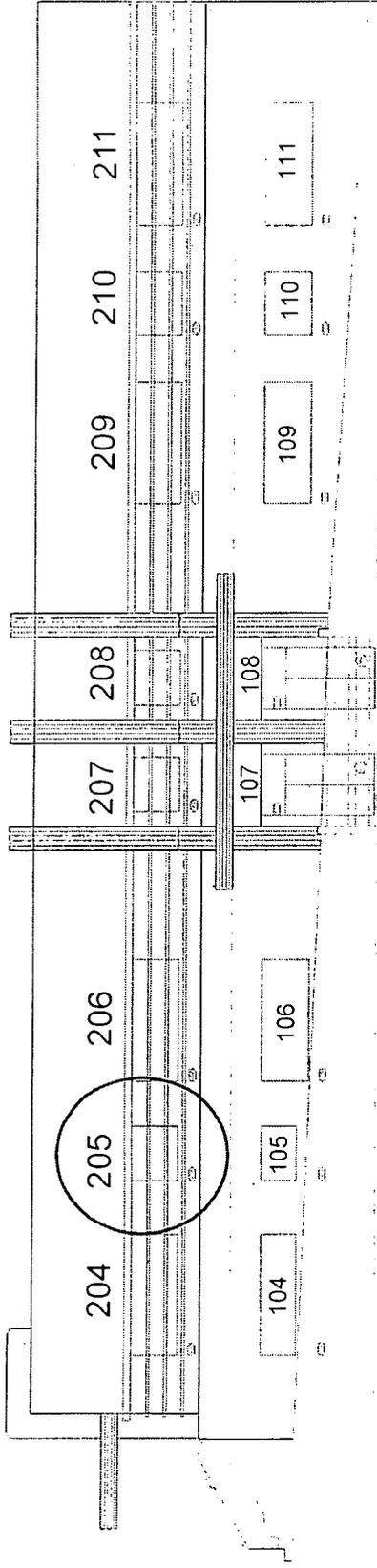




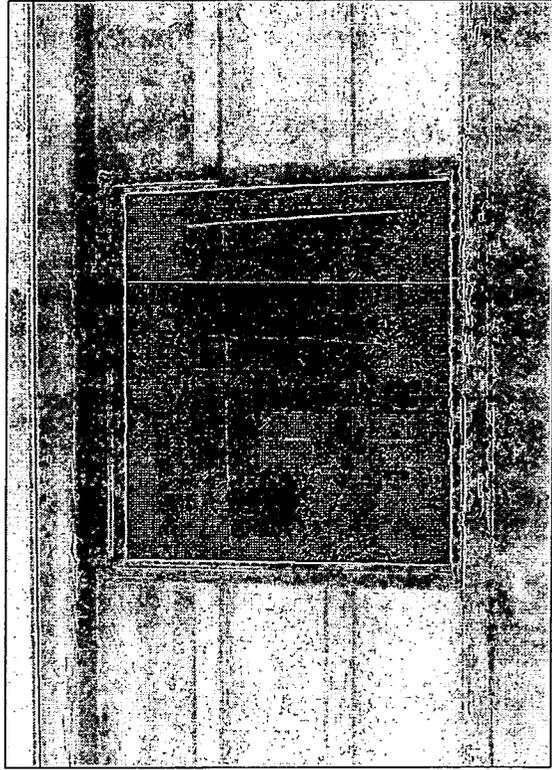
SOUTH ELEVATION



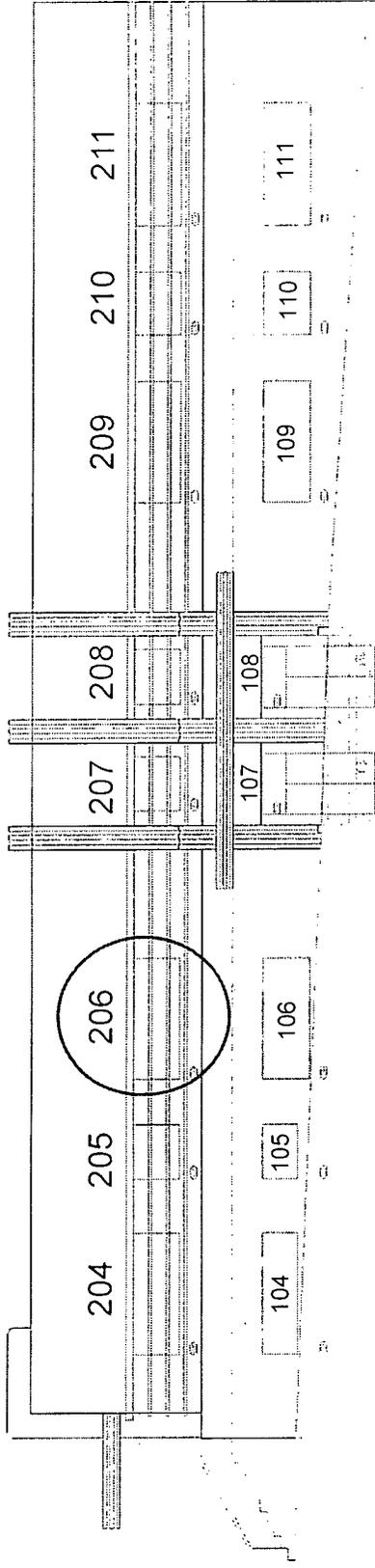
- Original opening
- Original glazing
- Original window sash
- Glazing in good repair- may be reused
- Recommend replace sash and relocate glazing to maintain building symmetry



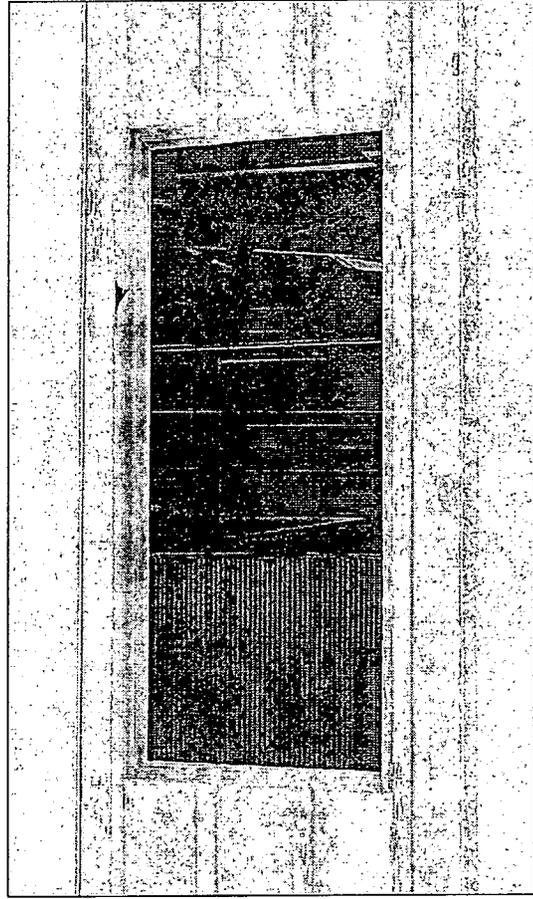
SOUTH ELEVATION



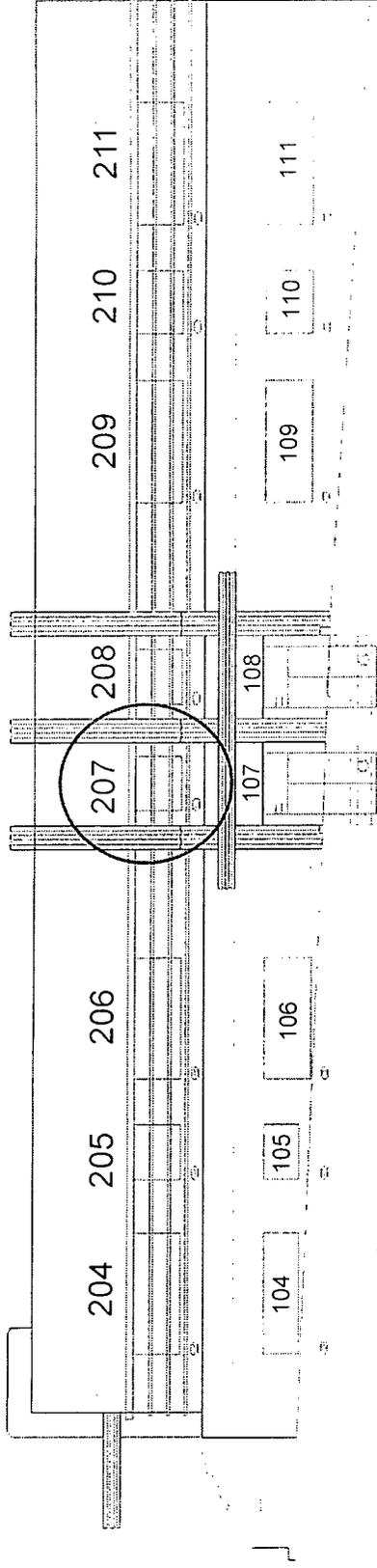
- Original opening
- Non-original glazing
- Original window sash
- Glazing non-character defining
- Recommend replace with operable sash and replace with new fluted glazing to match original (as much as possible)



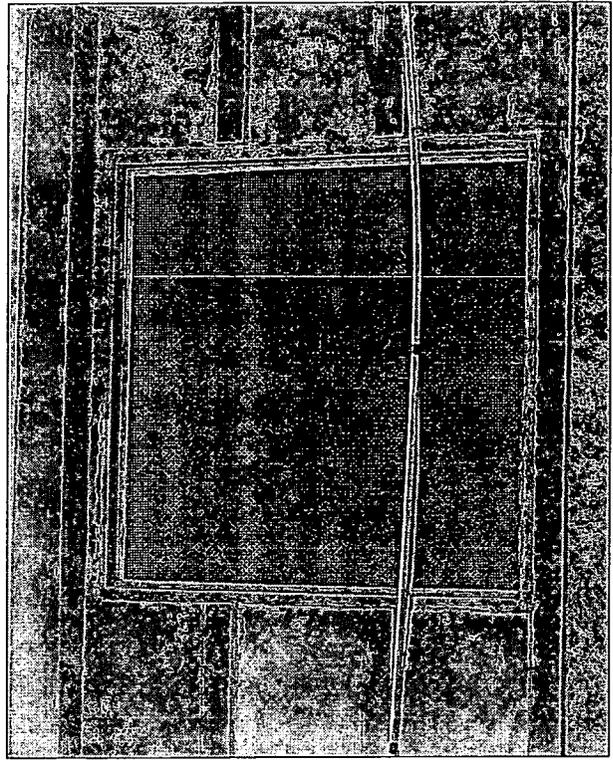
SOUTH ELEVATION



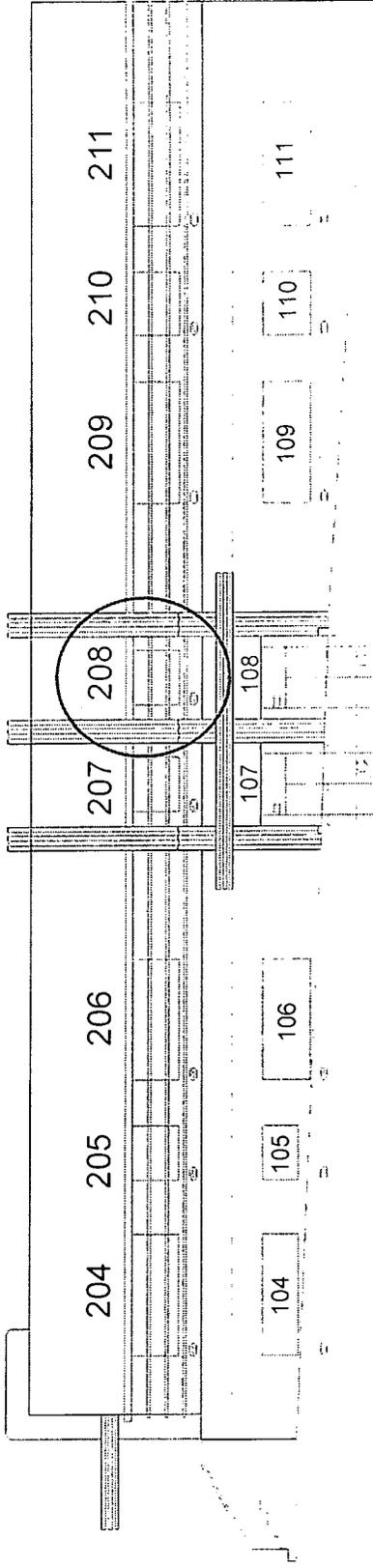
- Original opening
- Non-original glazing
- Non-original window sash
- Glazing non-character defining and fluting portion cannot be reused.
- Recommend replace with new sash and relocate original fluted glazing from 204



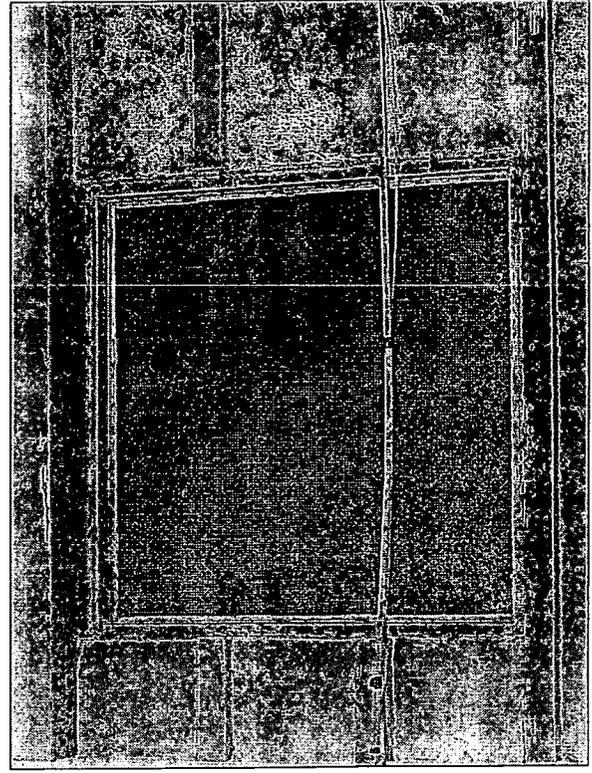
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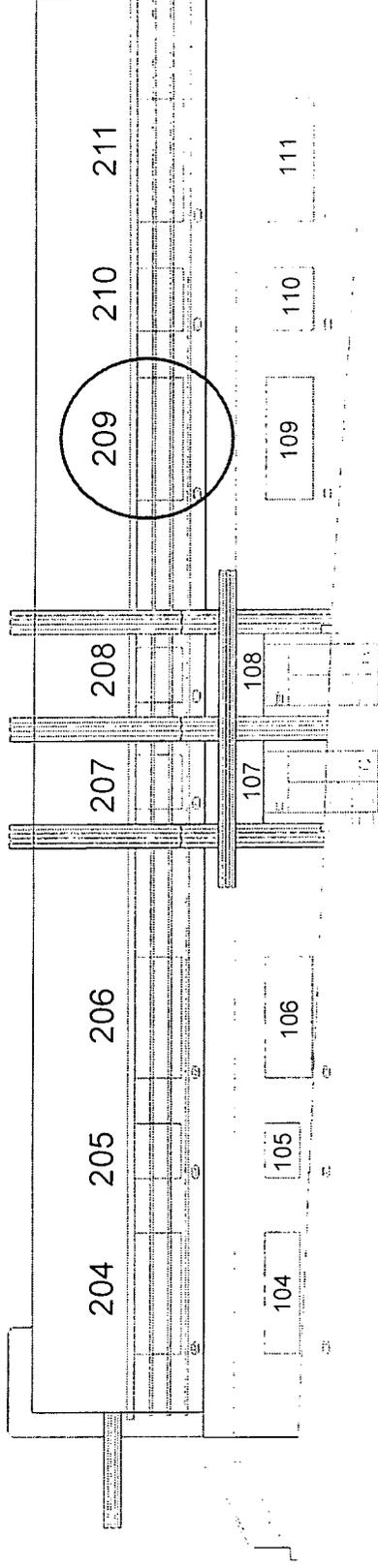
- Original opening
- Original etched glazing
- Original window sash
- Recommend replace with new operable sash and reuse original etched glazing



SOUTH ELEVATION

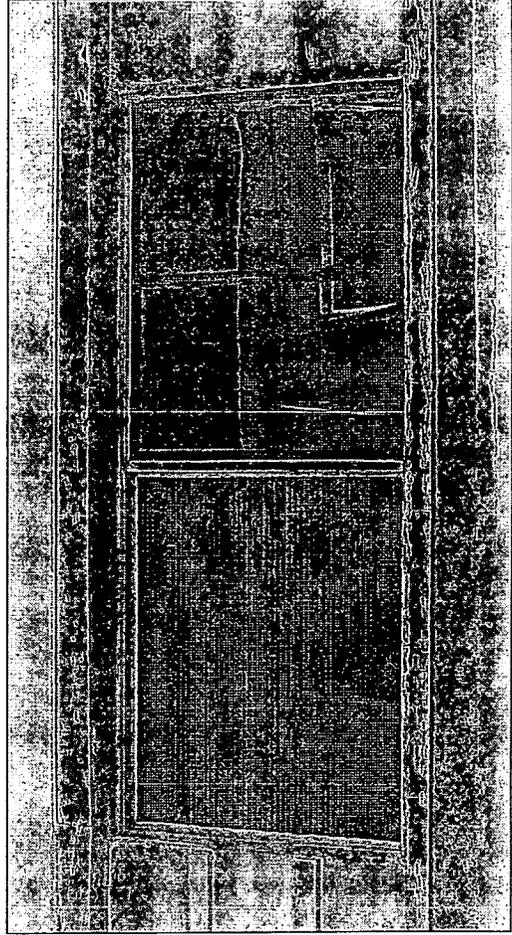


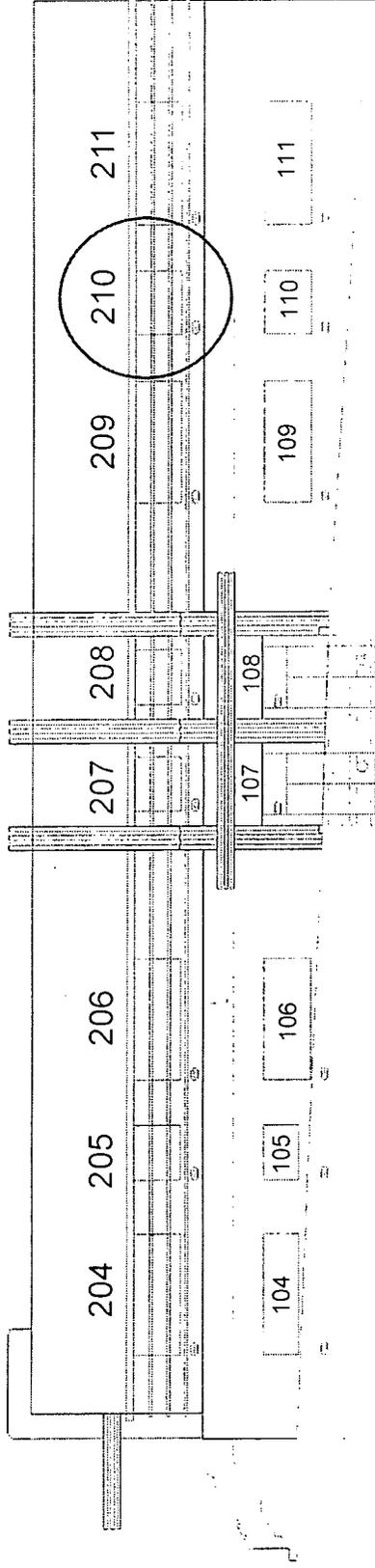
- Original opening
- Original etched glazing
- Original window sash
- Recommend replace with new operable sash and reuse original etched glazing



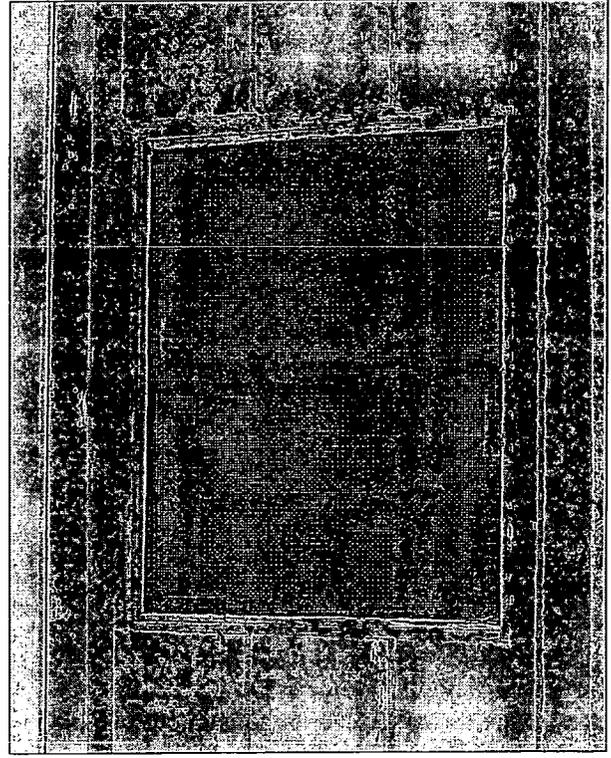
SOUTH ELEVATION

- Original opening
- Non-original glazing
- Non-original window sash
- Glazing non-character defining and fluting portion cannot be reused.
- Recommend replace with new fixed sash and new fluted glass to match original

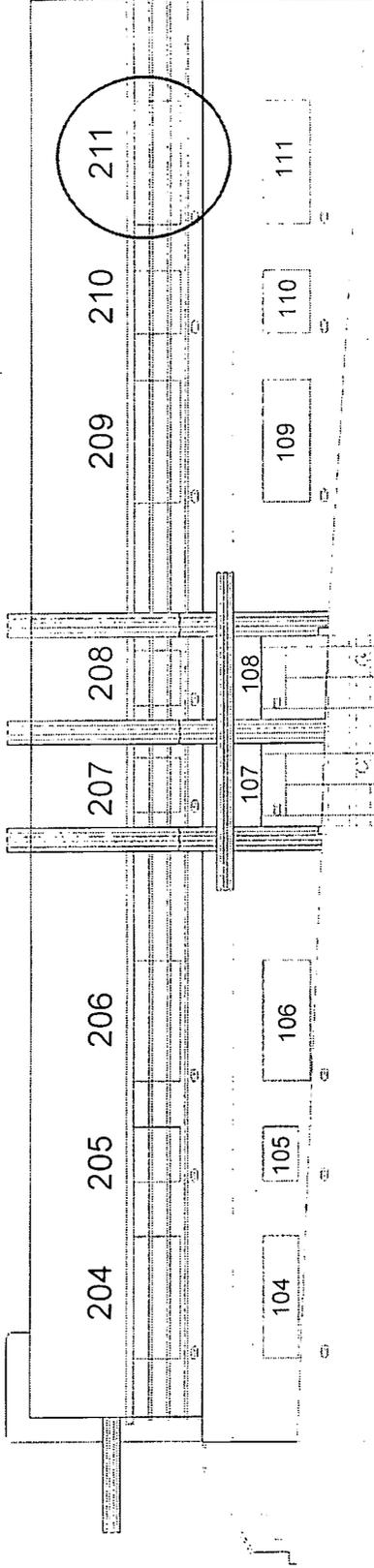




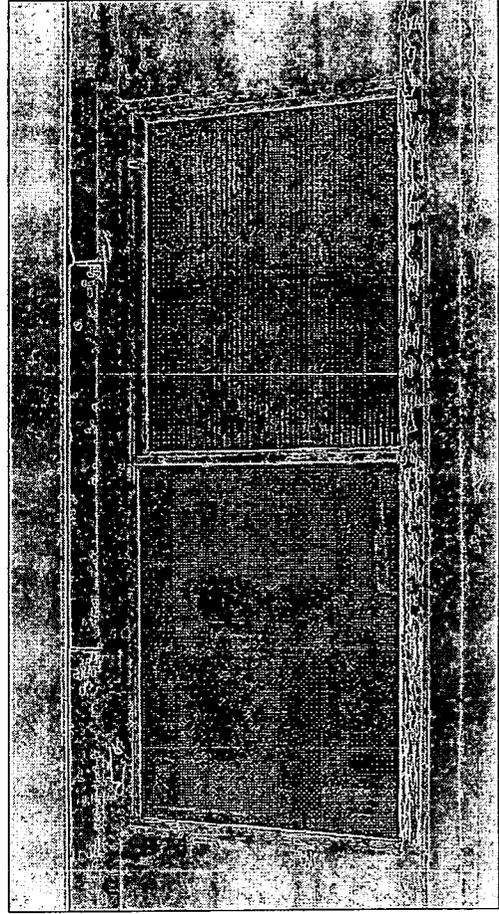
SOUTH ELEVATION



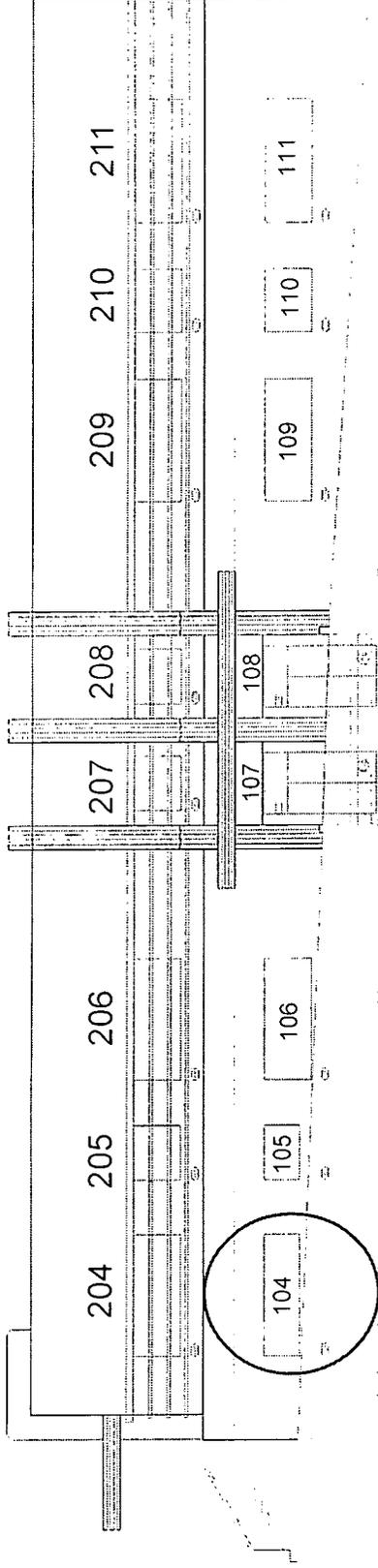
- Original opening
- Non-original glazing
- Non-original window sash
- Glazing non-character defining
- Recommend replace with new operable sash and new fluted glass to match original



SOUTH ELEVATION

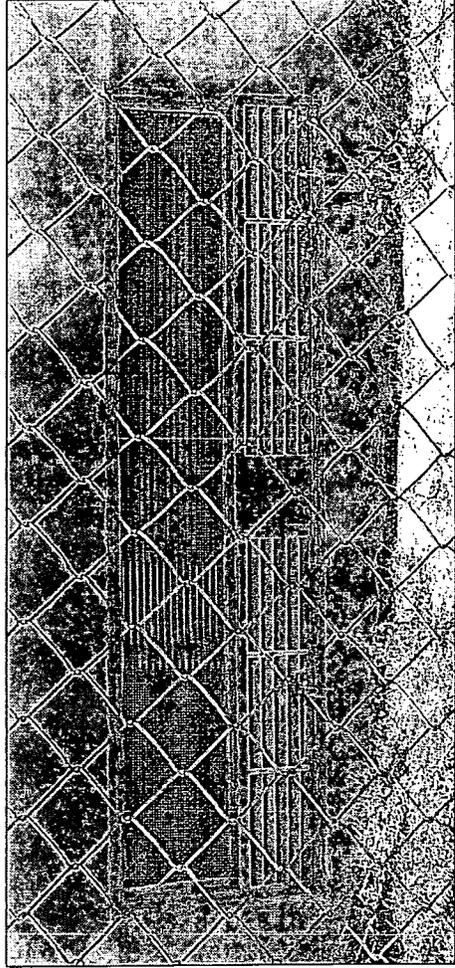


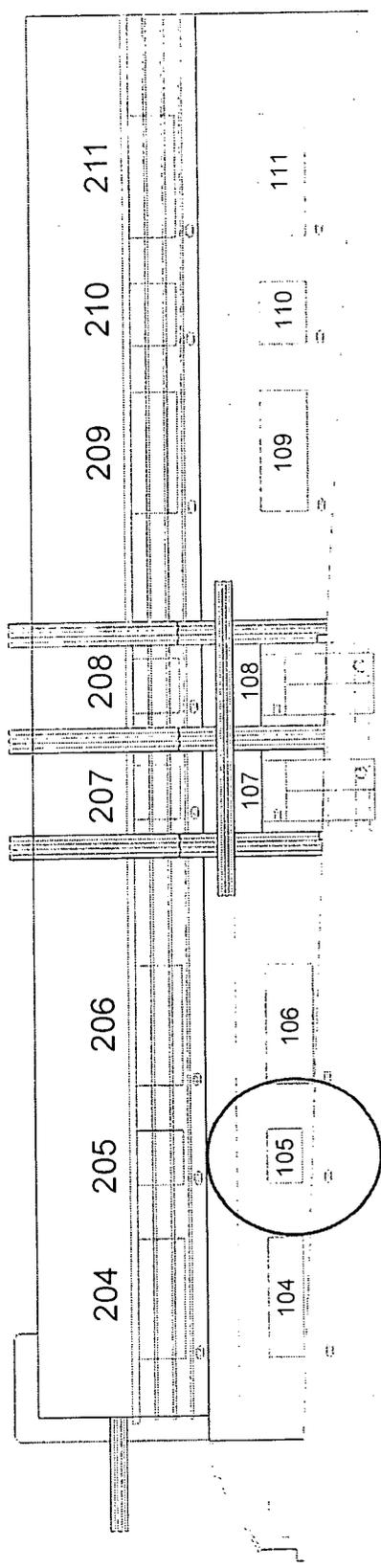
- Original opening
- Non-original glazing
- Non-original window sash
- Glazing non-character defining and fluted portion cannot be reused
- Recommend replace with new operable sash and new clear glass to increase light



SOUTH ELEVATION

- Original opening
- Original glazing
- Original window sash
- Fluted portion cannot be reused due to size
- Recommend replace with new operable sash and new clear glass to increase light

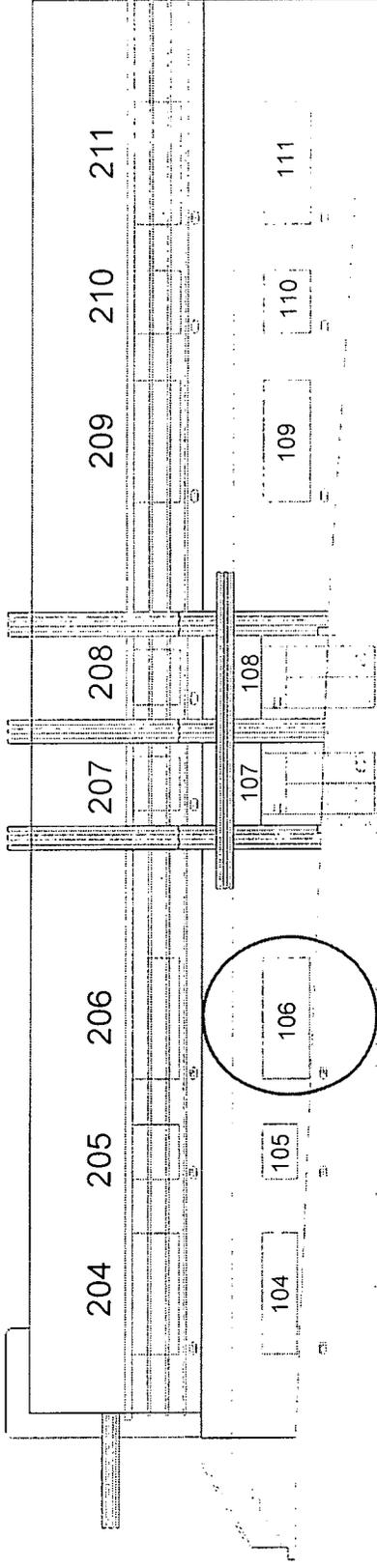




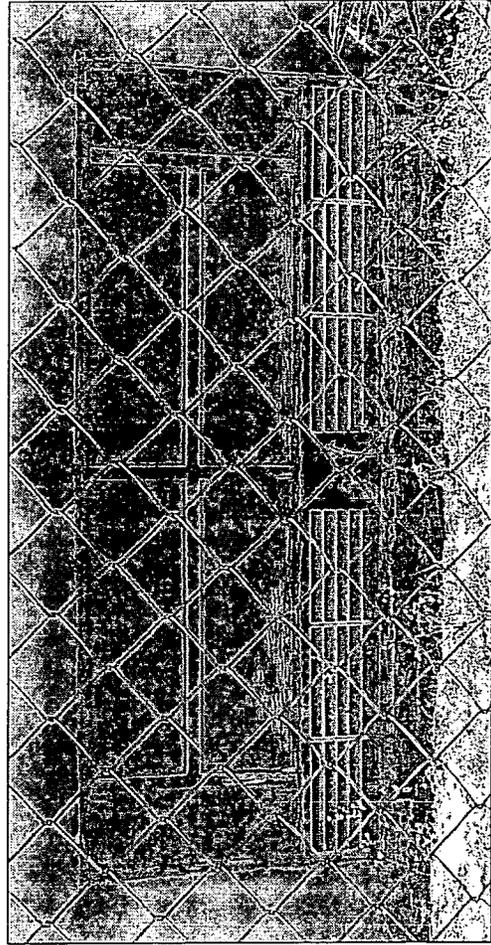
SOUTH ELEVATION



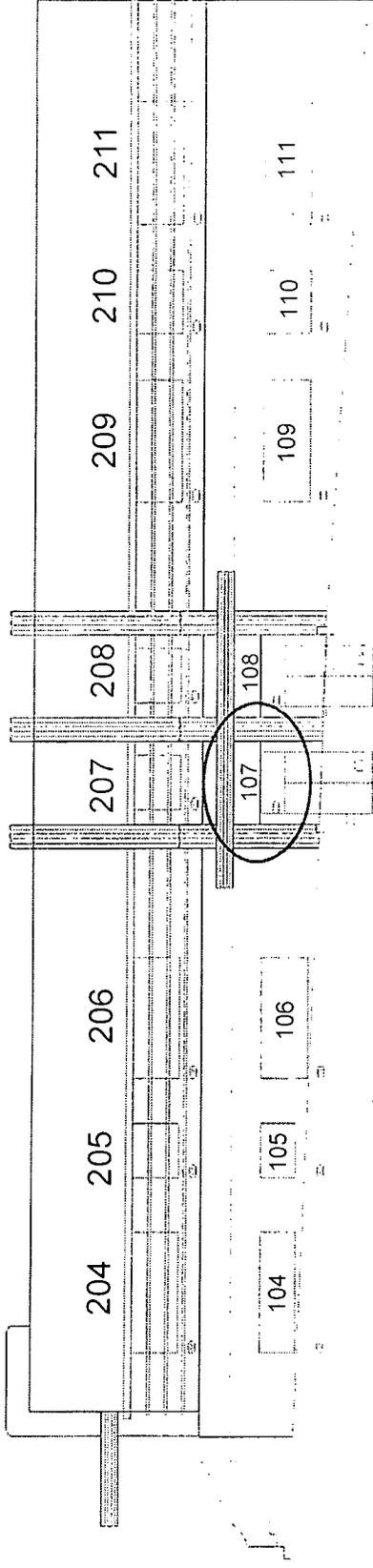
- Original opening
- Original glazing
- Original window sash
- Fluted glazing in good condition
- Recommend replace with new operable sash and reuse original fluted glass in same location



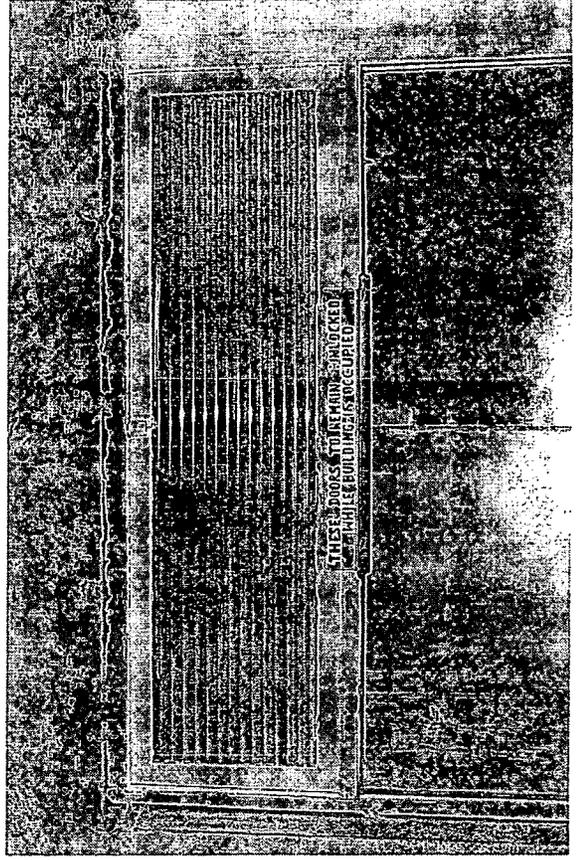
SOUTH ELEVATION



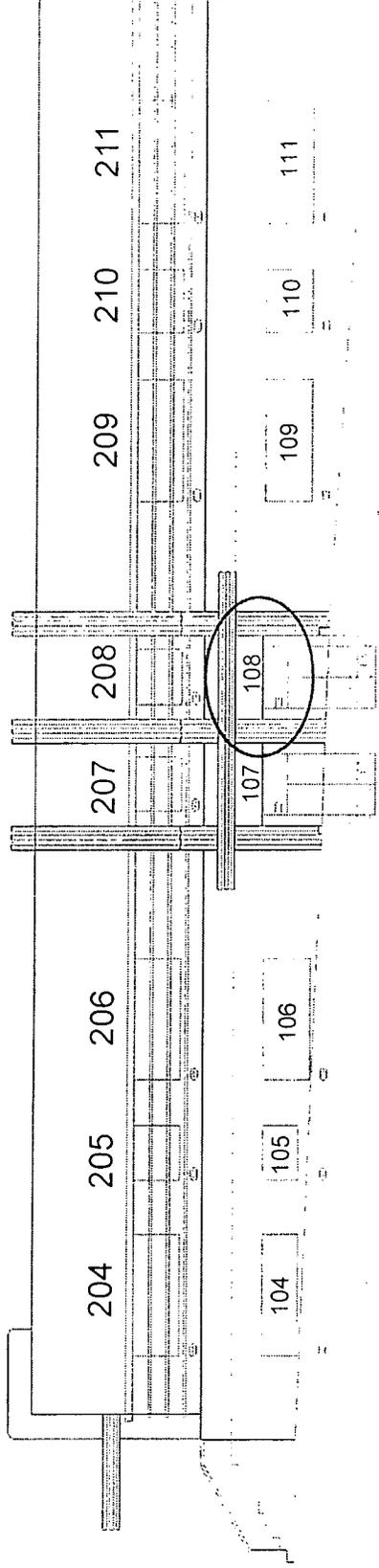
- Original opening
- Non-original glazing
- Non-original window sash
- Recommend replace with new fixed sash and reuse original fluted glass from 204



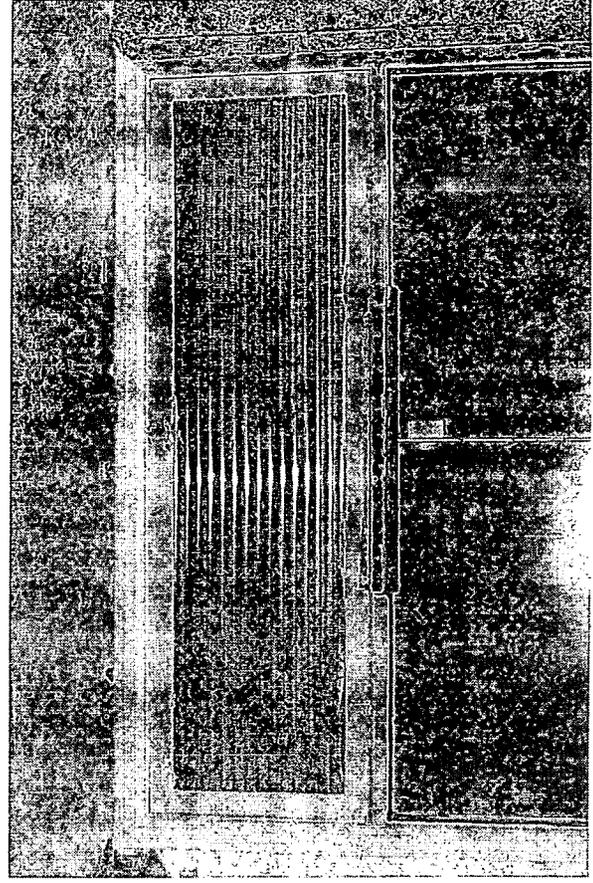
SOUTH ELEVATION



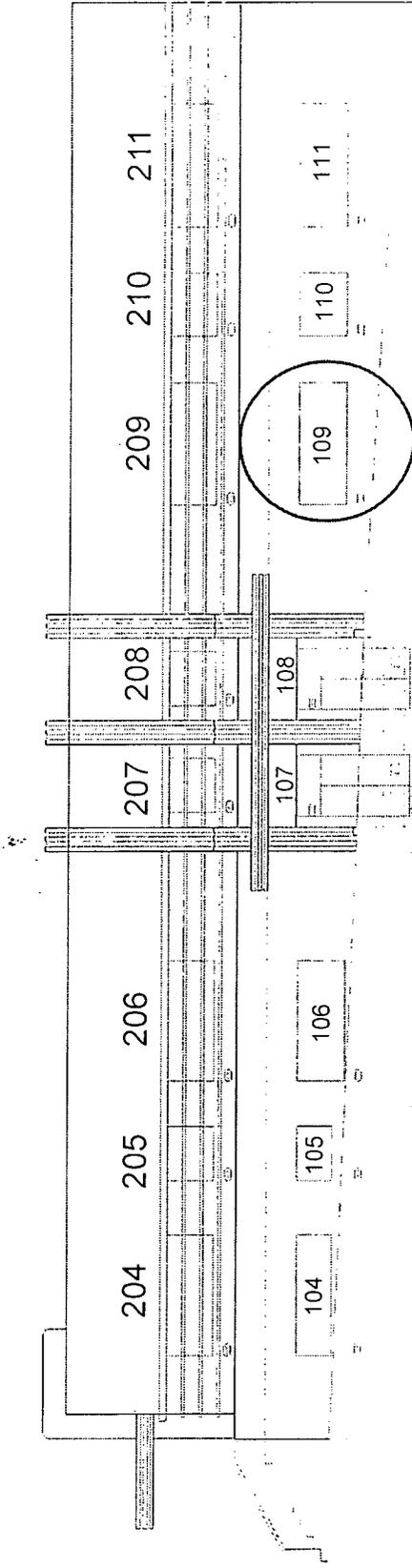
- Original opening
- Original glazing
- Original window sash
- Glazing in good condition
- Recommend replace with new operable sash and reuse original fluted glass in same location



SOUTH ELEVATION



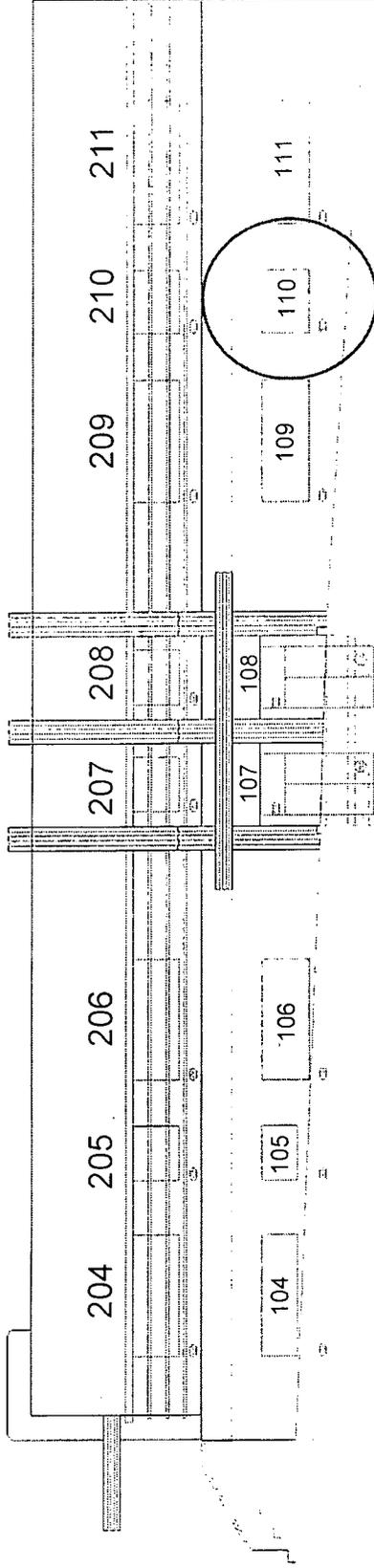
- Original opening
- Original glazing
- Original window sash
- Glazing in good condition
- Recommend replace with new operable sash and reuse original fluted glass in same location



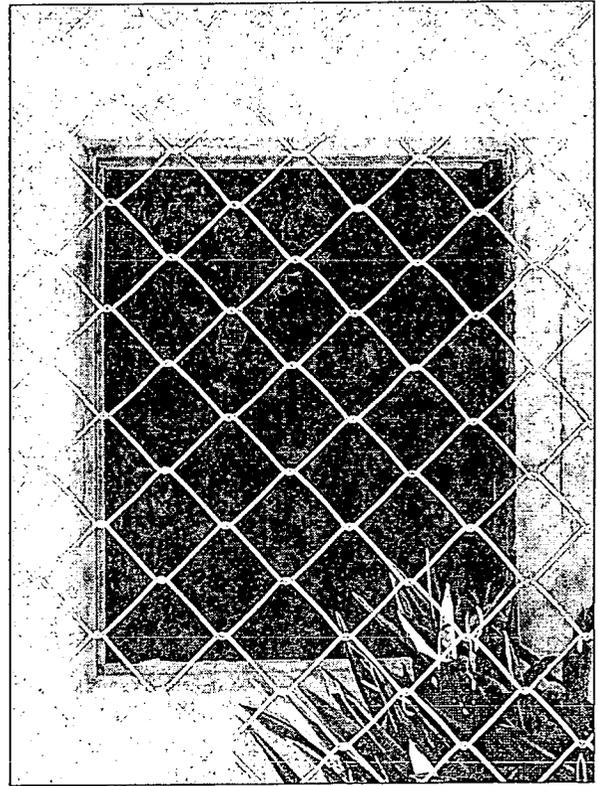
SOUTH ELEVATION



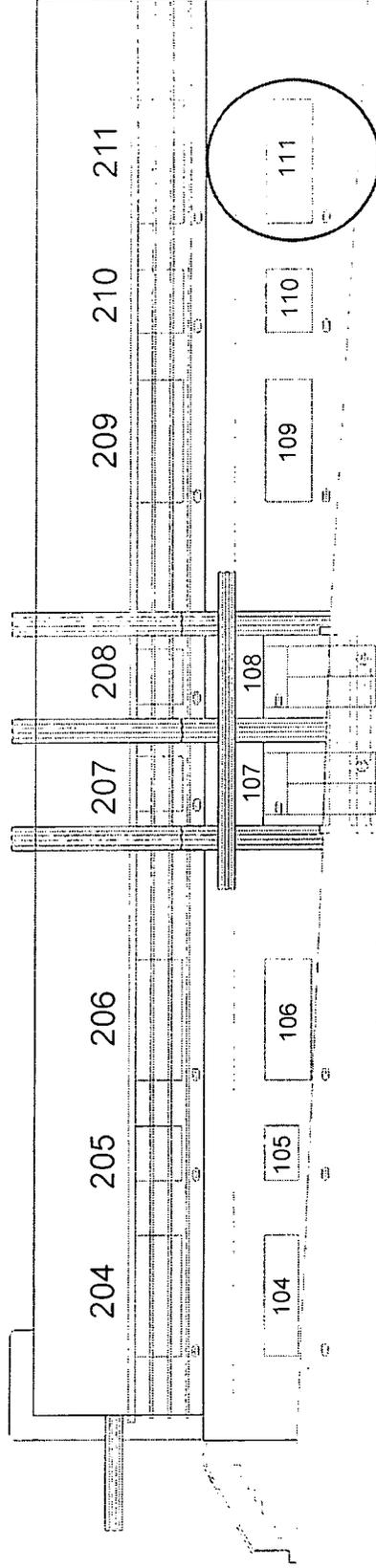
- Original opening
- Original glazing
- Original window sash
- Glazing in good condition
- Recommend replace with new fixed sash and reuse original fluted glass in same location



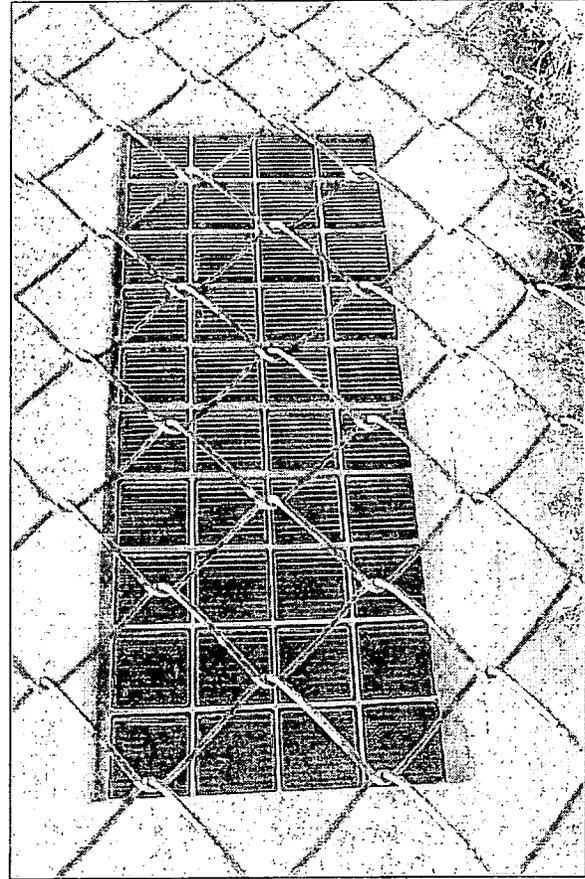
SOUTH ELEVATION



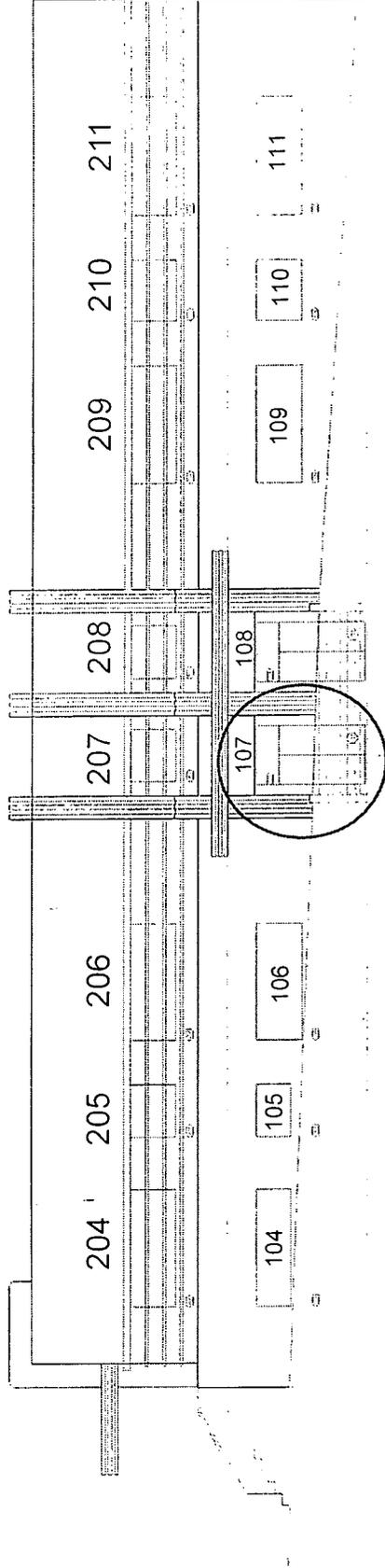
- Original opening
- Non-original glazing
- Non-original window sash
- Glazing boarded over; non-character defining
- Recommend replace with new operable sash and new fluted glass



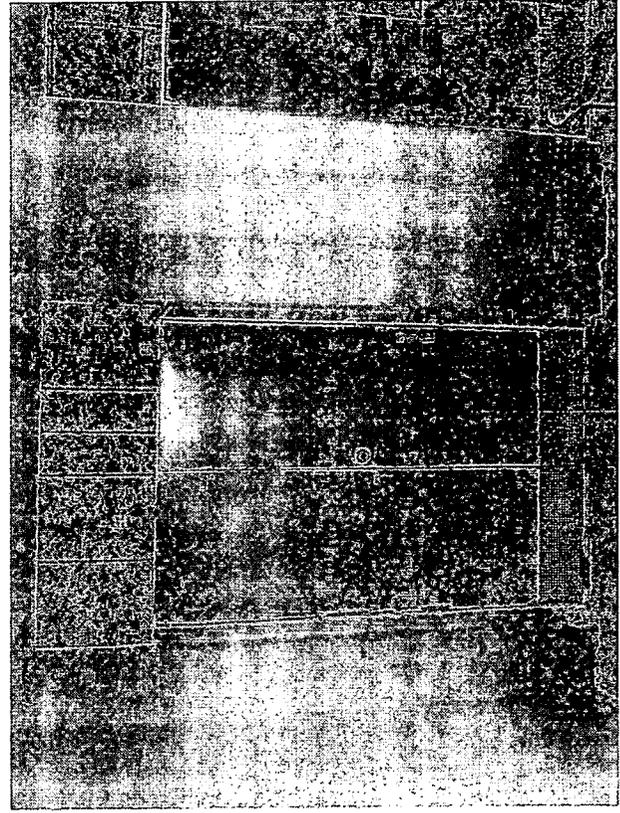
SOUTH ELEVATION



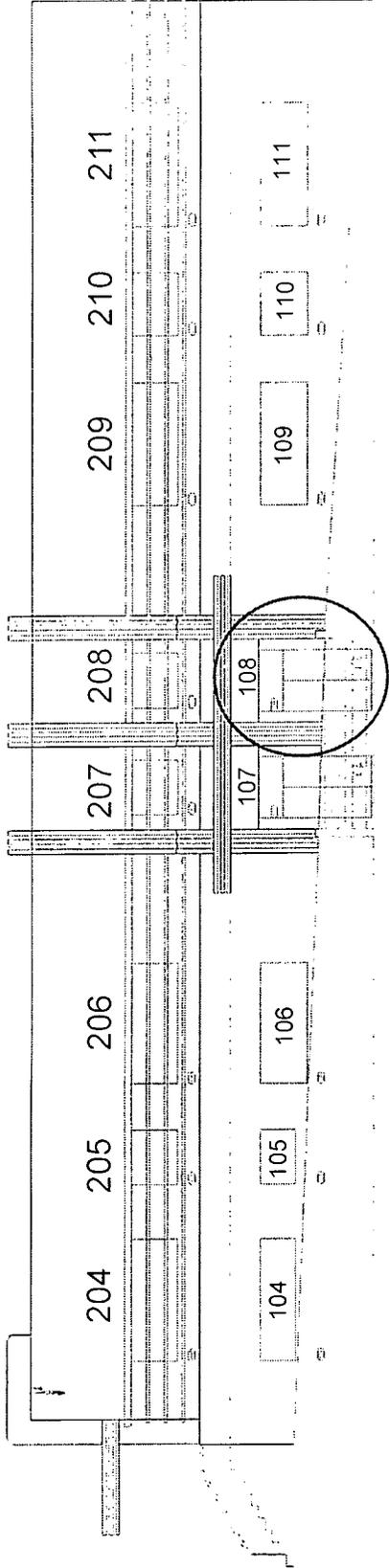
- Original opening
- Non-original glazing
- Non-original window sash
- Glazing non-character defining
- Recommend replace with new operable sash and new clear glass to provide additional light to interior



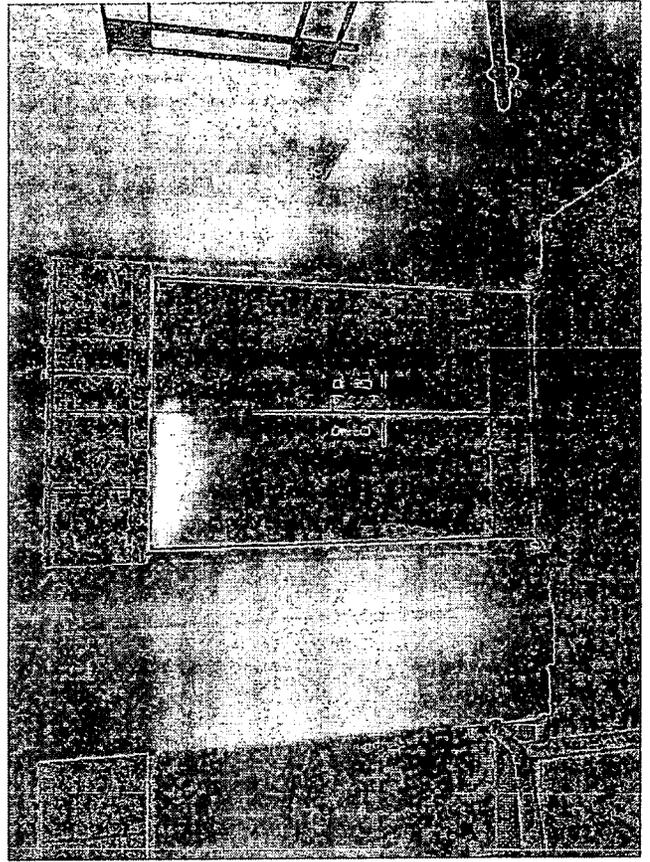
SOUTH ELEVATION



- Original opening
- Original door
- Original door surround
- Missing hardware
- Proposal to replace with new glazed door to provide additional light to interior

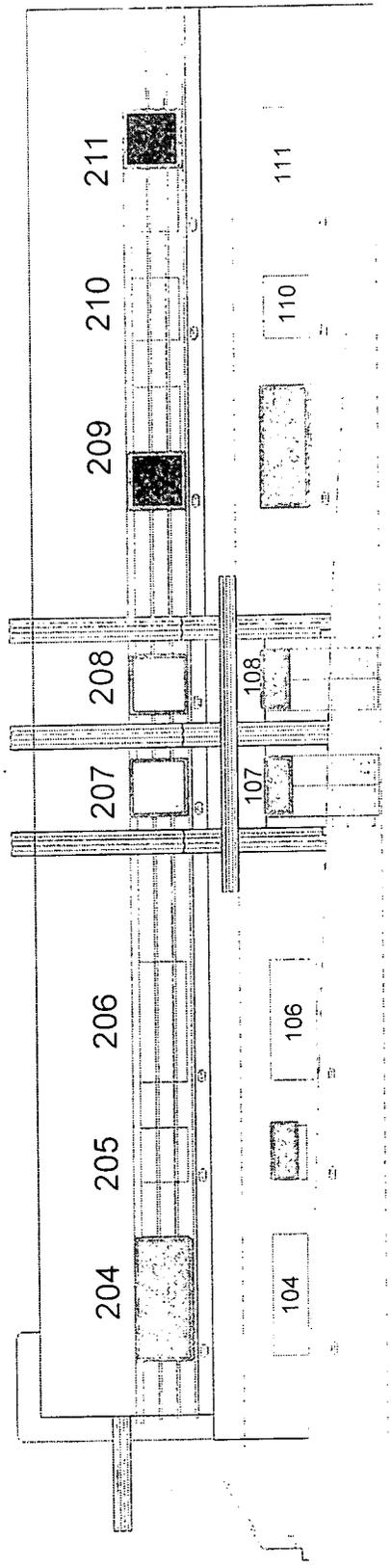


SOUTH ELEVATION



- Original opening
- Original door
- Original door surround
- Non-original hardware
- Proposal to replace with new glazed door to provide additional light to interior

# Analysis of Re-usable Fluted Glass:

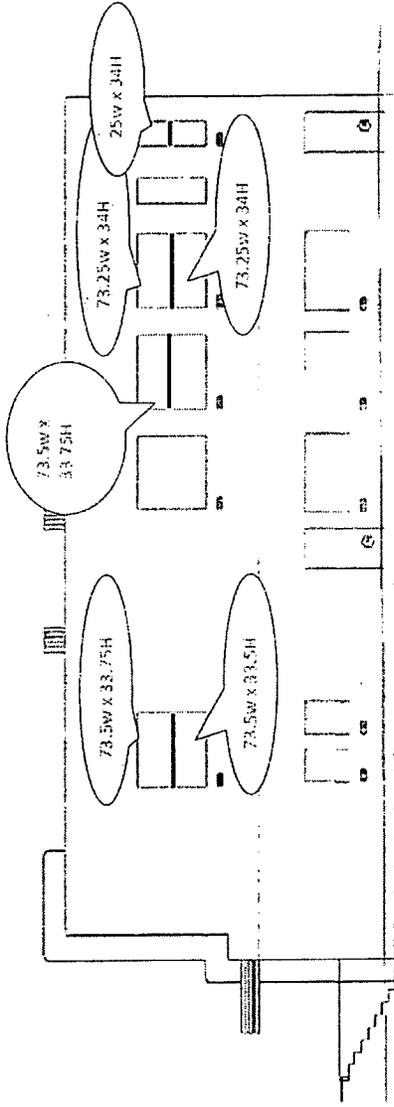


- Original etched glass
- Original fluted glass

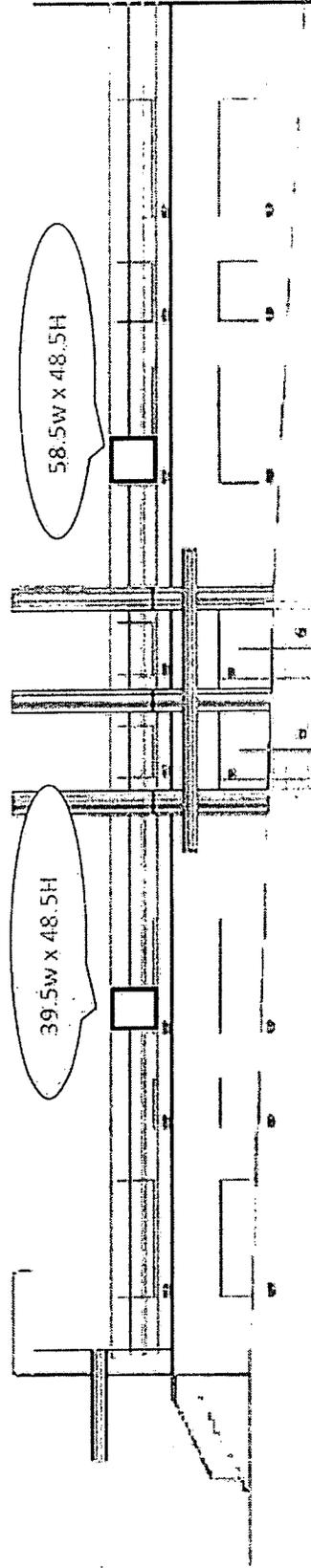
Original fluted glass (half)

SOUTH ELEVATION

MA Center LA  
Intact Glass (non-typ R.O.) For Re-Use

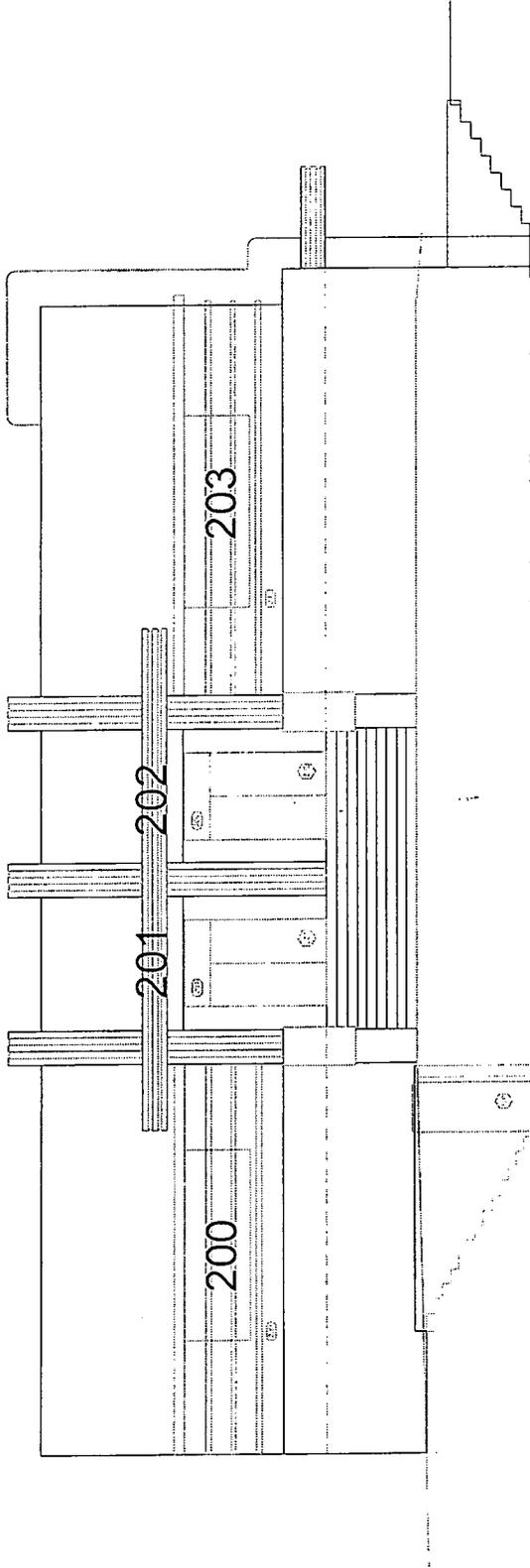


EAST ELEVATION

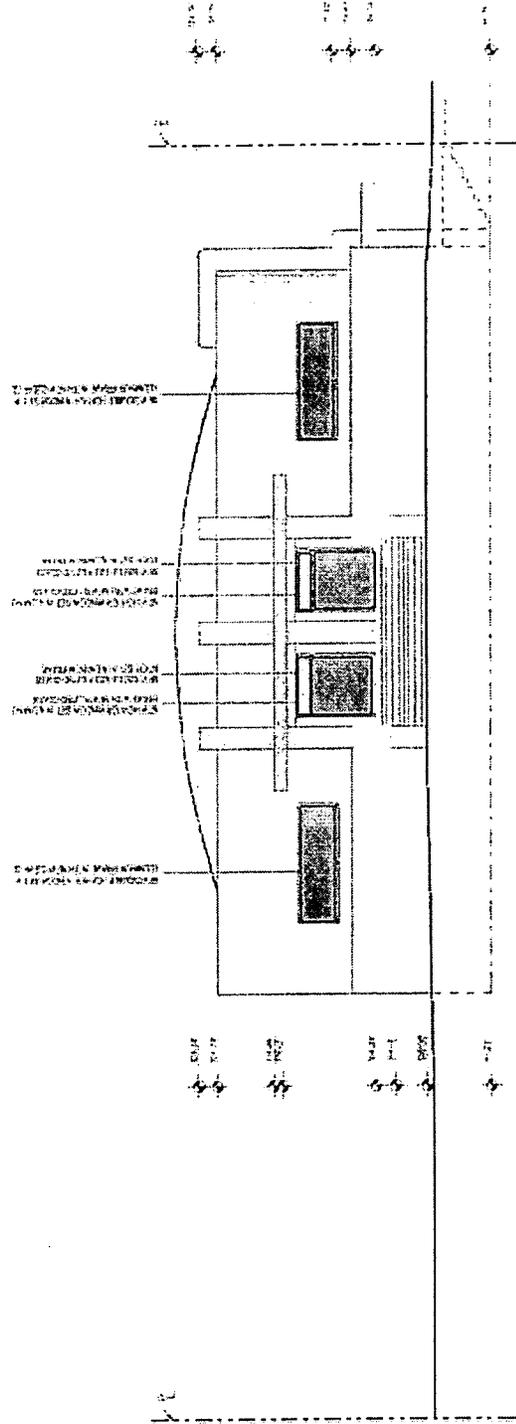


SOUTH ELEVATION

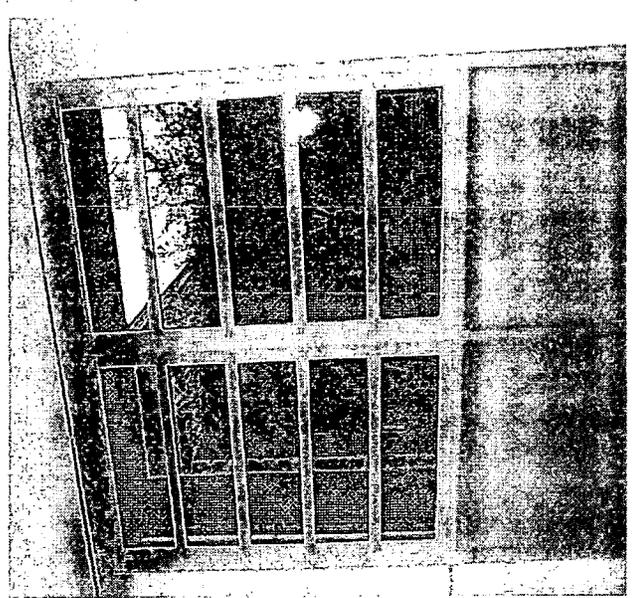
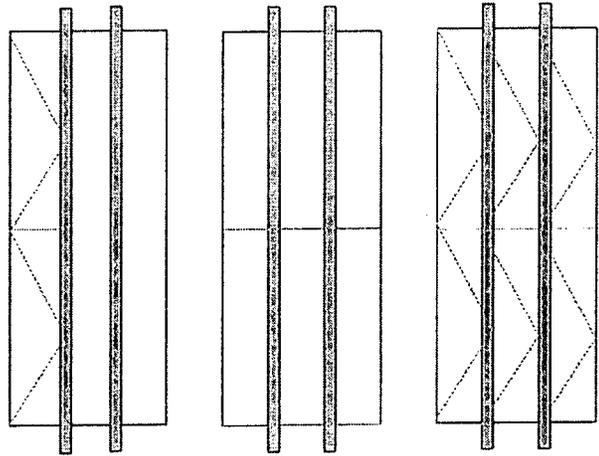
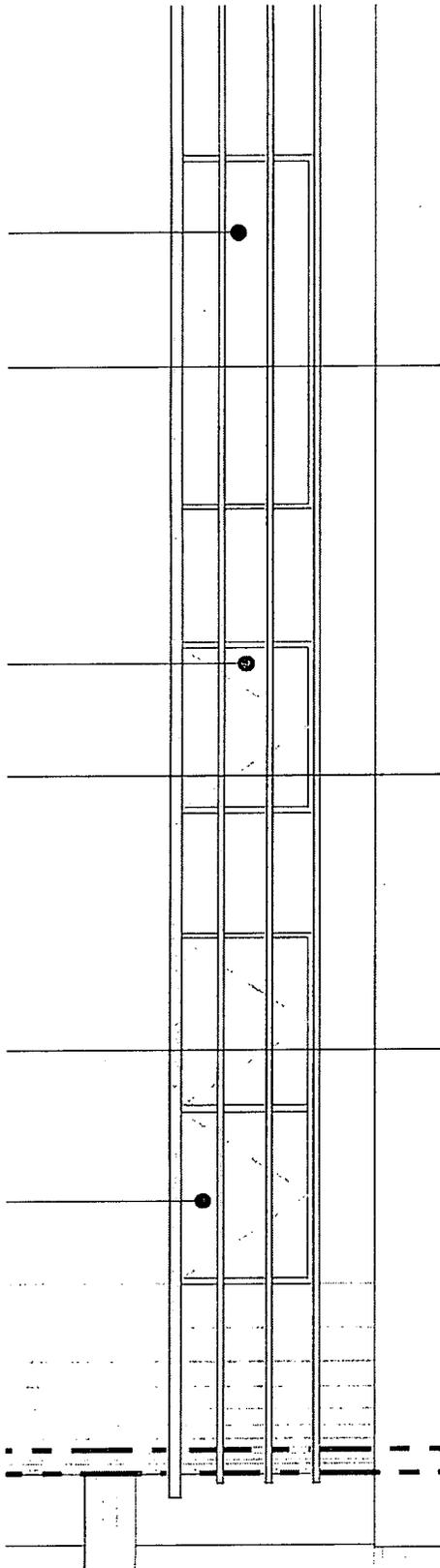


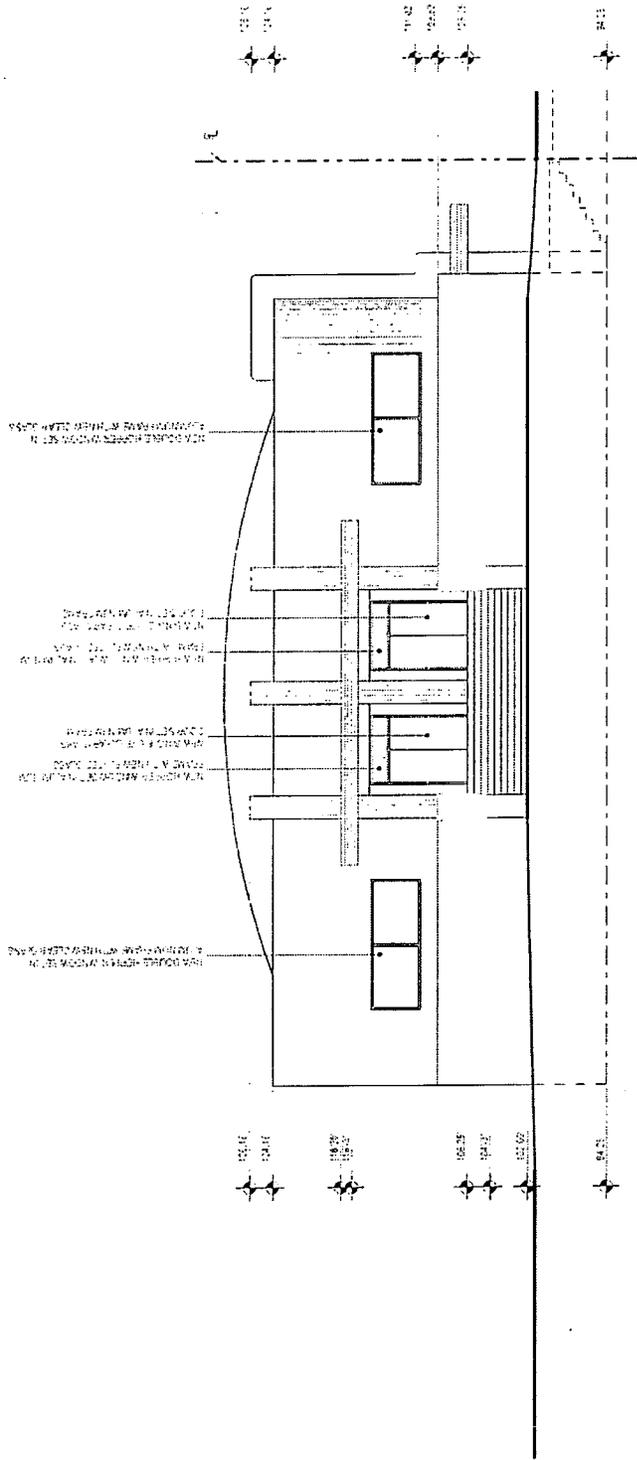


WEST ELEVATION

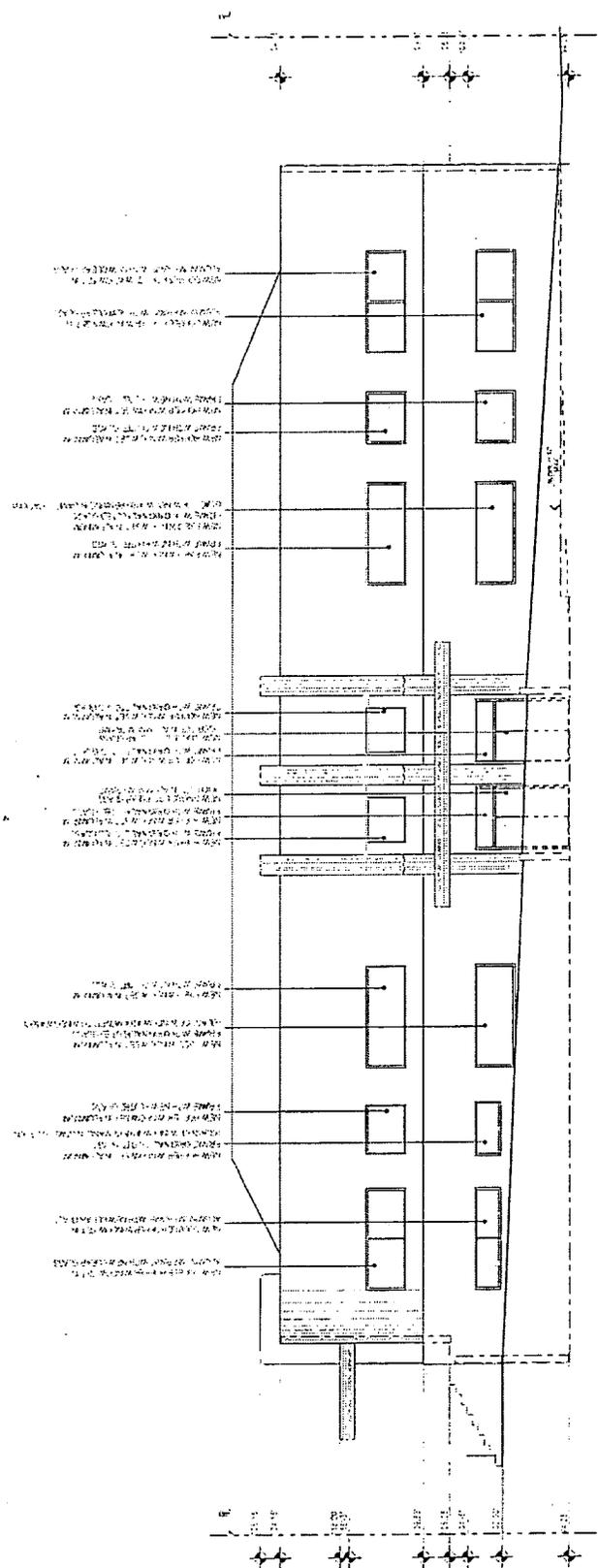


WEST ELEVATION  
SCALE: 1/8" = 1'-0" (WITHOUT BANDS)

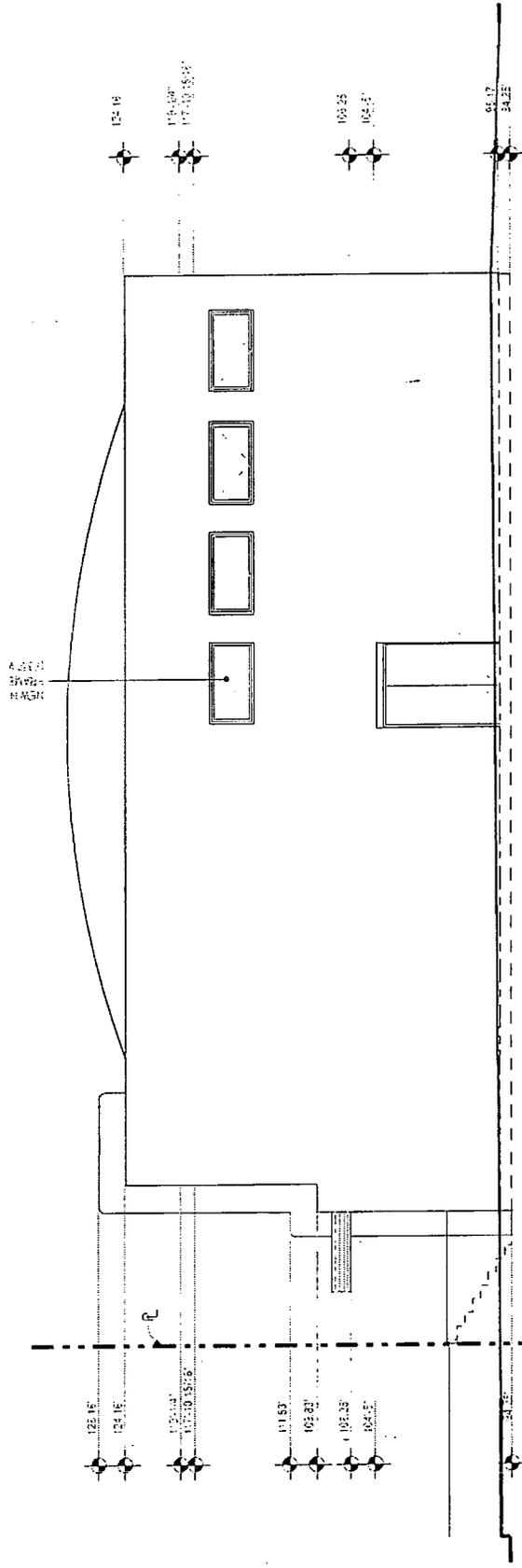




WEST ELEVATION



SOUTH ELEVATION  
 SCALE 1/8"=1'-0" (WITHOUT RANOS)



**EAST ELEVATION**

SCALE: 1/8" = 1'-0" EXHIBIT "B"

NOTE:

ALL WINDOWS, DOORS AND ARCHITECTURAL BONDS SHALL COMPLY WITH THE FINAL AGREEMENT AND REQUIREMENTS SET FORTH BY THE CITY OF REDONDO BEACH AND MA CENTER L.A.





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# Administrative Report

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Council Action Date: July 17, 2012

**To: MAYOR AND CITY COUNCIL**

**From: WILLIAM P. WORKMAN, CITY MANAGER**

**Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, SUSTAINABILITY/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 March 1, 2012; 2) the Water Quality Implementation Matrix; 3) the Sustainability/ Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

## **EXECUTIVE SUMMARY**

On March 1, 2012, 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 Sustainability/ Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the fourth of the March 1, 2012 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 13, 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, Environmental Responsibility, 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.

#### Sustainability/ 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 Sustainability/ 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, Sustainability/ Green Task Force Matrix, and Major City Facilities Priority List.

### **FISCAL IMPACT**

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2011-2012 Adopted Annual Budget.

Submitted by:

  
\_\_\_\_\_  
William P. Workman, City Manager

### **Attachments:**

- Strategic Plan Update - Six-Month Objectives dated June 19, 2012
- Water Quality Implementation Matrix dated May 15, 2012
- Sustainability/ Green Task Force Implementation Matrix dated June 19, 2012
- Major City Facilities Priority List dated June 2007

# CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

March 1, 2012 - August 15, 2012

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

THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By May 1, 2012	City Manager	Obtain a Financial Advisory to advise the City Council by July 1, 2012 on financing options for a Harbor Area Park.	X			
2. By June 30, 2012	City Manager	Present to the City Council for action a license agreement for the temporary use of Mole B by Chevron Corp permitting transport of refinery equipment.				
3. By June 30, 2012	HBT Director	Develop a RFP for a Master Developer for the Waterfront Revitalization Project and present to the City Council for action.				
4. By June 30, 2012	City Engineer	Present a budget response report to the City Council for funding options for renaming Artesia Boulevard.	X			
5. By July 1, 2012	City Manager	Present to the City Council for consideration a March 2013 ballot measure to fund a Harbor Area Park.	X			
6. By August 15, 2012	City Manager, working with the Artesia Blvd Working Group	Complete and present to the City Council for action a Mini Strategic Plan for Artesia Boulevard.				
7. By August 15, 2012	HBT Director, working with the City Council	Complete Phase I of the selection process for a Master Developer for the Waterfront Revitalization Project.				
8. By August 15, 2012	HBT Director	Present to the City Council an update on implementation of the Harbor Enterprise Business Plan and Waterfront Revitalization.				

<p><b>FUTURE:</b> By December 31, 2012</p>	<p>HBT</p>	<p>Recommend to the City Council for action a Master Developer for the Waterfront Revitalization Project.</p>																	
<p><b>FUTURE:</b> By _____</p>	<p>City Engineer</p>	<p>Present to the City Council for direction a preliminary plan and cost for the renaming of Torrance Boulevard.</p>																	

**THREE-YEAR GOAL: IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES**

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET / REVISED	
1. At the April 3, 2012 City Council meeting	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.			
2. On April 10, 2012	City Council	Hold a workshop with State regulators and Edison Corporation to review the State application process for re-powering the AES facility and to consider policy direction.	X		
3. At the April 17, 2012 City Council meeting	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.		X	Transaction documents in development.
4. By August 1, 2012	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.		X	
5. By June 30, 2012	ACM	Recommend to the City Council for action implementation of PERS contract amendments for second tier retirement benefits.	X		Second tier will take effect June 28, 2012

**THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE**

WHEN	WHO	WHAT	STATUS		COMMENTS
			NOT DONE	ON TARGET / REVISED	
1. At the March 20, 2012 City Council meeting	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		North RB Bike Path Agreement Approved Other Edison agreements pending
2. At the April 3, 2012 City Council meeting	PW Director and City Engineer	Report to the City Council on an interagency organization to handle outstanding issues with Southern California Edison.	X		See June 5 Budget Response Report
3. By June 19, 2012 Based on the lack of specifications, the MOU will be delayed until August.	RCS Director, working with the Redondo Beach Chamber of Commerce (Leadership Redondo 2010)	Present to the City Council for consideration the MOU and plans and specifications for construction of the new Veterans Park events facility.		X	Council Status Report Provided on April 3, 2012 Plans (no specs) were submitted for review on April 24, 2012 – MOU completion dependent on plans and specs.
4. By August 15, 2012	City Engineer, working with the PW Director	Present to the City Council for consideration options for low impact stormwater development ordinance(s) pending Water Board approval of new NPDES permit.		X	Presentation to Council on new permit & proposal for RB low impact development ordinance to take place at 08-21-12 meeting.
5. By August 15, 2012	ACM, working with the Police Chief and City Engineer	Present to the City Council for consideration preliminary cost estimates and financing options for construction of a new Police Station.			

<b>THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY</b>						
<b>WHEN</b>	<b>WHO</b>	<b>WHAT</b>	<b>STATUS</b>	<b>COMMENTS</b>	<b>REVISIONS</b>	<b>REVISIONS</b>
			<b>DONE</b>	<b>ON TARGET</b>	<b>REVISIONS</b>	<b>REVISIONS</b>
1. By March 31, 2012	FS Director	Distribute to each employee the full cost of their City position.	X			
2. At the April 3, 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		First Phase of Phase II Automation of the agenda process was presented at the City Council meeting May 1, 2012. The next phase of Council Chambers improvements will begin after the March 2013 General Municipal Election.
3. By May 1, 2012	PW Director, working with Redondo Beach Unified School District	Present to the City Council for action a mowing agreement for RBUSD-owned athletic playing fields.	X			
4. On May 15, 2012, for one hour prior to the City Council meeting	City Council and Redondo Beach Unified School District Board	Discuss joint use agreement for sewer fees, all athletic fields, parking near the schools, and use of school facilities.				
5. By May 15, 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.				
6. By May 15, 2012	City Manager, with the Beach Cities Health District	Participate in Phase II of the Vitality City Program and provide an update to the City Council.				
7. By August 30, 2012	Assistant to the City Manager	Recommend to the City Council for action leases with the Redondo Beach Unified School District for 200 N. PCH and Franklin Park.		X		Lease documents with RBUSD for review

8. By August 30, 2012	Assistant to the City Manager	Recommend to the City Council for action the completion of a property transaction with Redondo Beach Unified School District involving the Senior Center and parking lot at Lincoln School and the City parking lot at 182 <sup>nd</sup> and Felton.			X	
9. By July 15, 2012	Assistant to the City Manager	Develop and present to the Department Directors at least three additional tools to communicate with employees and develop at least three employee recognition opportunities.			X	
10. At the July 3, 2012 City Council meeting	ACM	Develop and recommend to the City Council for action a revised Employee Training Plan consistent with the Succession Plan.				
11. By July 15, 2012	PW Director, working with Redondo Beach Unified School District staff	Complete the electrical project at Alta Vista and Anderson Parks.		X		
12. At the August 7, 2012 City Council meeting	City Clerk	Prepare and present to the City Council for consideration a measure for the March 2013 ballot to revise purchasing and contracting limits.				
13. By August 15, 2012	IT Director and FS Director	Update the MUNIS financial system to the most current version and implement the enhancements included in the fourth contract amendment.		X		

THREE YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY			
WHEN	WHO	WHAT	STATUS
			ON TARGET REVISED DONE
1. At the April 17, 2012 City Council meeting	Planning Director and City Attorney	Present to the City Council for consideration options for regulation of short-term vacation rentals.	
2. By July 15, 2012	Fire Chief, working with the City Manager	Conduct an evacuation drill of the City Hall campus for evacuation procedures and critical incidents that may occur inside City buildings.	X
3. By July 15, 2012	Fire Chief (lead), HBT Director and Building Engineer	Facilitate final stakeholder meeting regarding moorings and implementation of a proposed management plan and make a recommendation(s) to the City Council for action.	X
4. By August 15, 2012	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the 1987 Redondo Beach Bail Schedule.	X
5. By August 15, 2012	Police Chief, working with the Planning Director, City Attorney and City Prosecutor	Make recommendations to the City Council for action to revise the City's Animal Control Codes.	X
6. By August 15, 2012, contingent upon Federal authorization	Police Chief (lead), Fire Chief, Library Director and City Engineer	Coordinate and have installed an emergency generator at the Main Library for EOC (Emergency Operations Center) expansion.	X
7. By August 15, 2012	Police Chief, working with the IT Director and PW Director	Ensure installation of the jail surveillance video camera system.	X
		City Hall evacuation plans completed. Employee evacuation drill scheduled for the third week of July.	
		Presentations made to both Harbor Comm. & City Council and approved. Project now under Engineering Dept. HBT Director to formalize management plan.	
		Meeting with LA County Animal Control representatives on 07/12/12 to discuss adoption of LA County code.	
		Engineering Department submitted required permit as per AQMD. Awaiting return.	
		Received shipment of camera & video equipment. Finalizing installation contract with vendor.	

8. By August 15, 2012	Fire Chief	Develop and implement a "Managing Volunteers" component for the CERT Program and CERT Alumni.	X			The Fire Dept. and Area G Disaster Coordinator completed and delivered the Program on April 14, 2012.
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**Sustainability/Green Task Force  
Recommendations Implementation Matrix**

07-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<b>1 Sustainability:</b> 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.
<b>2 Full-Time Employee:</b> 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 2013-14 Budget Cycle
<b>3 Public Education Program:</b> 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.
<b>4 Cool City Classification:</b> 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.
<b>5 Eco-Friendly Business Initiatives:</b> As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
<b>6 Support for RBUSD Environmental Programs:</b> Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM					X	5/23/12 - City staff conducted training program w/RBUSD students on stormwater quality management in the form of BMPs for restaurants.
<b>7 Green Building Incentives:</b> 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.
<b>8 Fee Structure:</b> 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.

**Sustainability/Green Task Force  
Recommendations Implementation Matrix**

07-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<b>9</b> 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.
<b>10</b> Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG				X		
<b>11</b> 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.
<b>12</b> 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.
<b>13</b> Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
<b>14</b> 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		
<b>15</b> 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		
<b>16</b> 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.

Sustainability/Green Task Force  
Recommendations Implementation Matrix

07-17-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 <b>High Profile City Projects:</b> Implement two of 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 street light fixtures installation complete along Artesia Blvd, the Esplanade, and in Riviera Village.
18 <b>Renewable Energy Project Financing:</b> 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 <b>Inter-departmental Staff Resource Utilization Committee:</b> 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 <b>Shop &amp; Dine Redondo Program:</b> 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 annually in May.
21 <b>Strategic School Traffic Reduction Plan:</b> Collaborate with the Redondo Beach Unified School District (RBUUSD) 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 <b>Residential Development Rights Transfer System:</b> 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	

Sustainability/Green Task Force  
Recommendations Implementation Matrix

07-17-12

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 &amp; Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) &amp; 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				On 4-17-12 the City Council approved a grant application for the North Harbor Drive Cycle Track Project.

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 <b>Street Sweeping (9a)</b> Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering	Resolution on policies and procedures adopted.	X				Project completed.
2 <b>Trash Truck Leaks (9a)</b> 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 <b>Trash Bin Leaks (9a)</b> 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 <b>Red Tide Monitoring (9a)</b> 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 <b>Rain Gutter Routing (9a)</b> Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work	X				Project completed.
6 <b>Develop Bacterial Source Identification (9b)</b> <b>(Source Point Testing - 9a)</b> 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	FUTURE		
7 <b>Harbor Circulation Improvement (9b)</b> <b>(Marina Aeration - 9a)</b> 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 <b>Commercial Best Management Practices (9a)</b> 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 <b>Hazardous Waste Drop (9a)</b> 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 <b>Parking Lot Debris Catchers (9a)</b> 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 <b>Harbor Trash Skimmers (9a)</b> Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work					Maintenance agreement in progress.
12 <b>Oil spill clean-up (9a)</b> 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 <b>Laws &amp; Regulations (9a)</b> Review existing State & Federal laws as pertains to water quality.	Engineering		X			Mar-11	Project completed.
14 <b>Watershed Management Program (9a)</b> 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		
<b>15 Pet Waste (9a)</b> 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.
<b>16 Sprinkler Standards (9a)</b> 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
<b>17 Hot Line (9a)</b> 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)
<b>18 Ongoing Water Quality Task Force (9a)</b> 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
<b>19 Continuous Deflection Separation Units (9a)</b> 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
<b>20 Non-profit formation (9a)</b> 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
<b>21 Develop Clean Waterfront Plan (9b)</b> Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.			X	For Budget Consideration FY 2012-13
<b>22 Develop Clean Marina Program (9b)</b> 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	For Budget Consideration FY 2012-13

Water Quality Task Force  
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
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					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 <b>Pier Fish Cleaning Station, Boaters and Charter Boats (9b)</b> 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 <b>Watershed Runoff (9b)</b> Investigate permeable surfaces for rainstorm waters.	Engineering			X	TBD	For Budget Consideration FY 2012-13
31 <b>Develop &amp; Implement a Community Outreach Plan (9c)</b> Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.				
32 <b>Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels</b> Increase City visibility and funding for water quality tasks.	Engineering / City Manager			X	TBD	For Budget Consideration FY 2012-13 Prop 84 RFP from State due in September 2012.
33 <b>Harbor Emergency Response Volunteer Team (9e)</b> Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works			X		Project Completed
34 <b>Street &amp; Harbor Lease Hold Sweeping **</b> Coordinate with businesses for sweeping	Harbor	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.  Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.				
35 <b>Web Page Update **</b> Monthly updated posting to the City website	Engineering			X		Planning Stage  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 18<sup>th</sup>, 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 7<sup>th</sup>.
- 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.

**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.

**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.

**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 off 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 \$2,240,317 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:

<b>Project</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
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 further frustrating customers who may have to visit more than one place in the conduct of business.

**City Facilities Needs List**

<b>Facility</b>	<b>Square Footage</b>	<b>Cost Est.</b>	<b>Proposed Location</b>	<b>Financing Opportunities</b>	<b>Current Status</b>	<b>Factors</b>
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

<b>Facility</b>	<b>Square Footage</b>	<b>Cost Est.</b>	<b>Proposed Location</b>	<b>Financing Opportunities</b>	<b>Current Status</b>	<b>Factors</b>
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 Benefit Revenue Generation 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



**City of Torrance, Community Development Department** Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829  
**Instructions for Filing an Application for a TEMPORARY PARKING LOT EVENT PERMIT**

**Pursuant to Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code**

**FILING FEE**

The filing fee is \$219.00. Make checks payable to "City of Torrance."

**APPLICATION & PLOT PLAN**

The completed application form and a dimensioned plot plan indicating the following information is required at the time of filing:

- Location and dimensions of property lines in relation to adjacent public streets.
- Existing on-site parking and circulation layout, and the total number of available on-site parking spaces.
- Total number and location of the parking spaces to be used for the proposed event.
- Location of existing buildings and any temporary tents, trailers, electrical or mechanical equipment, trash receptacles, and signs.
- Expected number of attendants and whether Security is to be provided. Please note the number of guards and whether they will be armed.
- Location of required safety devices such as portable fire extinguishers, no smoking signs, and emergency exits.
- If the proposed event is a Christmas tree lot, also indicate the location of tree storage areas, public activity areas, fenced areas, and distances between tree displays to parking areas and temporary structures as required by the Fire Department.
- Any other information found by the Community Development Department to be necessary for the review of the application.

**Please note:** Representatives from the various City Departments may make onsite visits to verify information outlined on the requested plot plan.

**PERMIT ISSUANCE**

If all the requirements of Section 93.1.7 are satisfied, the Community Development Director will issue a Temporary Parking Lot Event Permit within ten (10) days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

**STANDARDS AND REQUIREMENTS**

The proposed parking lot event must comply with the standards and criteria as listed in Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code. A copy of this information is available upon request.

**APPEAL PROCESS**

The determination of the Community Development Director for the approval of a Temporary Parking Lot Event Permit may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the Planning Commission within five (5) calendar days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.

**OTHER PERMITS**

After approval of a Seasonal Sales Permit, the following permits must be obtained before opening to the public:

- A Business License from the Revenue Division of the Finance Department;
- Permits from the Building and Safety Division for temporary power and/or structures;
- Permits from the Fire Department for tents, canopies, and Sales of Christmas trees;
- Permits from the Environmental Division for signage.

**Note: Proof of a Temporary Parking Lot Permit is required prior to obtaining a business license or other required permits.**



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# Administrative Report

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Preservation Commission Hearing Date:

August 1, 2012

**AGENDA ITEM:** 8 (PUBLIC HEARING)  
**LOCATION:** 413 EMERALD STREET  
**APPLICATION TYPE:** LANDMARK DESIGNATION  
**CASE NUMBER:** 2012-08-LM-002  
**APPLICANT'S NAME:** JEFFERY AND JENNIFER GOLDMAN

## **APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for designation of the building and property at 413 Emerald Street 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 413 Emerald Street (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2012-08-PR-002).

## **EXECUTIVE SUMMARY**

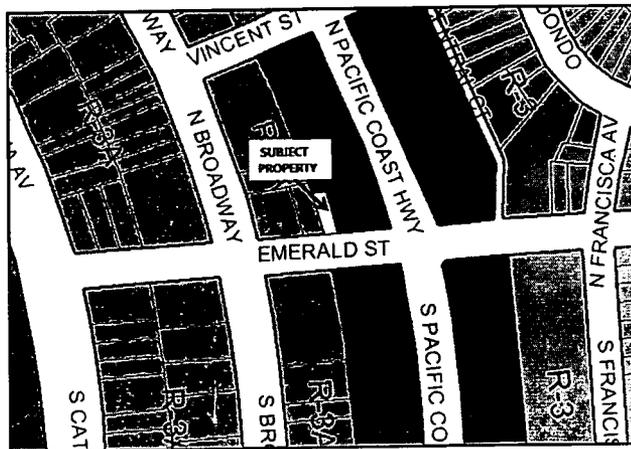
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 413 Emerald Street.

## **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.



Item #8

## Administrative Report

Landmark Designation # 89 - 413 Emerald Street

Page 2

August 1, 2012

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

### Description of Nominated Property

The nominated property consists of a single-family residence of approximately 1,866 square feet in total floor area with no garage. The 1986 Historic Resources Survey identifies the architectural style of the building as Colonial Revival.

The property is located on the north side of Emerald Street, between Pacific Coast Highway and Broadway. The mostly rectangular-shaped parcel has a lot width of 27.5 feet, and an average lot depth of 90 feet. The zoning of the property is High Density Multiple-Family Residential (RH-2).

The existing structure features a mostly rectangular floor plan, high pitched front-gable roof, and clapboard wood siding, bay windows and porch.

## LANDMARK ANALYSIS

### Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Colonial Revival architectural style, and was identified as a "B+" rated structure. Records from the incomplete 2001 Historic Resources Survey categorize the building as a Victorian in architectural style. According to the survey, "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or persons in history. Given the B+ rating of the building, it is also important to consider the "A" rating classification which states that "A" rated buildings are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age.

### Construction History

A search of City records indicate that very few early building permits have been issued for the property, as no permits were found. In 1982, the first available building permit found for the property for a 1<sup>st</sup> floor breakfast nook and 2<sup>nd</sup> floor and what appears to be a conversion of a bedroom to bathroom. In 2005, the building suffered fire damage from a fire started within the building. In 2006, permits were granted to repair fire damage, water damage, and to repair the fire damaged roof. In response to the fire damage, the City authorized emergency reconstruction as an urgency measure which included repairs, improvements and minor floor area alteration that resulted in some new floor area in 2006 and 2007. The project stalled due to delayed insurance financing intended to cover the cost of the repair. Repair work started, but

then stalled again, and the property sat vacant until 2011 when the property was sold and the permits were re-activated. Additional permits were granted for installation of fire sprinklers and electrical.

### Design and Architecture

The nominated structure reflects the Victorian architectural style and specifically elements of the Queen Anne sub-type. This style of architecture was popular in the United States from 1880 until the early 1910s. Queen Anne structures distinguish themselves with their decorative exteriors and there are few remaining examples in the City.

Victorian buildings feature irregular floor plans and elevations, frequently broken up by towers or bay windows. The exterior elevation is generally decorated with spindles, fretwork, and elaborate scrollwork. The exterior walls are frequently ship-lap siding, often with different wood shingle patterns in the gable areas. Victorians were generally popular from 1860 to about 1910 and Queen Anne buildings from 1880 to 1910.

Queen Anne homes feature steeply pitched roofs of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls. About 20 percent of Queen Anne houses have a full-width front gable, such as this property, which dominates the front facade.

This two-story example features a high pitched front facing gable roof which defines the building's primary form, and is a prominent character defining feature. Along the first floor, the building has a small front entry porch and bay window. The bay window has a centered single-pane window with upper divided diamond pane lights, and is flanked by two double-hung windows. The structure features boxed-in roof eaves with no visible roof rafters, and the underside of the eaves being covered by a soffit. A simple dentil molding detail extends horizontally across the upper gable, between the attic vent and windows. A second dentil trim decorates the porch eaves.

With respect to building finishes, Queen Anne style houses generally use wall surfaces as primary decorative elements. Common examples generally include varying wall surface materials and extensive ornamentation. In this regard, this building is not as decorative and is a much simpler example of this style.

Much of the building's interior was damaged as a result of the fire. Many windows were damaged through fire, water intended to put the fire out, or smoke. As far as windows, most windows were replaced with new wood windows at staff's direction to be consistent with the original windows. The diamond pane window was replicated from the primary record in the City's 2001 Historic Resources survey. Some damaged wood siding was replaced with new siding. Repair work is authorized to be approved at staff level with in-kind materials, under the preservation ordinance.

In spite of the property being vacant for more than five years and being fire damaged, the structure is in good condition. The property is a unique example of its architectural style and is located within a row of period style buildings. While this building features more classical straight line elements rather than the decorative gingerbread spindlework ornamentation commonly associated with this style, it is nevertheless a representative of example of this style and period.

**Administrative Report**

Landmark Designation # 89 - 413 Emerald Street  
Page 4

August 1, 2012

**Historical Background**

The earliest available listing of residents at this property was found in the 1912-13 Redondo Beach business and resident directory which listed Rudolph C. Fritz residing at the property. The 1913-14 directories show that Mr. Fritz continued to live at the property, but his profession was included as partner in Fritz and Forbes, a real estate and insurance company. In the same directory he is identified as the president of the Redondo Beach Board of Trade. In 1915-16, records show Mr. Fritz lived with his wife Lena and possible daughter Miss Gladys Fritz who was identified as a student. Mr. Fritz was again listed as partner in Fritz- Forbes Realty located at 218 S. Pacific Avenue.

By 1925, records show Mr. Fritz had moved to Benita Avenue. The new residents of property were the Hough Family: Mrs. Leonora Hough; Miss Leonora Hough; Alcinus Hough Clerk at Pacific Electric Railway; and George G. Hough, Lineman for Home Telephone Company. The 1927 directory shows the building was vacant. Mrs. Grant Young's residency at the property was documented in 1936, 1947 and 1960 directories.

**MILLS ACT CONTRACT**

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

**SUMMARY AND CONCLUSION**

This report has documented that the residential structure at 413 Emerald Street is an example of the Victorian style of architecture. These styles of architecture were common from 1860 to the 1910. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Fritz House" reflecting the earliest identified residency at the property (Landmark No. 89).

**COORDINATION**

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

**FISCAL IMPACT**

None.

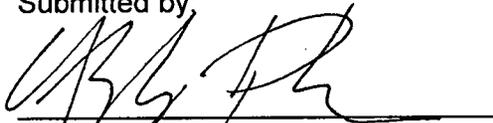
**Administrative Report**

Landmark Designation # 89 - 413 Emerald Street

Page 5

August 1, 2012

Submitted by:

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

Alex Plascencia  
Assistant Planner

Attachments:

- Draft Resolution
- Landmark Designation Application
- Photographs
- 2000-2001 Historic Resources Survey Records
- Building Card

**RESOLUTION NO. 2012-08-PR-002**

**A RESOLUTION OF THE PRESERVATION COMMISSION OF  
THE CITY OF REDONDO BEACH APPROVING THE HISTORIC  
LANDMARK DESIGNATION FOR PROPERTY LOCATED AT 413  
EMERALD STREET PURSUANT TO THE REQUIREMENTS OF  
CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL  
CODE**

WHEREAS, an application has been filed to designate a local landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 413 Emerald Street; and

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

WHEREAS, on August 1<sup>st</sup>, 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 1908 and is currently 104 years old.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Transitional and Victorian styles of architecture that was popular in California from 1880 to the early 1910s.

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

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 413 Emerald Street as a local landmark.

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

FINALLY BE IT RESOLVED, that the Preservation Commission 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 1<sup>st</sup> day of August, 2012.

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Michael Gibson, Chairperson  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on August 1<sup>st</sup>, 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

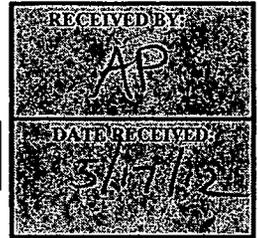
APPROVED AS TO FORM:

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City Attorney's Office

CITY OF REDONDO BEACH  
PLANNING DEPARTMENT

2012 0920



APPLICATION FOR LANDMARK DESIGNATION

Application is hereby made to the Preservation Commission of the City of Redondo Beach for designation of the herein described historic resource as a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

<b>A. APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 413 EMERALD ST.	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: SEE ATTACHED "A"	ZONING: RH-2
LOT: BLOCK: TRACT: ASSESSOR'S PARCEL NUMBER: 7505-007-027	
RECORDED OWNER'S NAME: JEFFREY GOLDMAN AND JENNIFER GOLDMAN, TRUSTEES OF THE GOLDMAN FAMILY TRUST DATED AUGUST 8, 2006 MAILING ADDRESS: 425 1ST ST. MANHATTAN BEACH CA 90266 TELEPHONE: 310-425-3840 FAX #:	AUTHORIZED AGENT'S NAME: JEFFREY GOLDMAN MAILING ADDRESS: 425 1ST ST. MANHATTAN BEACH CA 90266 TELEPHONE: 310-425-3840 FAX #:
<b>B. DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:</b>	
1. Indicate the type and use of building (residential, commercial, etc.):  RESIDENTIAL	
2. Indicate type of construction (wood frame, masonry, etc.)  WOOD FRAME	

"A"

PARCEL 1:

LOT "E" OF THE EMERALD TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2:

THAT PORTION OF LOT 4 IN BLOCK 170 OF REDONDO BEACH, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 1 ET SEG., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 14 DEGREES 52 MINUTES WEST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 22.50 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 81 DEGREES 58 MINUTES EAST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 22.80 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MARY E. CATE, RECORDED ON MARCH 26, 1912 AS INSTRUMENT NO. 143 IN BOOK 4935 PAGE 126 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTH 17 DEGREES 38 MINUTES EAST ALONG THE WESTERLY LINE OF SAID LAND OF CATE, 23.47 FEET TO THE NORTHEASTERLY CORNER OF LOT "E" OF THE EMERALD TRACT, AS SHOWN ON MAP RECORDED IN BOOK 12 PAGE 161 OF MAPS, IN SAID OFFICE OF THE MARY C. WILSON COUNTY RECORDER; THENCE SOUTH 82 DEGREES 53 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4 A DISTANCE OF 24.10 FEET TO THE POINT OF BEGINNING.

APN: 7505-007-027

END OF LEGAL DESCRIPTION

3. Indicate architectural style:

COLONIAL REVIVAL/VICTORIAN

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

1911

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

If yes, indicate rating:

B+

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

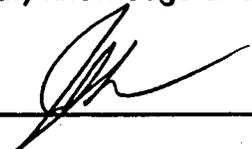
N/A

**OWNER'S AFFIDAVIT**

**Project address:** 413 EMERALD ST.

**Project description:** \_\_\_\_\_  
\_\_\_\_\_

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

**Signature(s):** 

**Address:** Jennifer J Goldman  
413 EMERALD ST.  
REDONDO BEACH CA 90277

**Phone No. (Res.)** 310-425-3840  
**(Bus.)** \_\_\_\_\_

Subscribed and sworn to before me this 17 day of May, 2011

\* Please see Attachment ->  
FILING CLERK OR NOTARY PUBLIC

State of California        )  
County of Los Angeles    )       ss ->

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

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

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

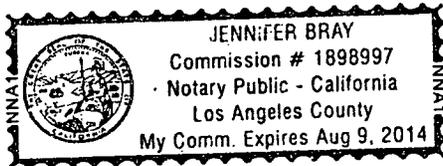
on this 17 day of May, 2012,  
Date Month Year

by (1) Jeffrey David Goldman  
Name of Signer

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

(and)  
(2) Jennifer Jo Goldman  
Name of Signer

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



Place Notary Seal Above

Signature

Signature of Notary Public

**OPTIONAL**

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

**Further Description of Any Attached Document**

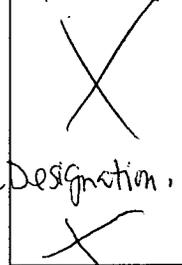
Title or Type of Document: Application for Redondo Beach Landmark Designation

Document Date: May 17, 2012 Number of Pages: 6

Signer(s) Other Than Named Above: W/4

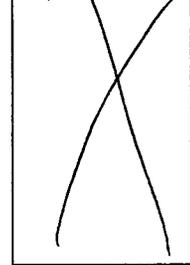
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**RIGHT THUMBPRINT OF SIGNER #2**

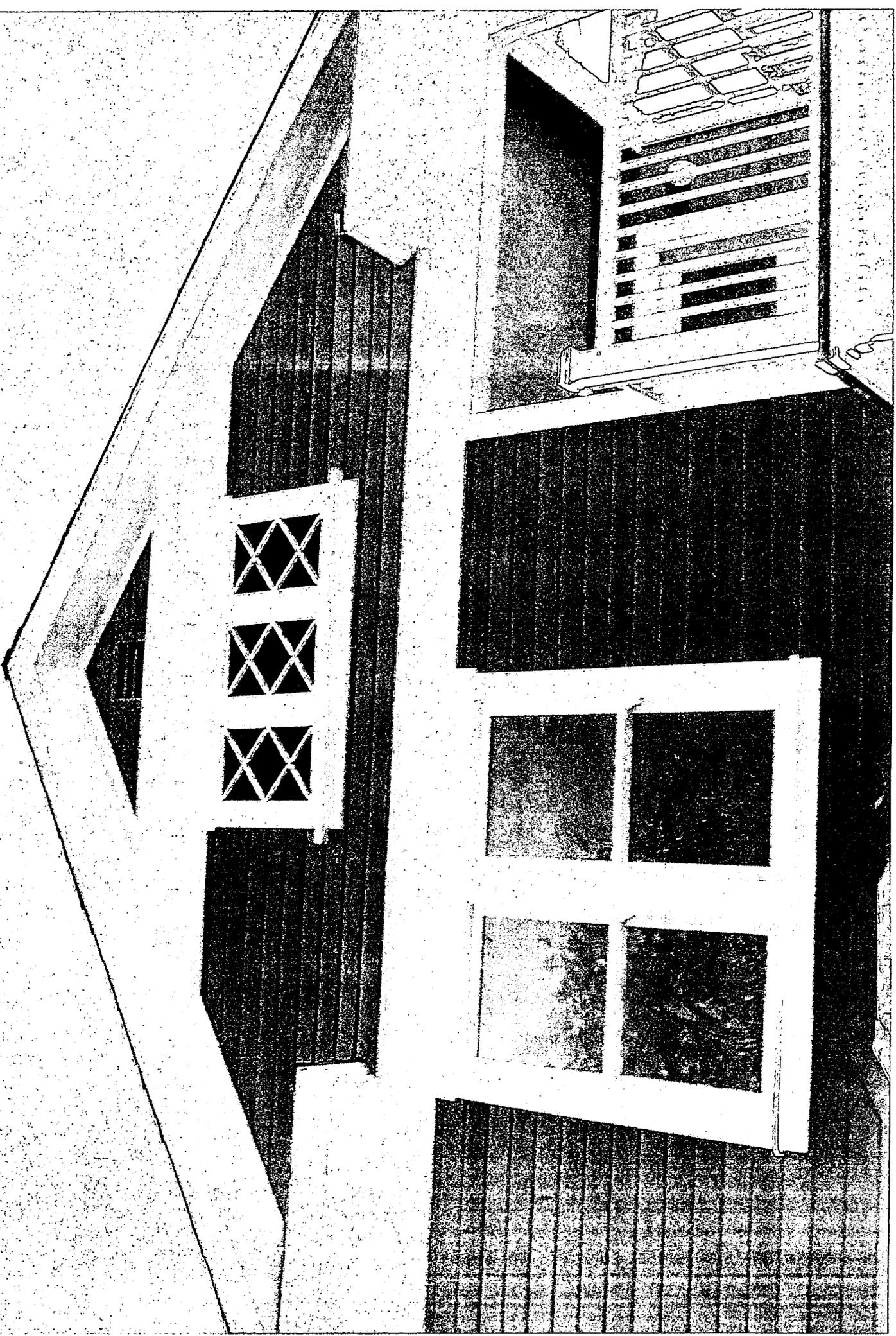
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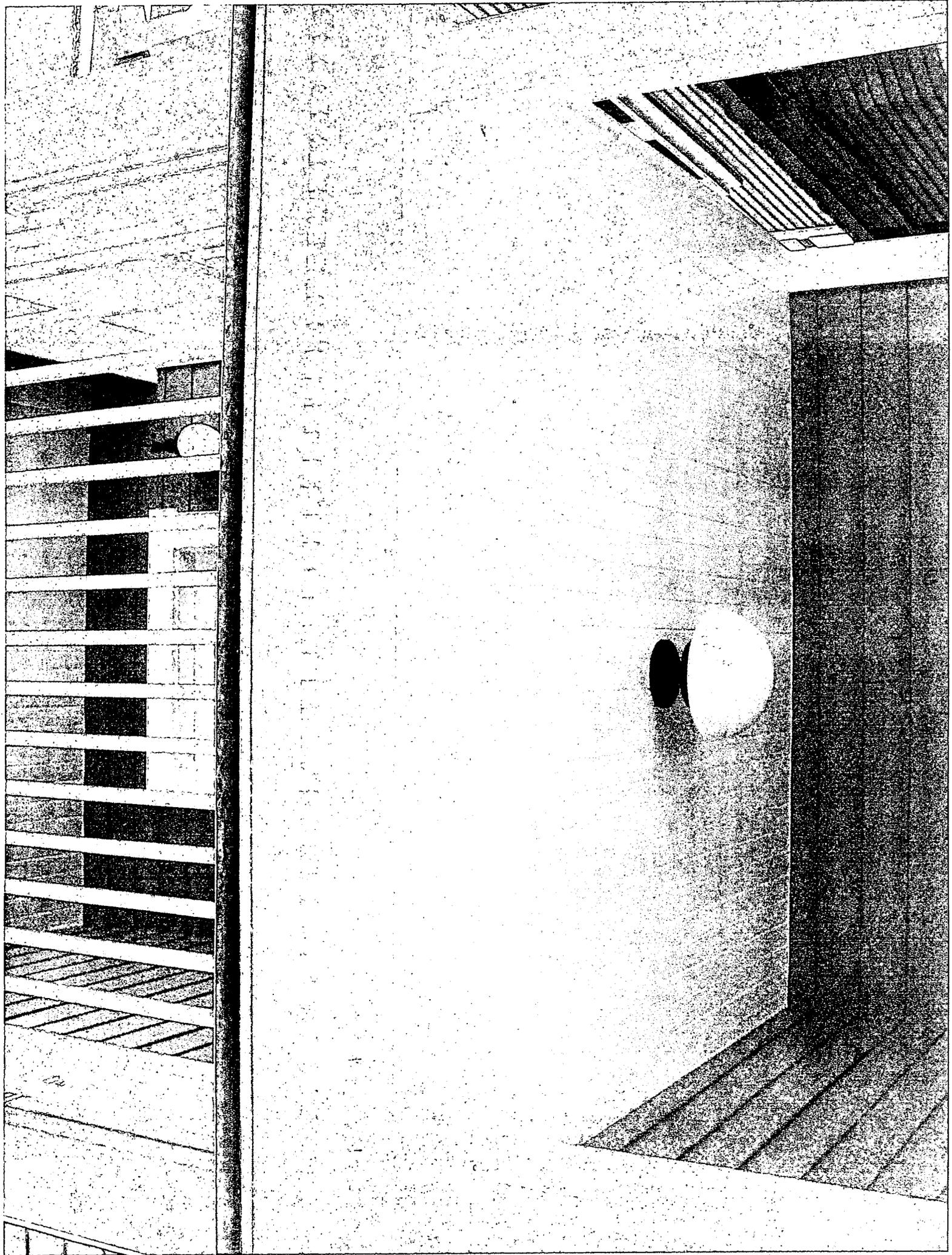


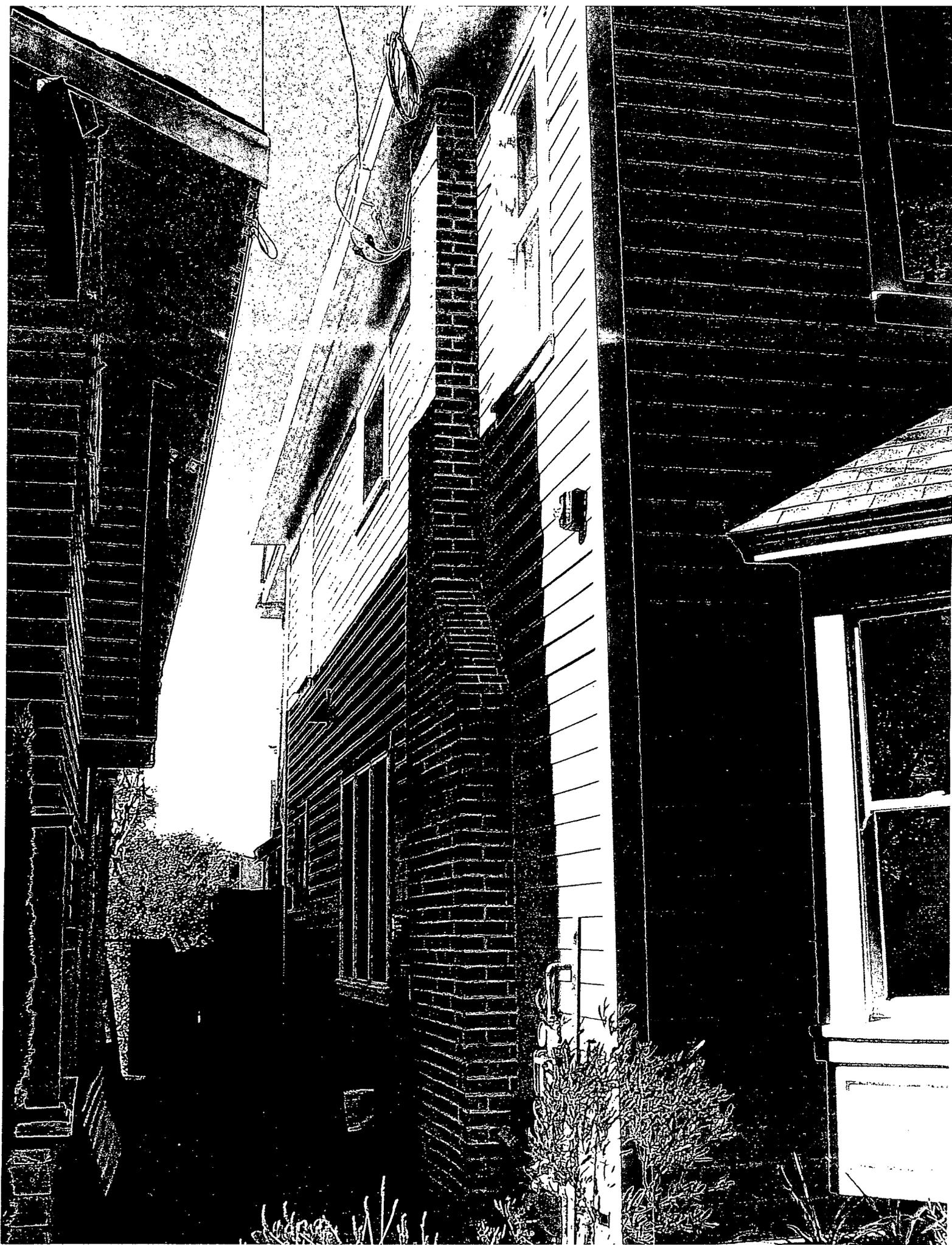




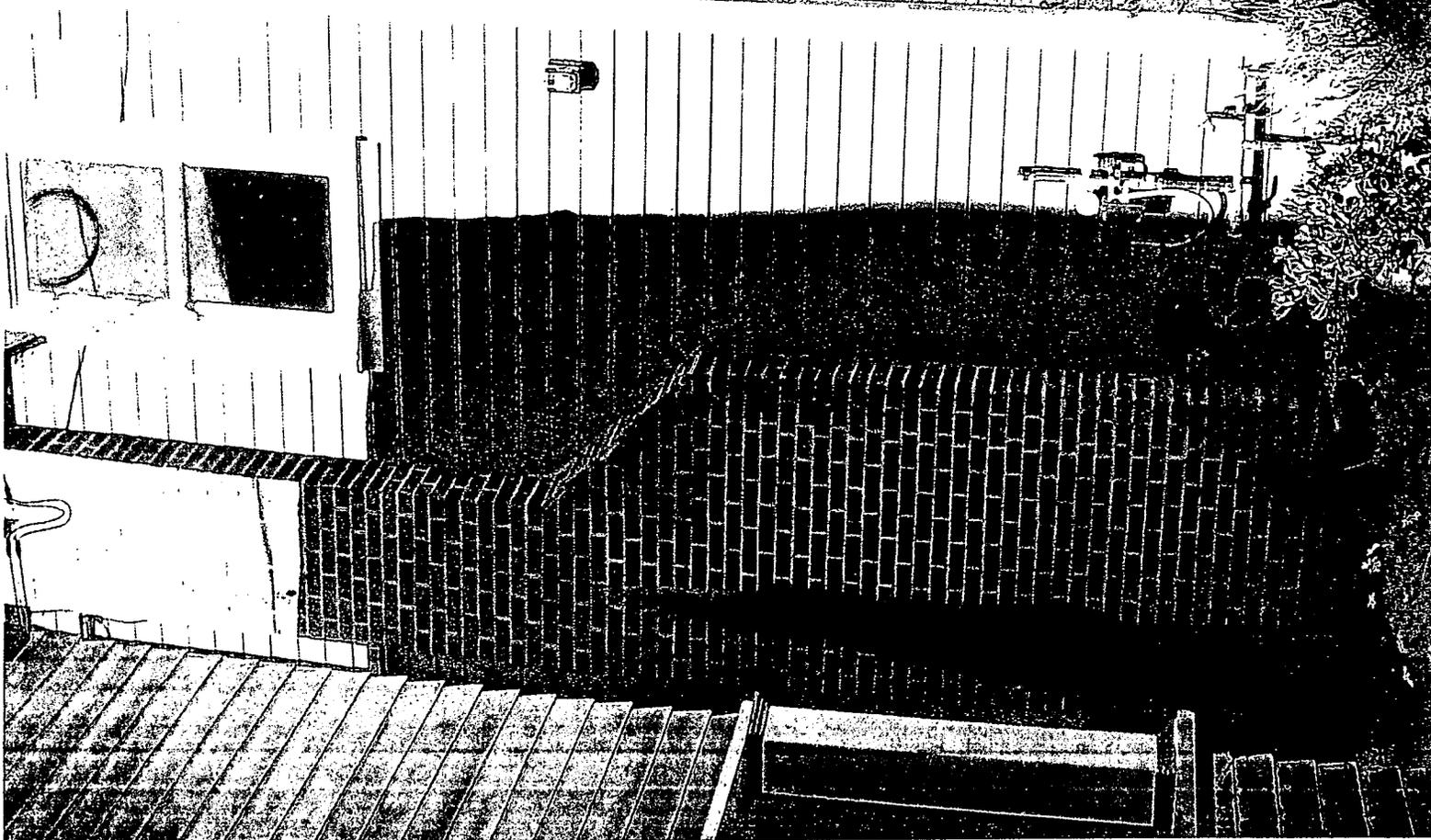
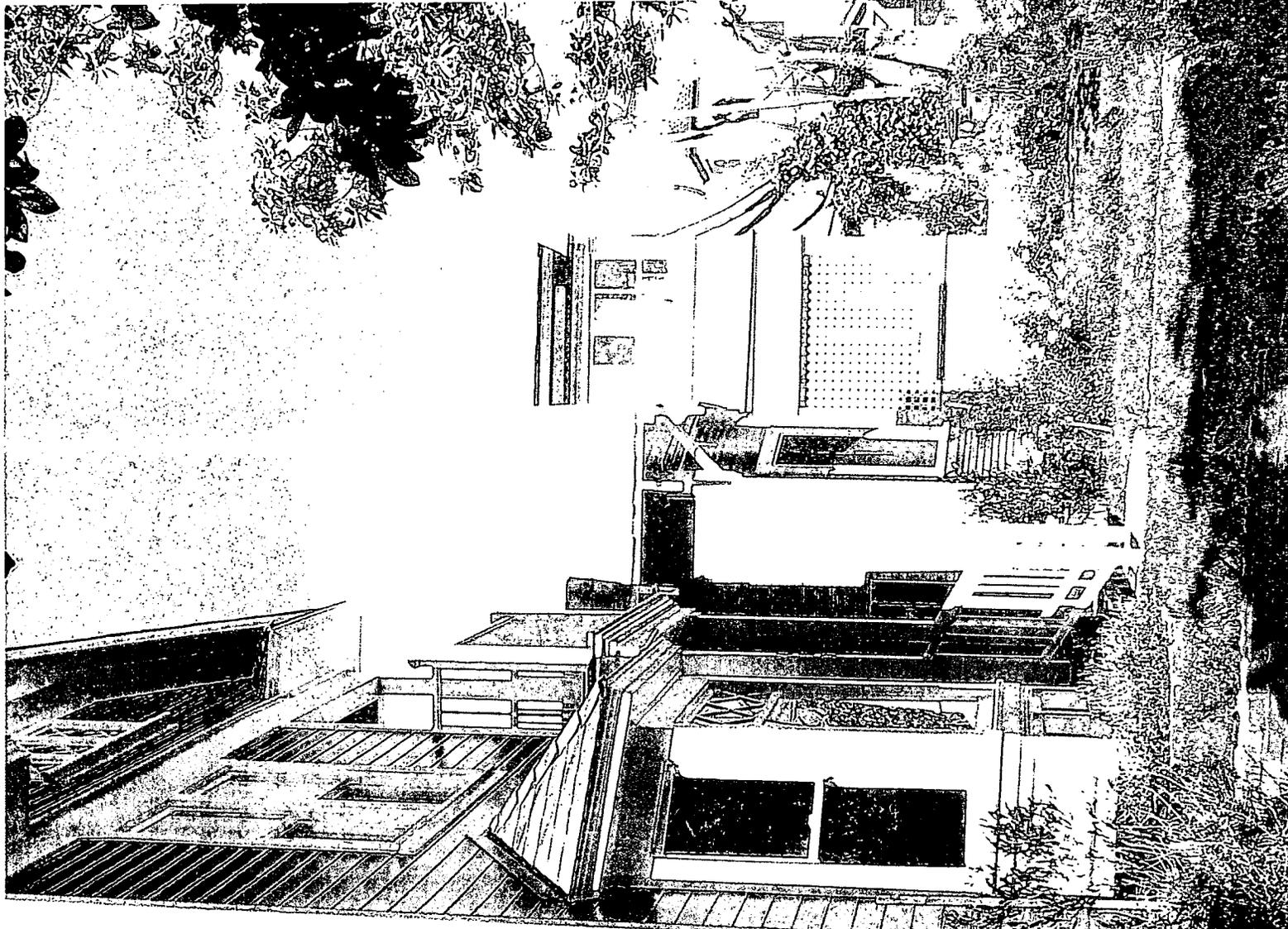
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# CITY GOVERNMENT

## REDONDO BEACH

### BOARD OF TRUSTEES

<b>W. J. Hess</b>	<b>J. H. Cavanah, President</b>	<b>W. M. Browning</b>
	<b>E. T. Thompson</b>	
	<b>O. N. Tomlinson</b>	
Meetings on second and fourth Mondays of each month.		
City Clerk and Assessor	.....	W. A. Anderson
Deputy	.....	Miss Vera Graham
City Treasurer and Tax Collector	.....	Geo. Cate
City Recorder	.....	O. C. Hinman
City Engineer	.....	Ralph O. Hanson
City Attorney	.....	Frank L. Perry
City Marshal	.....	A. F. Lambert
Deputies	.....	George Gipe, Joe Guthrie and J. C. McNay
Justice of the Peace	.....	L. F. Wells
Street Superintendent	.....	Ed. Jensen

### MISCELLANEOUS

City Hall—Corner Emerald and Benita Ave.  
 Library—In City Hall; Miss Lola A. Clegg, librarian.  
 Postoffice—126 S. Pacific Ave.; A. B. Steel, Postmaster.

### CHURCHES

Christ Episcopal—Rev. Chas. H. de Garmo. Broadway, one block east of Hotel Redondo.  
 Methodist Episcopal—Rev. Mott Mitchel. Corner Catalina and Diamond  
 First Congregational—Rev. W. P. Hardy. Corner Broadway and Emerald.  
 Catholic—Father O'Callaghan. Corner Vincent and Camino Real.  
 Christian Science—Services every Sunday at the church, on Broadway near Pearl.  
 First Christian—225 South Catalina Ave.  
 First Baptist—117 North Elena Avenue.

### REDONDO BEACH CHAMBER OF COMMERCE

Headquarters—Southeast corner Second Floor Auditorium Building  
 F. R. FANCHER, President.—Pavilion Theatre.  
 W. M. McKnight, First Vice President—Edison Co.  
 Geo. Anderson, Second Vice President, First National Bank.  
 W. A. Whitten, Secretary—Coffee Room Restaurant.  
 Geo. Anderson, Treasurer—First National Bank.  
 Louis Fields, Sergeant-at-Arms—Pier No. 1.

### REDONDO BEACH BOARD OF TRADE

Headquarters—Board of Trade Rooms at 126 South Benita Avenue.  
 R. C. FRITZ, President—218 South Pacific Avenue.  
 E. H. Miller, First Vice President—Ocean Front.  
 Mrs. E. O. Williams, Second Vice President.—Williams Apts.  
 J. F. Lerch, Secretary—Board of Trade Rooms, 126 S. Benita Ave.  
 W. T. Fitzpatrick, Treasurer—La Neptune Apartments.

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337-9-South

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 Albright, E. L., Mrs., h. 309 Diamond  
 Albright, Fred W., butcher, r. 309 Diamond  
 Albright, R. E., contractor and builder, h. 412 S. Francisco  
 Albright, Rena, Miss, r. 309 Diamond  
 Alder, John, retired, h. Redondo Villa Tract, Box 106  
 Aldrich, I. W., lumberman Ganahl Lumber Co., h. 503 N. Elena Ave.  
 Allen, Eathen, bartender Eagles' Nest Bar, h. 513 Emerald  
 Allen, C. F., real estate, h. 408 S. Elena Ave.  
 Allen, Chas., fisherman, r. 510 N. Elena Ave.  
 Allen, Robert, teamster Fairchild-Gilmore-Wilton, h. 129 S. Elena Ave.  
 Allen, Robert W., asst. storekeeper P. L. & P. Co., h. 401 N. Elena  
 Altic, E. M., carmaker, h. 403 S. Camino Real

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 Aman, Max, emp. P. E. shops, h. 707 N. Guadalupe Ave.  
 American Central Insurance Co., (C. C. Palmer & Co.)  
 Amet, Edward, inventor, h. 166 N. Guadalupe Ave.  
 Anderson, Cecil E., insurance, h. 720 S. Catalina Ave.  
 Anderson, Etta, Mrs., proprietress Marshall Apartments  
 Anderson, F. A., emp. wharf, h. 301 S. Guadalupe Ave.  
 Anderson, James H., laborer P. L. & P. Co., h. 209 N. Broadway

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 Anderson, Neils, retired, h. rear 506 Francisco  
 Anderson, O. J., plumber, 222 N. Benita Ave, h. 110 S. Broadway  
 Anderson, Tillie, Miss, domestic, r. Clifton Hotel  
 Anderson, William A., city clerk and ex-officio assessor, City Hall, h. 397 S. Catalina Ave.  
 Andrews, Harry C., blacksmith Star Blacksmith Shop, h. 423 N. Elena Ave.  
 Andrews, Walter, orange grower, h. 416 S. Francisco Ave.  
 ANGEL BAKERY, (H. G. and K. M. Senf, props.) 116 Diamond  
 Antonio, T., laborer B. A. P. Co., r. 204 S. Pacific Ave.  
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134 SOUTH PACIFIC AVENUE

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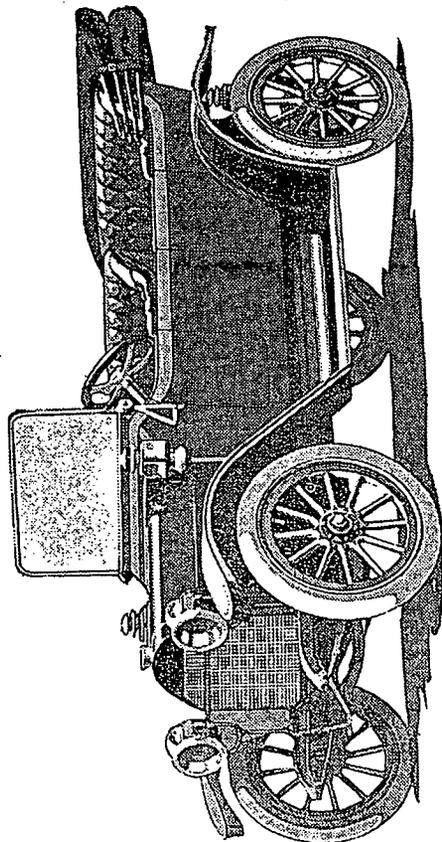
Arney, Chas., carpenter, h. 812 Camino Real  
 Arnold, Edward, emp. wharf, r. 309 N. Francisco  
 Armstrong, Don H., bond salesman, r. 543 Esplanade  
 Armstrong, James A., retired, h. 543 Esplanade  
 ASHLEY, BESSIE, MRS., Mgr. Redondo Beach Hospital, h. same Pacific Ave.  
 Ashley, John C., Mrs., chambermaid Commercial Rooming House, 114 N. Pacific Ave.  
 ASHLEY, SUMNER, r. Redondo Beach Hospital  
 Arnold, Elnora, Mrs., nurse, h. 722 Beach Row  
 Arnold, Ethel, Miss, r. 722 Beach Row

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Official Paper  
 of Redondo Beach

# The Detroit

1913 Model



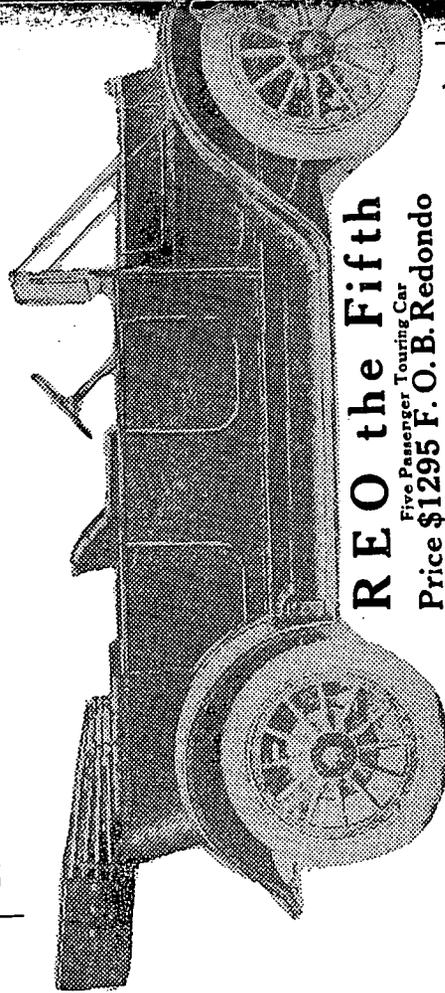
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**Mathew, Oliver H.**, shingler, h. 221 S. Benita Ave.  
**Maupin, Samuel**, carpenter, h. rear 213 N. Catalina Ave.  
**Maxey, Robert T.**, h. 206 S. Elena Ave.  
**MAYER, M.**, prop. Casino Cafe, r. The Garland

## Mc

**McBroom, Elizabeth**, Mrs., h. 405 Hermosa Ave.  
**McCann, Frank**, waiter Casino, r. The Marshall  
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**McCarthy, John**, 410 Beryl  
**McCracken, William**, retired, h. rear 118 S. Guadalupe Ave.  
**McCreary, H. S.**, bookkeeper Ganahl Lumber Co., h. 203 S. Helberta Ave.  
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 McGee, John, teamster Redondo Planing Mill, r. 415 N. Broadway  
 McElligott, May, operator Home Tel. Co., r. 211 El Redondo  
 McElligott, Michael, emp. Montgomery & Mullin Lumber Co., h. 211 El Redondo  
 McElligott, M., retired, h. 211 El Redondo  
 McGee, John, teamster Redondo Planing Mill, r. 415 N. Broadway  
 M'GHEE, CHARLES W., grocer, 124 S. Pacific Ave., h. Marshall Apts.  
 McGehee, Charles W., Mrs., clerk McGehee's grocery, r. Marshall Apts.  
 M'GRAW, CHARLES W., billiard parlor, h. 210 S. Guadalupe Ave.  
 McGonagle, Carrie I., Mrs., h. 615 N. Irena Ave.  
 McGonagle, Charles E., Miss, violin teacher and soloist, r. 615 N. Irena Ave.  
 McGuire, Charles, emp. wharf, r. 115 N. Benita Ave.  
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 McGuffie, G. G., emp. Redondo Milling Co., r. Angeleno  
 McGeigill, M. C., bookkeeper, r. St. Edgar Apts.  
 McHenry F., emp. S. O. Co., r. English Block rooming house  
 McIntosh, Elvian, r. 209 N. Broadway  
 McInroy, Frank, oil field work, r. 806 N. Pacific Ave.  
 M'KNIGHT, WALTER M., district agent-Southern Cal. Edison Co., h. 305 N. Guadalupe Ave.  
 McMillen, Allie, Miss, emp. Redondo Gem Co., r. 118 N. Benita Ave.  
 McMillan, F. B., plastering contractor, h. 500 Garnet

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 McNally, Henry T., r. 521 S. Catalina Ave.  
 McNally, Nellie, Miss, r. 521 S. Catalina Ave.  
 McNaught, W. B., lumberman Ganahl Lumber Co., h. 814 N. Jaunita Ave.  
 McNeil, Ed., emp. S. O. Co., r. English Block rooming house  
 McNulty, J. M., Mrs. h. 206 Diamond  
 McWhinnie, Guy, electrician with The Electric Shop, h. 214 N. El Redondo

## M-continued

MEACHAM, HARRY D., real estate, loans, rentals and insurance, 300 Diamond, h. 706 Esplanade.

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 Meddy, Luther, fisherman, r. Savoy rooming house  
 Mehan, Joseph M., bartender, h. 408 N. Camino Real  
 Melsted, Kate, Mrs., h. rear 524 Francisca Ave.  
 Mendoza, August, laborer B. A. P. Co., h. 311 S. Elena Ave.  
 Merrett, J. I., cigar maker, r. 121 N. Benita Ave.  
 Merrett, J., Mrs., dressmaker, h. 414 N. Broadway  
 Merrilees, Flora, Miss, r. La Neptune Apts.  
 Merrilees, Margaret, Miss, r. La Neptune Apts.  
 Merrilees, W. G., Mrs., r. La Neptune Apts.

# Redondo Beach Hospital

408 Esplanade

Harfir 142-3

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 1 of 6 \* Resource Name or # (Assigned by recorder) 7505-007-027

P1. Identifier: APN: 7505-007-027

\*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 413 Emerald St. 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)

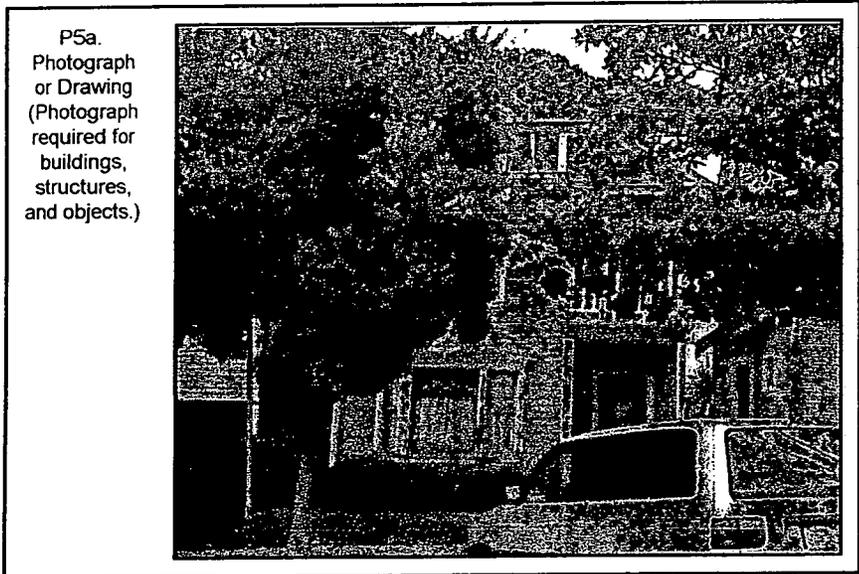
North side of Emerald Street, between Pacific Coast Highway and North Broadway.

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

See Continuation Page.

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

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



P5b. Description of Photo: (view, date, accession #) Roll 42; Frame 12 (E)

\*P6. Date of Construction/Age and Source 1908  
 Historic  Prehistoric  Both

Assessor Data \_\_\_\_\_

\*P7. Owner and Address:  
Lawrence and Patricia Seibel  
413 Emerald St.  
Redondo Beach, CA 90277

\*P8. Recorded by: (Name, affiliation, and address)  
Jeanette A. McKenna (McKenna et al.)  
6008 Friends Avenue  
Whittier, California 90601-3724  
(562) 696-3852 (562) 693-4059 FAX

\*P9. Date Recorded: July 2001

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

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

\*Attachments: NONE  Location Map  Continuation Sheets  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



STREET NUMBER 413 Emerald Street  
LOT 4 BLOCK 170 TRACT Townsite

ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ ORD.NO. \_\_\_\_\_ DATE \_\_\_\_\_

VARIANCE: (Specify) approving a variance to allow an addition to an existing non-conforming residence

SEE RESOLUTION NO. 7151 (1846-87-310)

APPROVED: PLANNING COMMISSION 12-17-87 CITY COUNCIL \_\_\_\_\_

DENIED: PLANNING COMMISSION \_\_\_\_\_ CITY COUNCIL \_\_\_\_\_

CONDITIONS, COVENANTS & RESTRICTIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STREET NUMBER 413 Emerald  
LOT Por. of 4 BLOCK 170 TRACT TS

ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ ORD.NO. \_\_\_\_\_ DATE \_\_\_\_\_

VARIANCE: (Specify) Enlarge existing legal non-conforming residence & waive parking requirement in GC district

SEE RESOLUTION NO. 4953

APPROVED: PLANNING COMMISSION 6/25/81 CITY COUNCIL 7/20/81

DENIED: PLANNING COMMISSION \_\_\_\_\_ CITY COUNCIL \_\_\_\_\_

CONDITIONS, COVENANTS & RESTRICTIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

413 Emerald

10/26/05 } File  
09/05/05 } @ residence

W. 22.80' of 4      170      TS  
 LOT E      BLOCK      TRACT      Emerald  
 ST. ADDRESS      413 Emerald  
 SIZE BLDG.      ZONE RH-2      FIRE ZONE 2

HISTORIC  
 SURVEY  
 "B+"

CONTRACTOR

USE OF BUILDING

PERMIT NO.	DATE	NAME	DESCRIPTION
House to House insp.	1/23/76	single family residence	
50287	2-10-72	Seibel	1st Floor - Dressing room
380062605	2-5-07		2nd Floor - Bathroom addition
			1327 Ros. Addition, 49 ft x 6 ft

(Over)

4-6-77

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FINAL ON BUILDING:

REMARKS:

TENTS — TRAILERS —

NON-CONFORMING BUILDINGS

75057

MB.	PG.	PCL.
182	161	97

Set C " 4 39 1-17

STREET NUMBER 413 Emerald Street  
LOT 4 BLOCK 170 TRACT Townsite

ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ ORD. NO. \_\_\_\_\_ DATE \_\_\_\_\_

VARIANCE: (Specify) approving a variance to allow an addition to an existing non-conforming residence

SEE RESOLUTION NO. 7151 (1846-87-310)  
APPROVED: PLANNING COMMISSION 12-17-87 CITY COUNCIL  
DENIED: PLANNING COMMISSION \_\_\_\_\_ CITY COUNCIL \_\_\_\_\_

CONDITIONS, COVENANTS & RESTRICTIONS  
\_\_\_\_\_  
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STREET NUMBER 413 Emerald

LOT Por. of 4 BLOCK 170 TRACT TS

ZONE CHANGE FROM TO ORD. NO. DATE

VARIANCE: (Specify) Enlarge existing legal non-conforming residence & waive parking requirement in GC district

SEE RESOLUTION NO. 4953

APPROVED: PLANNING COMMISSION 6/25/81 CITY COUNCIL 7/20/81

DENIED: PLANNING COMMISSION CITY COUNCIL

CONDITIONS, COVENANTS & RESTRICTIONS



to allow two compact parking spaces in-lieu of providing two standard spaces and to allow the existing reduced driveway width. This report will first discuss eligibility for designation and then describe the proposed new dwelling unit.

## **BACKGROUND**

### 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 two-story residential structure and non-historic detached garage at the rear of the property. The historic resources survey identifies the architectural style of the residence as a Transitional style building. The residential structure was constructed in 1907 according to County Assessor records.

The property is located on the west side of S. Francisca Avenue and just north of Torrance Boulevard. The parcel has a lot width of 40 feet and a lot depth of 150 feet for a total lot size of approximately 6,000 square feet. The zoning of the property is Low-Density Multi-Family Residential (R-3).

The existing structure features a high-pitched front gable roofline with exposed rafter tails. Exterior materials are clapboard wood siding with fish scale shingles along the front elevation. Currently there are wood frame windows, some in poor to fair condition, and a bay window along the side elevation.

## ANALYSIS

### Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Transitional style and assigned a "B" rating. According to the Survey Report, "B" buildings are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on results of research.

### Construction History

No building permits were on file for the original construction of the building, but County Assessor records indicate that the structure was built as early as 1907. The first available City Building permit record was a permit granted to Sadie Peck in 1933 for a garage. In 1947 a permit was issued to Charles Peck for a 6'x5' addition and a porch. In 1954, a second permit was issued to Mr. Peck for a 16'x18' addition to the garage. A city-wide house to house inspection of properties in 1970 identified the property was a duplex with separate garage and electric meter. Lastly, a permit was granted in 1980 for the following work: to add a 300 square foot rear deck; to enclose an existing stairway 6'x14'; a 6'x16' addition, and interior alterations. Records also show garage and workshop permit granted in 1981, but was later canceled.

### Design and Architecture

The nominated structure is listed as an example of the Transitional style of architecture. The Transitional style refers to buildings that are "transitioning" from the Victorian-era into the Craftsman-era in design and materials. Typically, this type of building still retains its strong vertical emphasis on the façade, and Victorian-era design elements such as bay windows, long skinny windows and decorative knee brackets and rafters. What separates this type of residence from a Victorian-era residence is its Craftsman influenced features such as stonework on porch pedestals, more square windows surrounded by wide casings, dormer windows and other decorative finishes.

With respect to this structure, there appears to have been some alterations to the building, but the building still retains some unique Victorian features. The two-story residential structure features a front gable roof with shed dormer roofs along the sides of the building. The structure's strong vertical appearance is emphasized by its high pitched front gable roof line. The two shed dormer roof lines extend toward the rear building wall creating higher and separate roof line from the front gable. The south wall along the driveway has a bay window, a feature commonly found in Victorian buildings, and that extends up to the second floor. The building has eave returns along the front façade and a molding across the front.

The first floor façade has two upper stained glass windows over a single pane: one located along the front and a second smaller window is inset within the porch area next to the front door. Two double-hung windows are centrally located under the ridge line. The front façade also has a fish scale exterior in the gable, and vertical fish scales under the eave returns.

## Administrative Report

Landmark Designation & Cert. of Appropri. - 225 S. Francisca Avenue  
Page 4

August 1, 2012

With respect to the permitted alterations, only some are clearly identifiable. The 1947 permits suggest a small 6'x5' addition and porch were constructed, but there are no visible alterations in the porch to suggest it was added or where the 6'x5' portion is located. The deck approved in 1980 at the rear is visible, the stairway enclosure under the deck is clear, and the two additions may be extensions of the shed dormers toward the rear.

In spite of the alterations and modest design, the structure at 225 S. Francisca Avenue still embodies distinctive characteristics of its Victorian style, type and period.

### Historical Background

The earliest residency of the building was documented in the 1915-16 Resident and Business directory. The house was occupied by W.H and Florence Green but was listed as vacant. In 1925, William J. and Sadie Peck were identified as residing at the property. The 1927 and 1936 directories both show that Sadie (widow W.H), and William R. Peck were living at the property. Sadie and Robert Peck (carpenter) continued to reside at the property in 1947, but Elmer J. (student) and Waredean Rohr also lived at the property. The last documented listing for the Peck family was in the 1960 city directory.

### Certificate of Appropriateness

The applicant proposes construction of a new two-story detached dwelling unit to be located behind the existing historic structure. Demolition of an existing free-standing garage will be necessary to accommodate the new construction. The proposed dwelling unit will include a basement, two floors, and a mezzanine. No building alterations are proposed for the main historic building as part of this application.

The City's Preservation Ordinance states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

- (d) In the case of construction of a new building, structure, or improvement on a site where a landmark is located or on a property within an historic district:
  - 1) The exterior of such improvements will not adversely affect and will be compatible with the external appearance of the existing designated improvements, buildings and structures on such site or within such district.

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

### Analysis of Proposed Dwelling Unit

The construction of a new detached dwelling unit will not adversely affect the external appearance of the nominated residential structure for several reasons that include building design, topography and limited visibility from the public right of way.

In terms of design, the proposed building incorporates traditional architectural elements such as bay windows, gables and exposed beam ends. The wall finishes include a wood siding exterior as the primary finish with some portions of stucco along the side elevations, and a stone

wainscoting along the first floor and basement level. Similar materials are found in the primary building making both buildings compatible based on the primary buildings exterior.

Topography also plays a considerable role in that the property slopes downward substantially from front to the rear of the property. The main building will block the view of most of the proposed structure with only a small area in front of the driveway being visible from Francisca Avenue. In addition, the downward property slope means the roof lines of the new structure will not extend higher than the historic building. Therefore, the lot topography ensures that the historic building is still the dominant structure and does not affect the mass and scale relationship between structures.

### Historic Variance

The applicant seeks approval of an Historic Variance from the Planning Commission. In this case, it is the Preservation Commission's role to make a recommendation to the Planning Commission whose role is to review land use.

The scope of the Historic Variance includes legalizing an existing driveway width that is less than the 11 feet required by the zoning ordinance, and for use of two compact parking spaces (8'x15') instead of standard parking spaces (9'x19') to meet parking requirements. Widening the driveway width would necessitate partial demolition of the historic building in order to comply with the 11 foot required driveway width. Compact parking spaces are proposed in lieu of constructing an attached garage to the back of historic building and to comply with the 25 foot vehicle backup requirement. In addition, the 40 foot lot width is not wide enough to accommodate the 19 foot stall depth and 25 foot vehicle backup requirement required in the zoning ordinance. Staff recommends that the Preservation Commission recommend the Planning Commission adopt the Historic Variance.

### 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.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA).

### SUMMARY AND CONCLUSION

This report has documented that the residential structure at 225 S. Francisca Avenue is an example of the Victorian style of architecture. These styles of architecture were common from 1860 to the 1910. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

**Administrative Report**

August 1, 2012

Landmark Designation & Cert. of Appopr. - 225 S. Francisca Avenue  
Page 6

If approved, this landmark will be referred to as the "Peck House" after the family's long-standing residency at the property (Landmark #90).

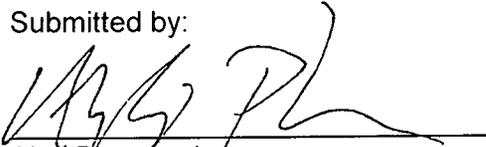
**COORDINATION**

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 Resolutions
- Draft Primary Record
- Applications
- Plans & Drawings
- Photographs
- Building Permit Card

**RESOLUTION NO. 2012-08-PR-003**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING THE  
HISTORIC LANDMARK DESIGNATION FOR PROPERTY  
LOCATED AT 225 S. FRANCISCA AVENUE PURSUANT  
TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF  
THE REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate a local landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 225 S. Francisca Avenue; and

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

WHEREAS, on August 1<sup>st</sup>, 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 no later than 1907.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Victorian and Transitional styles of architecture that were popular in California, and in the City of Redondo Beach from 1880 to the early 1910's.

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

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 225 S. Francisca Avenue as a local landmark (Peck House).

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

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

PASSED, APPROVED AND ADOPTED this 1<sup>st</sup> day of August, 2012.

---

Michael Gibson, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on August 1<sup>st</sup>, 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

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Cheryl Park  
Assistant City Attorney

**RESOLUTION NO. 2012-08-PR-004**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING A  
CERTIFICATE OF APPROPRIATENESS AND AN  
EXEMPTION DECLARATION FOR THE CONSTRUCTION  
OF A DETACHED RESIDENTIAL STRUCTURE ON  
PROPERTY DESIGNATED AS A HISTORIC LANDMARK  
LOCATED AT 225 SOUTH FRANCISCA AVENUE**

WHEREAS, on August 1<sup>st</sup>, 2012, the Preservation Commission designated the building and property at 225 South Francisca Avenue as a locally designated historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application was filed, on behalf of the property owner to permit construction of a two-story residential structure behind the historic structure toward the rear of the property, and that is architecturally compatible with the existing structure, which is designated as an historic landmark; and

WHEREAS, the application includes a request for the Preservation Commission to recommend approval to the Planning Commission of an Historic Variance to allow compact parking in-lieu of standard parking space and less than the required driveway width than currently required by the zoning ordinance; and

WHEREAS, on August 1<sup>st</sup>, 2012 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness, Historic Variance, and Exemption Declaration and all relevant testimony and evidence related thereto.

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

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10, of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 2. Pursuant to Article 2, Chapter 12, Title 10, of the Redondo Beach Municipal Code, the applicant is requesting that the Preservation Commission recommend approval an Historic Variance by the Planning Commission which is intended to provide relief from strict compliance with development standards of Title 10 for designated historic structures.

SECTION 3. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the new structure is detached from historic building and generally consistent and compatible with the style, design, and proportions of the existing historic building.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the proposed new detached dwelling with 2-car garage located at the rear of the property in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. This Certificate is approved on the basis of, and shall only be operative with, the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for the construction of a new detached dwelling unit with attached garage. The new structure will be located to the rear of the existing historic structure, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on August 1<sup>st</sup>, 2012.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional work outside of the scope of work identified on the plans is necessary, the applicant shall immediately contact Planning Staff prior to starting any work.
3. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Department, Engineering Department, Fire Department, and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision. The decision of the Commission shall be final.

6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections shall be scheduled with Planning Department staff to verify compliance with approved plans.
9. Prior to final inspection from the Building Department, the applicant shall schedule an inspection with Planning Department staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. New exterior finish materials in the new structure shall be compatible with the exterior finish of the existing historic structure in composition, texture and color (e.g. siding, trims).
11. New windows shall be compatible with window designs in size, pane configuration, materials, design and trim as in the existing historic structure to the extent feasible.
12. New roofing materials shall closely match the roofing materials in the existing historic structure in size, color, and design. The shingles shall be installed in the same patterns as the existing historic structure. The new rafter eaves, size and end cuts on the new structure shall closely match the existing historic structure.
13. New doors, trim and surround molding shall match or be compatible with existing historic structure to the extent feasible.
14. Consistent with the Secretary of the Interior's Standards, the proposed project shall be differentiated from the historic structure, but compatible in size, scale, design, material, color and texture. The new construction shall be differentiated from the existing construction through, varied siding width, or other acceptable alternative as determined by the Commission or Planning Department staff.
15. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the historic building, including identified historic

landscaping, shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Detailed design plans shall be submitted to the City's Planning Department, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.

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

PASSED, APPROVED AND ADOPTED this 1<sup>st</sup> day of August, 2012.

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Michael Gibson, Chairperson  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on August 1<sup>st</sup>, 2012 by the following vote:

AYES:

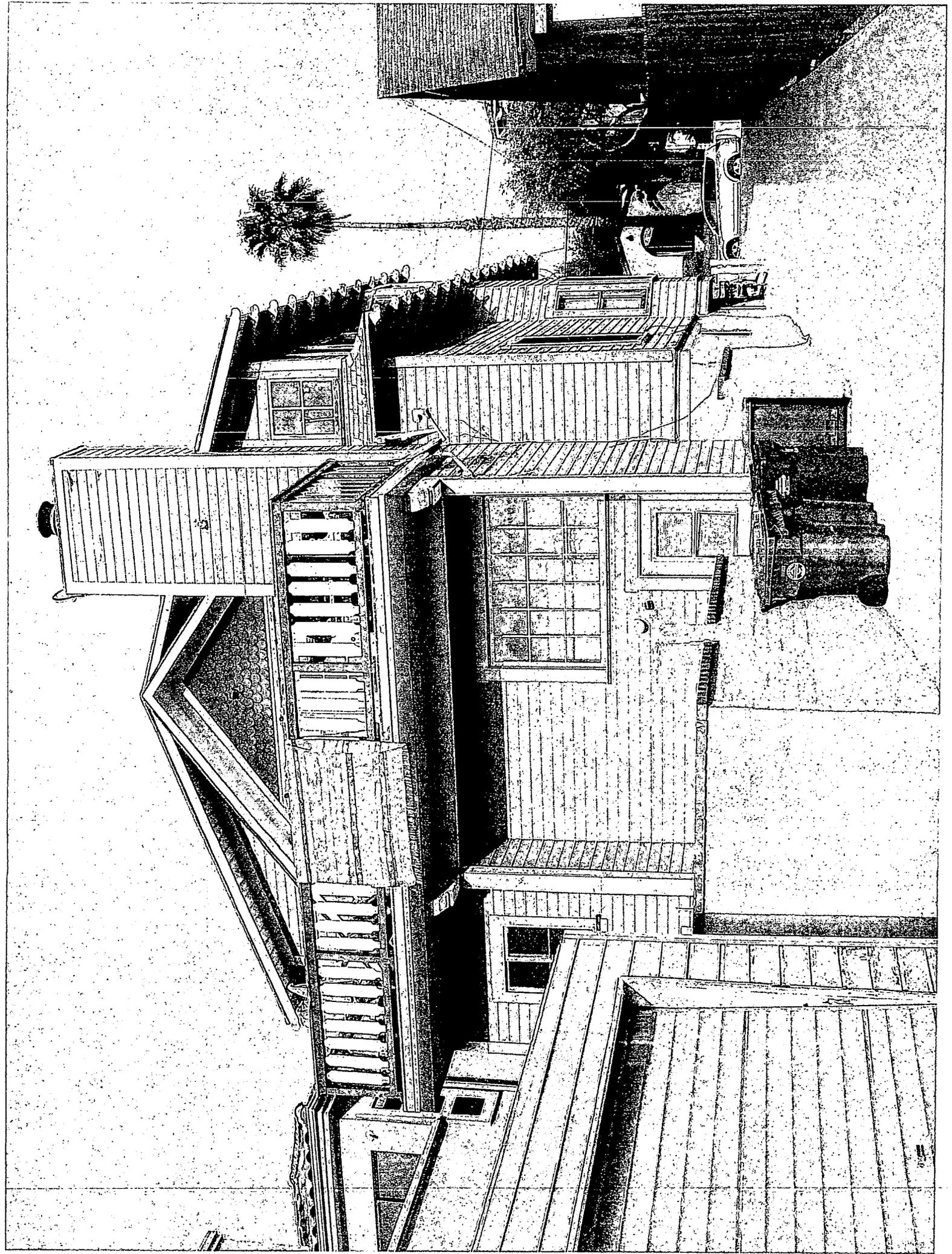
NOES:

ABSENT:

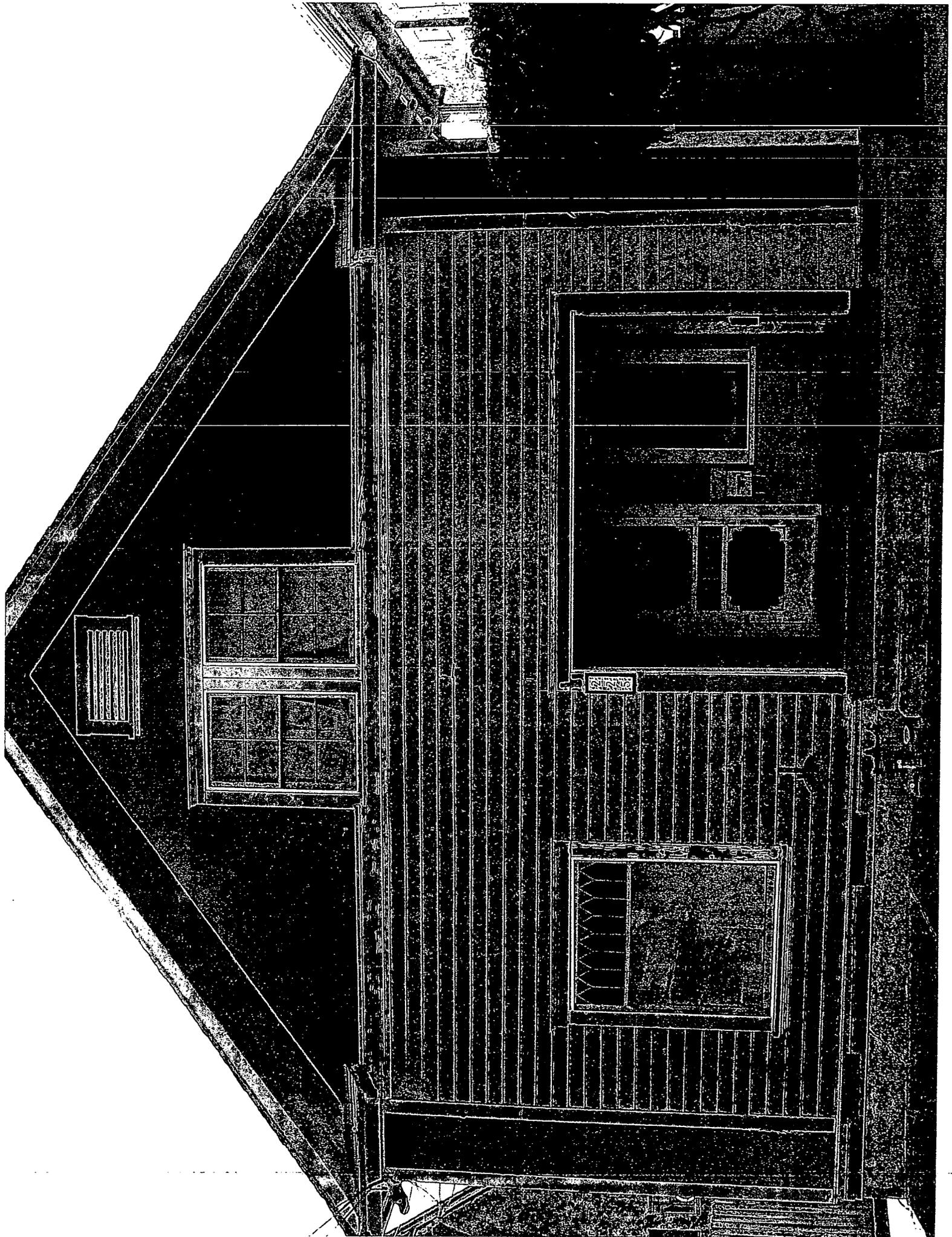
APPROVED AS TO FORM:

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Cheryl Park  
Assistant City Attorney







# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page \_\_\_ of \_\_\_ \* Resource Name or # (Assigned by recorder) \_\_\_\_\_

P1. Identifier: APN:

7505020002

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of Sec. \_\_\_\_\_ SB B.M.

c. Address 2255 FRANCISCA City Redondo Beach Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

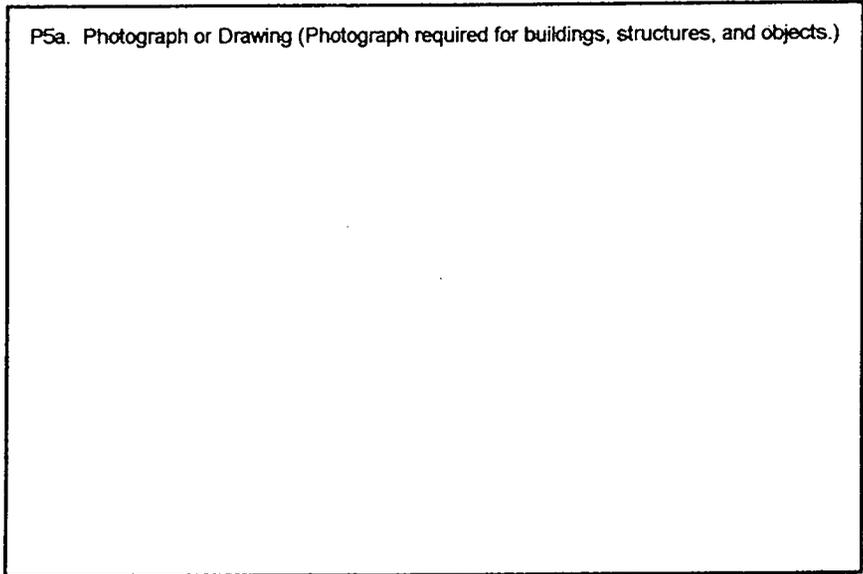
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*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 #) 41-19 130

\*P6. Date of Construction/Age and Source 1907

Historic  Prehistoric  Both

\*P7. Owner and Address:

Bernard + Lois Marvin

same

\*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:

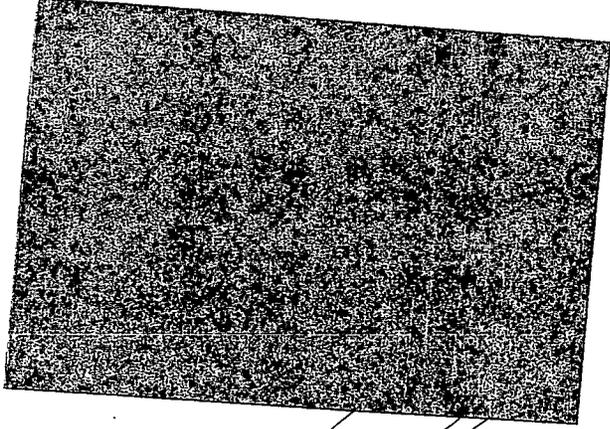
\*P10. Survey Type: Historic Resources Survey (updated) - South Side Survey

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

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

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

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



LOT 5 BLOCK 153 TRACT TS  
 ST. ADDRESS 225 S. Francisco 2542  
 SIZE BLDG 6X8 ZONE R-3 FIRE ZONE 3  
 CONTRACTOR Owner



PERMIT NO.	DATE	NAME	DESCRIPTION
151	7/18/30	John Peck	Change
9966	2/14/47	Chas F. Peck	Add. and porch
25122	2/15/54	"	16X18 add. to gar.
8570	1-15-80	Ben Theeige	2-CHR. See Mr Gor's case and Peck's report
44870	1-9-81	"	Specify 6x14, 6x16 add. stairs 10x either.
			755 ft sq. of woodwork

(Over)

9-9-85

FINAL ON BUILDING 2/24/82, per. add. 1/2/84

REMARKS:

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:

**APPLICATION FOR LANDMARK DESIGNATION**

*Application is hereby made to the Preservation Commission of the City of Redondo Beach for designation of the herein described historic resource as a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 225 S. Francisca Ave. R.B. 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT: ASSESSOR'S PARCEL NUMBER: 7505-020-002	ZONING: R-3YYRB
	RECORDED OWNER'S NAME: The Jim J. Tseng and Chu-ning S. Tseng Living Trust MAILING ADDRESS: 1104 Ysabel Street, Redondo Beach, CA 90277 TELEPHONE: 310-951-7334 FAX #: 310-540-1880	AUTHORIZED AGENT'S NAME: Jim Tseng MAILING ADDRESS: 1104 Ysanel St., R. B. 90277 TELEPHONE 310-951-7334 FAX #: 310-540-1880
<b>B</b>	<b>DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:</b>	
	1. Indicate the type and use of building (residential, commercial, etc.):  Residential	
	2. Indicate type of construction (wood frame, masonry, etc.)  Wood frame	

3. Indicate architectural style:

Transitional/craftsman

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

The building was built in 1907. North side and south side of 2<sup>nd</sup> story gable dormers, west side and east side front porch were added on in 1947. Garage was built in 1933 and its addition was done in 1954. Rear 300 square feet deck on second floor and the shalter for the water heaters wre added in 1980.

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

If yes, indicate rating:

B

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

N/A

CITY OF REDONDO BEACH  
 PRESERVATION COMMISSION  
 415 DIAMOND STREET  
 REDONDO BEACH, CA 90277  
 (310) 318-0637

RECEIVED BY:
DATE RECEIVED:

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.

<b>A. APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 225 S. Francisca Ave., Redondo Beach, CA 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: APN: 7505-020-002 LOT:                      BLOCK:                      TRACT:	ZONING: R-3YYRB
RECORDED OWNER'S NAME: The Jim J. Tseng and Chuning S. Tseng Living Trust  MAILING ADDRESS: 1104 Ysabel Street, Redondo Beach, CA 90277  TELEPHONE: 310-951-7334  FAX: 310-540-1880	AUTHORIZED AGENT'S NAME: Jim J. Tseng  MAILING ADDRESS: 1104 Ysabel Street, Redondo Beach, CA 90277  TELEPHONE: 310-951-7334  FAX: 310-540-1880
<b>B. PROJECT DESCRIPTION: Give the following data for the project:</b>	
Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.  Construct ion a new SFR with a 2- car garage. The design will be complement the existing building. The property is not located within a historical district.	
Existing use(s) of site: Residential	
Existing condition of structure: Fair	
Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District.  The new building will be compatible without detracting from original structure located at the front of the property.	



# STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name	Owner Name <i>The Jim J. Tseng and Chu-ning S.</i>	Developer Name <i>Jim Tseng</i>
Project Address <i>225 S. FRANCISCA Ave</i>	Owner Address <i>Tseng Living Trust</i>	Developer Address
Check/Tract Number <i>APN = 7505-020-002</i>	Owner Phone <i>(310) 951-7334</i>	Developer Phone <i>(310) 951-7334</i>
	<i>1104 Ysabel St., R.B., CA 90277</i>	<i>1104 Ysabel St., R.B., CA 90277</i>

Applicability to Project (1)	Yes	No
Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part A - Proposed Project (1) Is	Yes	No
1. A 43,560+ square foot commercial/industrial development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. A retail gasoline outlet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Parking lots with 25 or more spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Redevelopment projects in subject categories that meet redevelopment thresholds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A single family dwelling located in the Hillside Zone ( $\geq 25\%$ slope)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part B - Project (1) Characteristics	Yes	No
1. Vehicle or equipment fueling areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Vehicle or equipment maintenance areas, including washing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Outdoor handling or storage of hazardous materials or wastes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Outdoor food handling or processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Outdoor horticulture activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

Applicant Signature  
*J J Tseng*
Printed Name  
*Jim J. Tseng*
Title  
*Owner*
Date  
*4/4/2012*

# APPLICATION FOR HISTORICAL VARIANCE

<b>RECORDED OWNER'S NAME:</b>  The Jim J. Tseng and Chu-ning S. Tseng Living Trust	<b>APPLICANT'S NAME:</b>  Jim Tseng	
<b>MAILING ADDRESS:</b>  1104 Ysabel Street, R.B., CA 90277	<b>MAILING ADDRESS:</b>  1104 Ysabel Street, R. B., CA 90277	
<b>TELEPHONE: 310-951-7334</b>	<b>TELEPHONE: 310-951-7334</b>	

**1. Purpose:**

Historical Variance is necessary to provide for the appropriate adaptive reuse of an existing building (225 S. Francisca Ave.) and/or to provide for the design and the construction of a new building (in the back of the property without damage the existing front building) in such a manner that will enhance it use and utility.

**2. The Variance requested are:**

- A. 2 open compact parking spaces for the existing front building.
- B. Allow to use the existing driveway due to the historical nature of the existing building.

3. This Historical Variance will not prevent the use from being able to function on the site. It still provides 2 parking spaces for the existing building and use the same driveway.

4. This Historical Variance will not adversely impact property within the neighborhood. Nothing change as far as the street parking and the egress and ingress concern.

5. The granting of the Historical Variance will not contrary to the objectives of the General Plan. General plan designates this property is multi-family residential. The project is consistant with the general plan.

**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

RECEIVED BY:
DATE RECEIVED:

**APPLICATION FOR VARIANCE**

*Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Variance, pursuant to Section 10-2.2510 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>		
STREET ADDRESS OF PROPERTY: 225 S. Francisca Ave., Redondo Beach, CA 90277		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: APN: 7505-020-002 LOT:                      BLOCK:                      TRACT:		ZONING: R-3YYRB
RECORDED OWNER'S NAME:  The Jim J. Tseng and Chu-ning S. Tseng Living Trust  MAILING ADDRESS:  1104 Ysabel Street, R.B., CA 90277  TELEPHONE: 310-951-7334	APPLICANT'S NAME:  Jim Tseng  MAILING ADDRESS:  1104 Ysabel Street, R. B., CA 90277  TELEPHONE: 310-951-7334	AUTHORIZED AGENT'S NAME: (if different than applicant)  MAILING ADDRESS:  TELEPHONE:

<b>B REQUEST</b>
Describe the proposed project and indicate the development standards from which a Variance is requested:
The proposed project is to build a single family house with enclosed 2-car garage in the back of the property and the variance requested are:
2 open compact parking spaces for the existing front building. Allow to use the existing driveway due to the historical nature of the existing building.

C

**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2510(B) of the Zoning Ordinance.

**1. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.**

According to the city code, two standard parking spaces are required, but the width of the lot (40 ft, including 25 ft of bckup) only allows 2 compact parking spaces.

The existing driveway width (10 feet 9 inches) will not meet the new code of 11 feet. By using the existing non-conforming driveway, the historical building will not be damaged.

**2. Indicate how the strict application of the zoning provisions, in light of the above circumstances, deprives your property of privileges enjoyed by other property in the vicinity and in the same zone.**

In order to comply with new driveway width of 11 feet, portion of the historical building will be damaged to comply with code. The front setback (22 feet 11 inches) of the building is farther back than other vicinity properties (18 feet 0 inch).

**3. Indicate how the adjustment authorized by the Variance, if granted, does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and in the same zone.**

Because the historical nature, it is important to preserve as much of existing building as possible. This project will provde total 4 parking spaces. Other properties have less than 4 parking spaces, narrower driverys and also have 18 feet front setback.

**4. Indicate how the Variance, if granted, will not be contrary to the objectives of the General Plan.**

General plan designates this property is multi-family residential. The project is consistant with the general plan.

**5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.**

The new house and the enclosed 2-car garage shall be consistent with the intent and purpose of the city's General plan.

D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the Variance. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT
DAVID SHIPLEY	321 TORRANCE BLVD.	310	850-6968	
Enrique Maxim	234 S. PCH Blvd	(310)	2910832	
TAWUNPURN KEDDE	391 Torrance Blvd.	310	372-0001	
Judith Ann Webber	217 S. Francisco Ave	310	406-0027	
Ben Kempnich	246 S. PCH Redondo Coast	310	374-4695	
Karen Lassen	710 Vincent PK Redondo	310	3796789	
(AND) SUNG	<del>2100 S. PCH</del> 316 S. PCH	310	540-9183	
Roberto Rodriguez	700 N. FALWA AVE 12	310	748-1419	

**OWNER'S AFFIDAVIT**

**Project address:** 225 S. Francisca Ave., R. B. 90277

**Project description:** a 2-story craftsman(or transitional) house built in 1907

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

**Signature(s):** \_\_\_\_\_

*Jim Tserg*  
Jim Tserg

**Address:** 1104 Ysabel Street, Redondo Beach, CA 90277

**Phone No. (Res.)** 310-951-7334

**(Bus.)** \_\_\_\_\_

Subscribed and sworn to before me this 20<sup>th</sup> day of June, 2012

*[Signature]*  
\_\_\_\_\_  
FILING CLERK OF NOTARY PUBLIC

State of California        )  
County of Los Angeles    )     ss



Legal Description:  
 LOT#: \_\_\_\_\_  
 BLOCK#: \_\_\_\_\_  
 TRACT#: \_\_\_\_\_  
 M.B.: \_\_\_\_\_  
 APN: \_\_\_\_\_

Project Name (Client - Address - City)  
 JIM TSENG  
 225 S. FRANCISCA AVE.  
 REDONDO BEACH, CA

Use Description:  
 \_\_\_\_\_

DATE: 08.21.2011

Revision Date:  
 06/19/2012

Drawing By: CBB STAFF  
 Scale: \_\_\_\_\_

Sheet  
 1

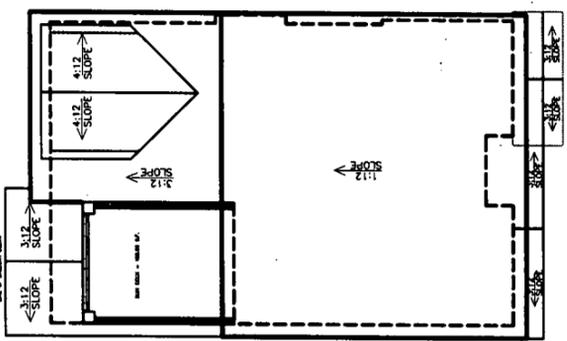
GARNET STREET  
 N 86°03'19"E 150.00'  
 FD SPK  
 SO. GUADALUPE AVE

SOUTH FRANCISCA AVENUE

TO FD SPK @ TORRANCE BLVD.

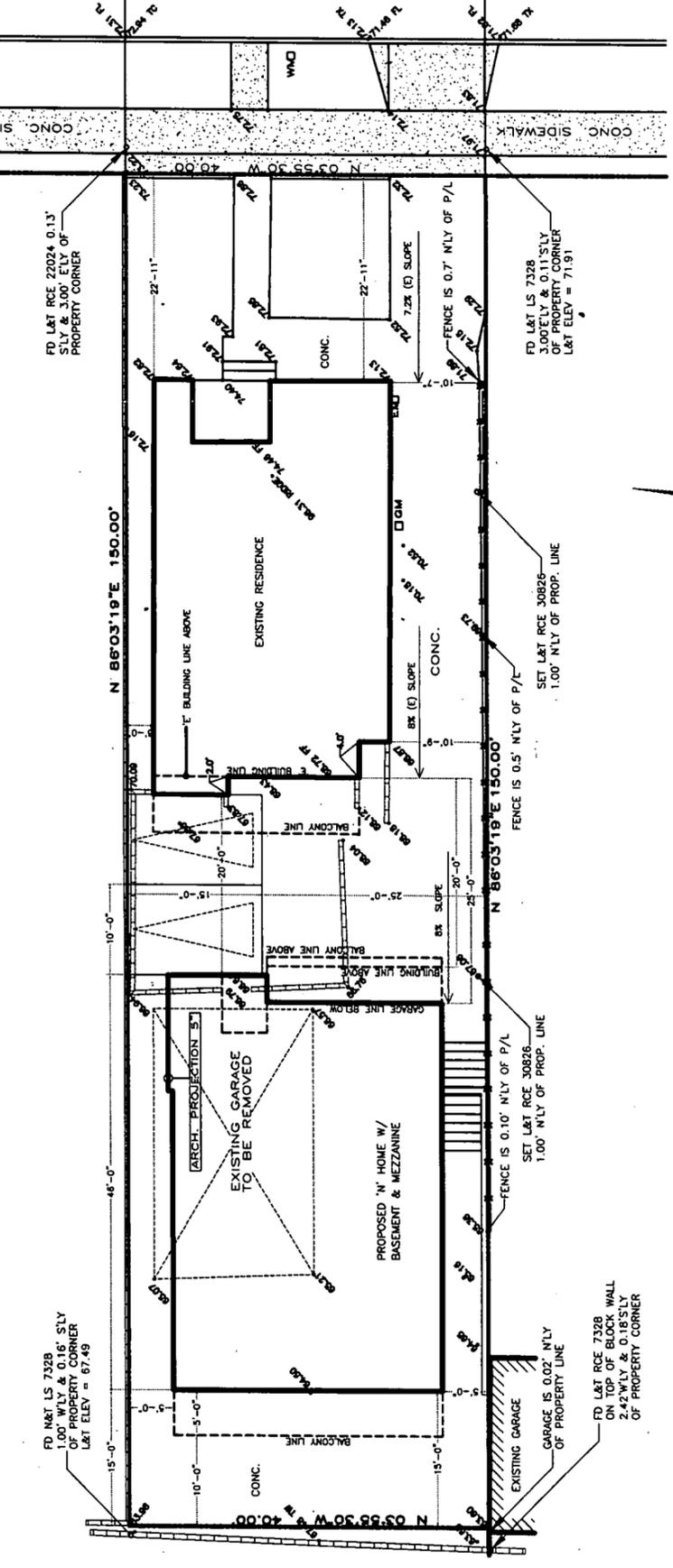
**BUILDING DATA:**

ADDRESS: 225 S. FRANCISCA AVE - REDONDO BEACH, CA
OWNER: JIM TSENG
LEGAL DESCRIPTION: LOT 5, BLOCK 153, REDONDO VILLA TRACT
PROPOSED DEVELOPMENT: NEW S.F.R.
OCCUPANCY: R3/U
TYPE OF CONSTRUCTION: Y-B
ZONING: R3/U
REQUIRED CONSTRUCTION REQUIREMENTS: SEPARATE SUBMITTAL & PERMIT
LOT SIZE: 40.00' X 150.00' = 6,000 SF
FLOOD ZONE: _____
<b>BUILDING AREAS:</b>
3RD FLOOR (MEZZANINE): 465.00 SQ. FT.
2ND FLOOR LIVING AREA: 1240.00 SQ. FT.
1ST FLOOR LIVING AREA: 734.00 SQ. FT.
BASEMENT: 1250.00 SQ. FT.
<b>TOTAL LIVING:</b> 2812.00 SQ. FT.
GARAGE: 393.00 SQ. FT.
DECKS & BALCONY'S: 213.00 SQ. FT.
PROJECT PROVIDES FOR 2 & 2 ENCLOSED PARKING SPACES FOR A TOTAL OF 4 STALLS
REQUIRED REAR SETBACK AREA = (50.00'-5'-5") x 15.00' = 600.00 SQ. FT.
AVG. REAR SETBACK PROVIDED = (C)(H) = 602.45 SQ. FT.
602.45 SQ. FT. > 600.00 SQ. FT. = OK
REQUIRED FRONT SETBACK AREA = (50'-5'-11") x 20' = 680 SQ. FT.
AVG. FRONT SETBACK PROVIDED = (A)(B) = 680.75 SQ. FT.
680.75 SQ. FT. > 680 SQ. FT. = OK
FIRE SPRINKLERS ARE REQUIRED PER ORD. #2604 & 2637.
3 SETS OF FIRE SPRINKLER DRAWINGS TO BE SUBMITTED FOR REVIEW & PERMITS TO BE OBTAINED PRIOR TO ROUGH FRAMING INSPECTION.



**ROOF PLAN**

SCALE: 1/8" = 1'-0"



**SITE PLAN**

SCALE: 1/8" = 1'-0"





CBB ARCHITECTS  
 5711 ROSECRANS  
 CARMEL, CA 95008  
 WWW.CBBARCHITECTS.COM  
 CBBARCHITECTS@CBBARCHITECTS.COM



Legal Description:  
 LOT#: [blank]  
 BLOCK#: [blank]  
 TRACT#: [blank]  
 APN: [blank]

Project Name (Client - Address - City)  
 JIM TSENG  
 225 S. FRANCISCA AVE.  
 REDONDO BEACH, CA

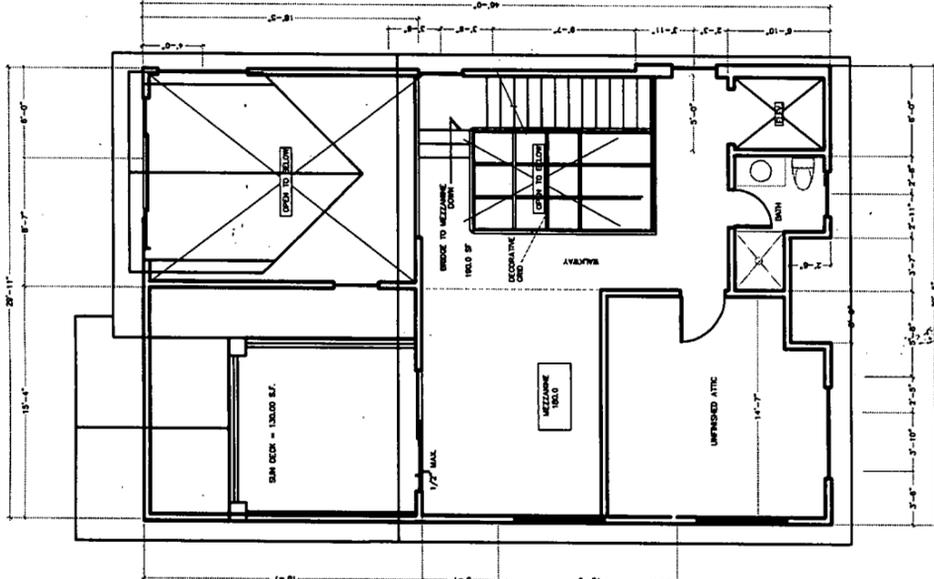
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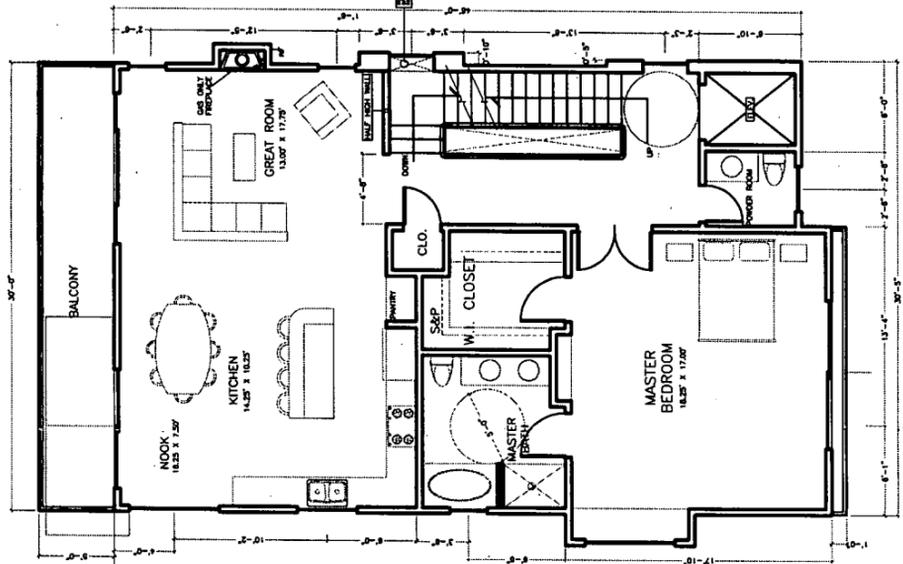
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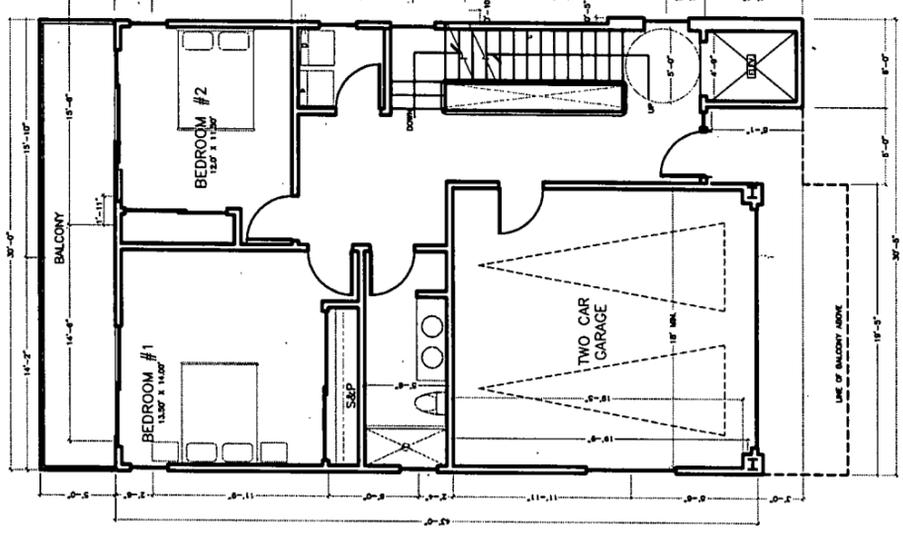
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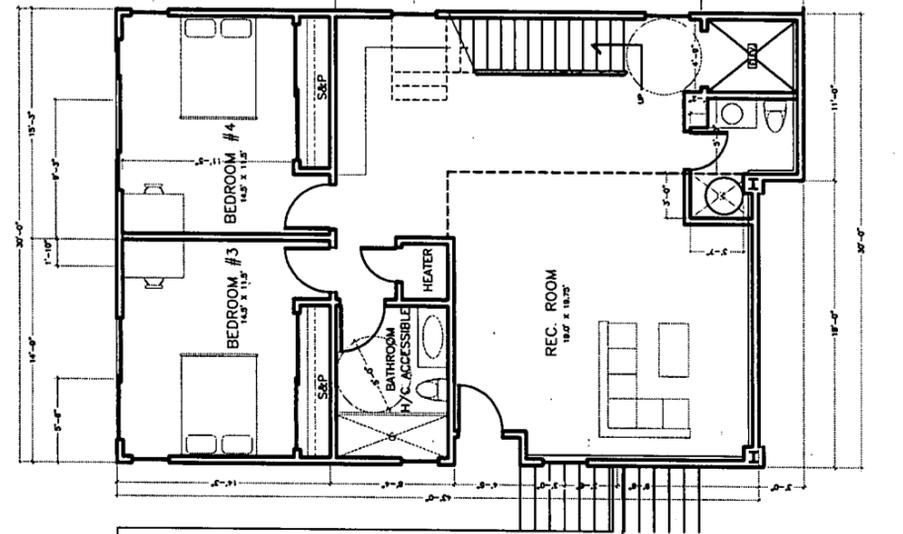
3RD FLOOR (MEZANINE) SCALE: 3/16" = 1'-0"



2ND FLOOR PLAN 1240.0 S.F. SCALE: 3/16" = 1'-0"



1ST FLOOR PLAN 734.0 S.F. SCALE: 3/16" = 1'-0"



BASEMENT PLAN 1250.0 S.F. SCALE: 3/16" = 1'-0"

04/11/2012



CBB ARCHITECTS  
 501 W. SERRANO  
 GARDEN GROVE, CA 92648  
 P: 949-453-8887  
 WWW.CBBARCHITECTS.COM



Legal Description:  
 LOT#: \_\_\_\_\_  
 BLOCK#: \_\_\_\_\_  
 TRACT#: \_\_\_\_\_  
 M.B.: \_\_\_\_\_  
 APN: \_\_\_\_\_

Project Name (Client - Address - City)  
 JIM TSENG  
 225 S. FRANCISCA AVE.  
 REDONDO BEACH, CA

Use Description:

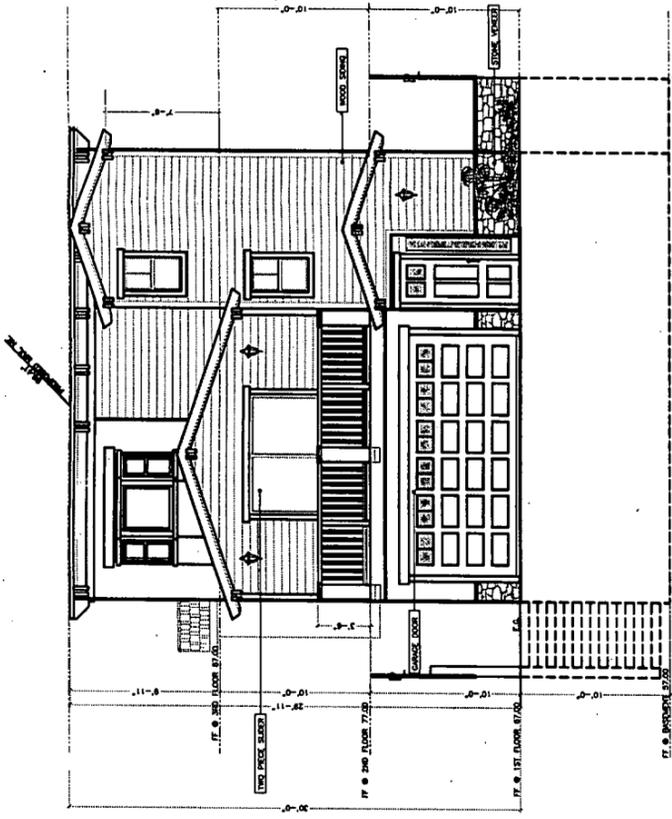
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Revision Date:  
 06/19/2012

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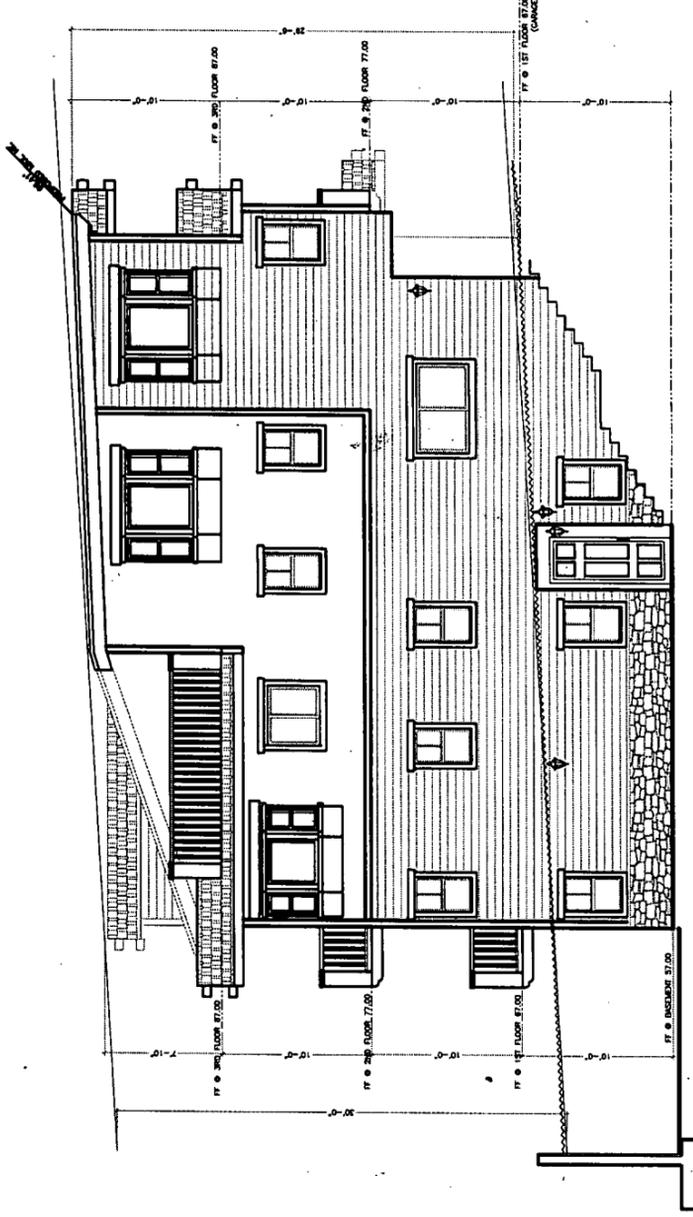
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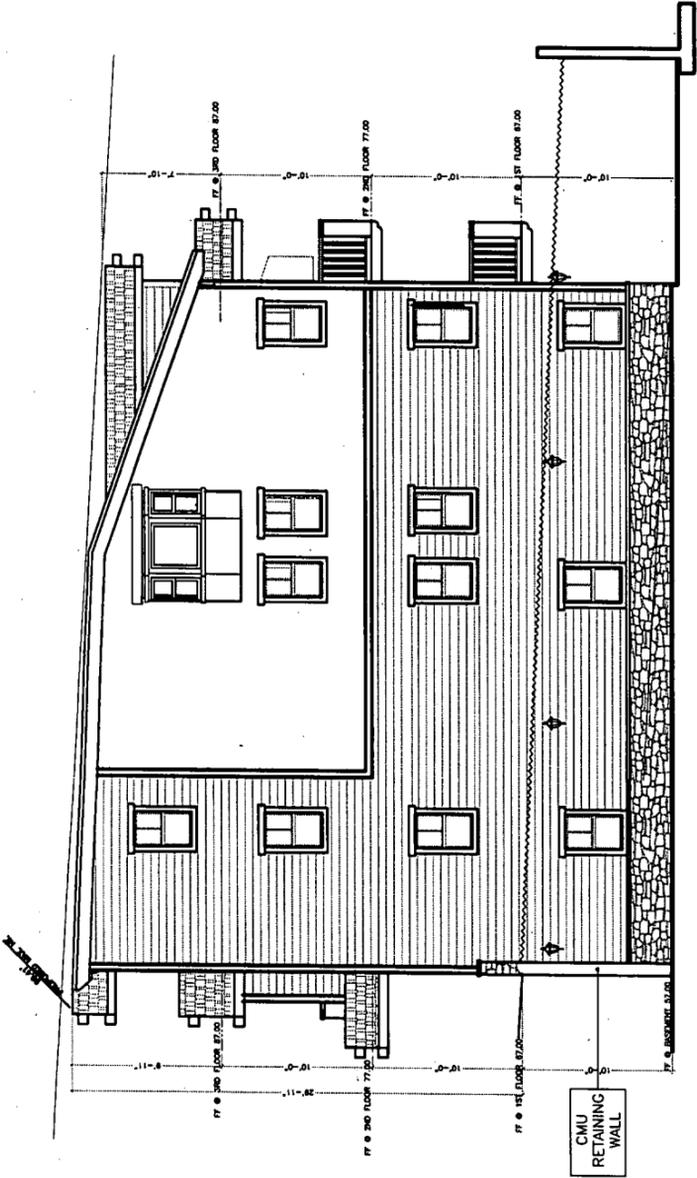
EAST ELEVATION

SCALE: 3/16" = 1'-0"



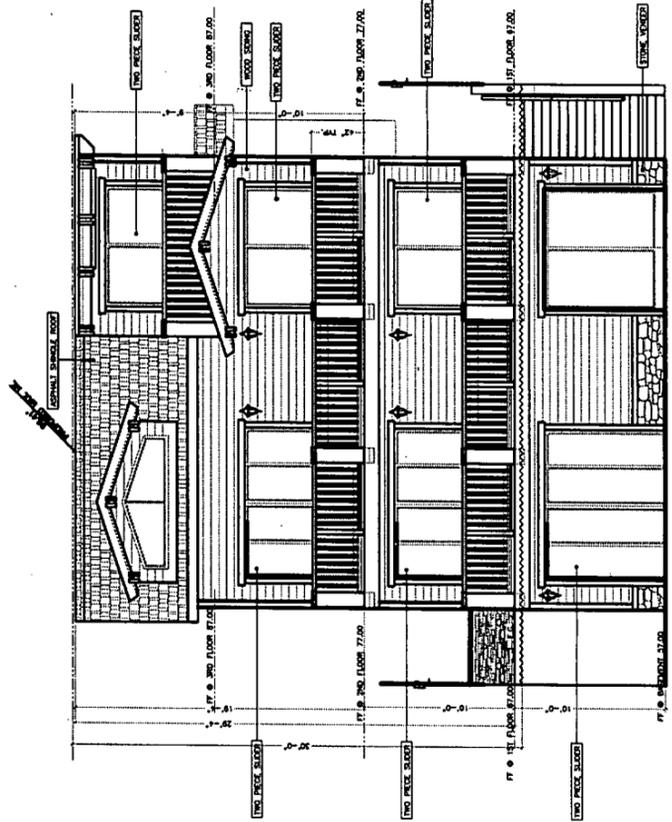
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



CBB ARCHITECTS

371 N. ROSECRANS  
COSTA MESA, CA 92626  
P: 714.550.0657  
WWW.CBBARCHITECT.COM  
CBBARCHITECT@GMAIL.COM

Stamp:



Legal Description:

LOT#: \_\_\_\_\_  
BLOCK#: \_\_\_\_\_  
TRACT#: \_\_\_\_\_  
M.B.: \_\_\_\_\_  
APN: \_\_\_\_\_

Project Name (Client - Address - City)

JIM TSENG  
225 S. FRANCISCA AVE.  
REDONDO BEACH, CA

Use Description:

DATE: 08.21.2011

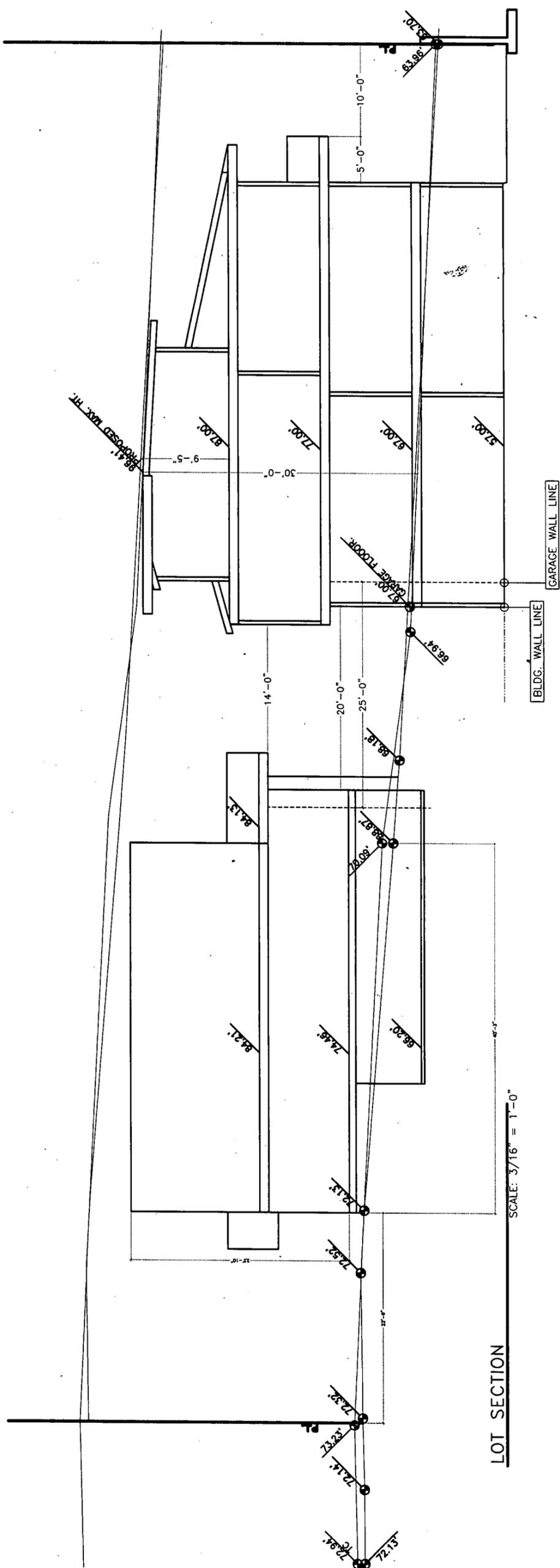
Revision Date: 06/19/2012

Drawing By: CBB STAFF

Scale:

Sheet

4



LOT SECTION

SCALE: 3/16" = 1'-0"



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# Administrative Report

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**Preservation Commission Hearing Date: August 1, 2012**

**AGENDA ITEM:** 10 (PUBLIC HEARING)  
**LOCATION:** 128 S CATALINA AVENUE  
**APPLICATION TYPE:** CERTIFICATE OF APPROPRIATENESS  
**CASE NUMBER:** 2012-08-COA-002  
**APPLICANT'S NAME:** MA CENTER LA

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to allow the rehabilitation of an existing commercial structure with exterior alterations for a structure designated as a Potential Historic Resource, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

**RECOMMENDATION**

It is recommended that the Preservation Commission:

- 1) Approve the Exemption Declaration for the proposed action, and
- 2) Adopt a resolution by title only, waiving further reading, approving the Certificate of Appropriateness for the property at 128 S. Catalina Avenue (legal description on file) to permit rehabilitation of an existing commercial structure subject to the conditions set forth therein (Resolution No. 2012-08-PR-005).

**EXECUTIVE SUMMARY**

The City's Preservation Ordinance requires a Certificate of Appropriateness for the exterior alteration of Potential Historic Resources to ensure compatibility with the structure and appropriate treatment of the Potential Historic Resource. The proposed rehabilitation improvements include windows, doors, new window openings, horizontal banding and alterations necessary to comply with ADA requirements. The applicants are requesting that the Preservation Commission grant a Certificate of Appropriateness for the rehabilitation of the existing building. The applicant has provided plans, historic documentation and preservation reports supporting the project design which will restore and rehabilitate architectural features and be architecturally consistent with the existing historic design. Staff is extremely pleased that the applicants are willing to invest in the rehabilitation of the building rather than sell this site for residential development and recommends approval of the project with conditions.

## **BACKGROUND**

For many years now, the Fraternal Order of the Eagles has seen declining membership and consequently membership dues which helped finance the organization. With the organization's financial decline, the building fell into disrepair. The disrepair includes neglected maintenance, water damage, aging materials and many "least expensive" inappropriate historical alterations to the building. The Eagles tried for many years to sell the property, and have now sold the property to the applicant.

The building is identified as a "B-rated" structure in the Historic Resources Survey and classified as a Potential Historic Resource under the City's Preservation Ordinance. The existing structure located at 128 S. Catalina Avenue is a lodge, social hall and non-profit charitable service organization building known as the Eagles Lodge.

The applicant and Minor Alterations Subcommittee held lengthy meetings on four different occasions. However, no consensus was reached on a few remaining issues regarding the building rehabilitation. As a result of these meetings, the applicant hired Galvin Preservation Associates to prepare a Primary Record (DPR Form), a project compliance report with the Secretary of Interior's Standards, and a complete window survey. Other evidence provided for the project was a photograph of the building circa 1949, and surprisingly the original construction plans for the building. In spite of the earnest efforts and thoughtful discussion from all parties, at the last meeting the applicant requested that the subcommittee forward the project for full Preservation Commission review. The applicant must have a decision on their project in order to decide whether to proceed.

The building was constructed in 1948 in the Streamline Moderne architectural style which evolved from the Art Deco style. Moderne became popular in the late 1930's and gets its "Streamline" name from being a less decorative style than Art Deco due in large part to the post-depression era in which it developed. The style is characterized by its horizontal orientation, rounded or curved edges, corner windows, smooth exterior wall surfaces, horizontal grooves or lines in walls, and subdued colors. It is more commonly used for commercial buildings, and to a lesser extent in residential buildings.

The property is zoned R-3A (Low Density Multiple-Family Residential) and is located within the City's Coastal Zone. Both the building and use are non-conforming to the underlying residential zoning which makes re-use option limited for this facility.

## **THE REQUEST**

The project as proposed is reflection of the following factors: modifications to meet the building user's needs for light, air, & energy efficiency; feedback presented during Subcommittee meetings; input from the Preservation Consultant; restoration of elements shown in the original construction drawings; and compliance with building codes and the Secretary of Interior's Standards. Meeting all these requirements is a significant task, but overall the proposal reflects minimal modifications to the building's exterior. All modifications are necessary for the adaptive reuse of the building to provide functional utility. The following is the applicant's project proposal:

- 1) Replace the textured stucco with smooth stucco that matched the original cladding.
- 2) Restore the decorative, continuous horizontal bands which have been partially removed at the upper level and entirely removed at the lower level along the west and south elevations.
- 3) Replace the damaged and/or non original glazing and frames of the windows on the primary (west and south) elevations with patterned glazing and new frames that are compatible with the original windows.
- 4) Salvage and reuse the intact, original patterned glazing (including door transoms) on the south elevation.
- 5) Replace the four sets of double doors on the west and south elevations with four sets of glazed aluminum storefront double doors.
- 6) Install a new American with Disabilities Act accessible (ADA) ramp exterior to the structure along the south elevation.
- 7) Remove and infill all existing windows on the east (rear) elevation; replace with five new hopper transom windows.
- 8) Remove and infill two existing doors on the east (rear) elevation; replace with a set of solid wood double doors.
- 9) Install five new hopper windows approximately midway along north (secondary) elevation.
- 10) Install set of double slab doors on east side of north (secondary) elevation.

### **ANALYSIS OF REQUEST**

#### **OVERALL APPROACH**

This project provides a unique and fortunate review opportunity for the both the City and Preservation Commission. Numerous proposals to demolish the structure have been made over the years. It is noteworthy that this rehabilitation project and a use of the building that is consistent with the non-conforming status have finally come together in a project to Preservation Commission. Staff encourages the Preservation Commission to consider these factors in evaluating this project.

#### **SECRETARY OF INTERIOR AND CITY STANDARDS**

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation.

The applicant's consultant, Galvin Preservation Associates, has prepared a Secretary of Interior's Standards project compliance letter which has an extensive analysis showing the project's proposed modifications meet the Secretary of Interior's Standards for Rehabilitation.

Pursuant to 10-4.400 of City Preservation Ordinance alterations to Potential Historic Resources are permitted subject to approval of an application for a Certificate of Appropriateness and approval by the City Preservation Commission.

The information provided in the sections below illustrates that the Potential Historic Resource with the proposed modifications is eligible for a Certificate of Appropriateness.

### Project Features Mutually Agreed Upon

There were many components of the project that were easily agreed upon by both the subcommittee and the applicants in prior Minor Alterations Subcommittee meetings. Replacing the textured stucco with smooth stucco as shown in the original plans was agreed upon.

Maintaining, repairing as needed, and restoring the main architectural features along both entries were also mutually agreed upon. This is significant because these are character defining features. Both the decorative vertical features and horizontal elements over the roof are essential elements of the Streamline Moderne style.

In addition, ADA accessibility improvements i.e. doors, ramps, landings were also agreed upon as necessary project improvements. Also agreed upon was bringing back the continuous horizontal banding that originally extended over the windows along both the street-side elevations. However, no agreement was reached on what materials the banding should be.

Review of the project should be divided into primary and secondary elevations. The primary elevations have all the character defining features and are the west (Catalina Ave) and south (Garnet Street) elevations. The secondary elevations are along the east and north elevations. These are considered secondary because they do not feature any character defining features that represent the building or its Streamline Moderne style and they are not subject to a high degree of public visibility.

### North and East Elevations

Along the north elevation, there are no openings in the existing plain solid wall facing the parking lot. The applicant proposes five new lower floor openings along this wall with new aluminum hopper windows to be installed to provide essential light and ventilation to the lower level.

Along the east elevation facing the alley, the applicant proposes filling in one existing door and all window openings, and introducing four new metal frame hopper style windows along the second floor. The existing first floor centered door will be widened and recessed into the building to accommodate ADA accessibility, building codes, and other life safety requirements. Along this back wall, the floor plan shows a proposed kitchen and restrooms while the second floor has banquet hall restrooms and storage rooms. The four new second floor windows will be located in the second floor restrooms. Staff is supportive of this proposal for a several reasons. From a land use perspective, fewer openings facing a residential area behind the property means less noise impact to neighbors from events held at the property. The Planning and Police departments have received several noise complaints over the years. Staff finds the window modification along both elevations to be reasonable because they are easily distinguishable from the original building; take their inspiration from existing transom window openings already in the building; and are a minor modification that does not detract from the primary elevations. The existing rear wall windows and their unusual configuration do not contribute to the buildings' horizontality that is shown along the two primary street-side elevations.

**Catalina Avenue Front - West Elevation**

The items of discussion along this elevation are with windows and doors, as the applicant has agreed to maintain and restore the original entry features. The two larger windows are the original openings, but are not the original window sash and only one damaged fluted glass remains that can not be re-used. The doors and transom windows are the original openings, but not original doors, sash or glazing.

Staff supports the consultant's recommendation to replace the doors, sash and glazing for all windows along this elevation. Metal sash, hopper windows and glazed doors as shown in the original construction plans are proposed along this elevation. Staff is supportive of materials, and window types, with new fluted glass in the transom windows and all original openings to remain unchanged.

**Garnet Street Side -South Elevation**

No changes are proposed to the main entry, and it will be repaired and restored. All window openings will remain. The doors along this elevation appear to be original according to the consultant. However, the recommendation is to replace with glazed doors as per the original construction drawings to let in more light to the lower level. The doors are not significant material or unique craftsmanship. Changing to glazed doors along this elevation would also be more consistent with the architect's original plans for the building.

**Re-use window glazing**

The applicant proposes replacing the sash along the Garnet Street elevation and where feasible re-using the original glazing. The window survey provided important documentation of all altered and original sash and glazing. However, the locations of the remaining original glazing, both etched and fluted, are in sporadic locations with no organized pattern to the glazing locations. The project proposal and recommendation are to align the original glazing, introduce new glazing where needed to create a consistent and thoughtful pattern to how they are arranged. New clear glass is proposed along the 1<sup>st</sup> and 2<sup>nd</sup> floor of the building ends, new and original fluted glass is proposed between the entry and proposed clear glass at the building ends. The entry would retain the original 2<sup>nd</sup> floor etched glass, new fluted glass in the transom windows and new clear door glazing. Staff is supportive of the proposed changes which maintain the building's profile; original window openings; re-use the original glazing; and preserve the overall building appearance.

**Horizontal Banding**

The horizontal bands are documented as part of the original building in the 1949 photo. They were also shown in the architect's original plans. In terms of design, the bands are a critical character defining feature as the Moderne style is characterized by the building's horizontality that the bands create. As mentioned earlier in this report, it was mutually agreed upon to bring back the banding over the windows along both street-side elevations, but banding materials were not agreed upon. New metal banding is proposed as part of this project. Metal is proposed by the applicant for its durability as opposed to wood. The applicant's architect investigated the use of wood for replacement banding. While wood would be less expensive, it is not a feasible alternative given the spans between windows and the certainty that it would sag and deteriorate

quickly. Staff is supportive of the metal banding because it is more durable, can be shaped to an equivalent size and appearance to original features while having less maintenance.

#### DPR FORM- Original Building Documented

At the Subcommittee's recommendation, the applicant had a Primary Record prepared using the states' Department of Parks Recreation (DPR) form which documents the building's exterior appearance. In addition, an extensive window survey was also prepared by the applicant's consultant recorded all window sash and glazing with recommendations to re-use original glazing where feasible. Therefore, the building's existing condition was thoroughly and property documented so that future generations can see the original structure as it sits today.

#### Non-Conforming Structure and Use

The subject property is both a legal non-conforming structure and land use (grandfathered-in), which means under today's R-3A residential zoning this building and land use would no longer be permitted at this location. Based on the 18,000 square foot lot size and current zoning, the property is large enough to accommodate up to seven condominium units on the site. The City Planning Department received numerous condominium inquiries every time the Eagles listed the property for sale. As staff, it was an arduous task finding a buyer not interested in demolishing the structure, but rather re-using the building in a way that matched the Eagles building use thereby retaining the "grandfathered" rights as a non-conforming use. Finding an operator, similar to the Eagles was critical for the re-use of the building given the fact that the structure is a Potential Historic Resource.

#### Useful Life and Adaptive Re-use

Useful life of a building is a critical factor in this case. Quite often the reasons small beach bungalows are demolished is because it's believed the structure's useful life has passed. These smaller structures were tailored to a different standard of living based on the period of time it was built. For example, many older homes are smaller with one bathroom and no master bedroom. Now, many homeowners expect as a standard a master bedroom and/or second bathroom to accommodate today's use of buildings. In much the same way, residential property owners seek to modify their buildings to their needs, so do the new owners of the Eagles building. The applicants seek to make building modifications to accommodate more light and more ventilation, but propose to do so while preserving the building and rehabilitating the building's exterior appearance.

Adaptive re-use enables the rehabilitation of the structure which ultimately extends the usable life and long-term viability of Potential Historic Resources. Allowing some practical modifications that do not detract from primary elevations makes re-use of the structure more viable for the building owner. It is critical to understand that minor alterations that are consistent with the Secretary of Interior's Standards for Rehabilitation are necessary if Potential Historic Resources are going to continue to be used. This is why having an applicant that can re-use the building in much the same manner as the Eagles is so essential.

August 1, 2012

**SUMMARY AND CONCLUSION**

Staff encourages the Preservation to look at the project holistically. Finding the right applicant who is willing to rehabilitate and restore the structure and who closely matches the Eagles "grandfathered" use of the building has taken considerable time. Allowing minor building modifications, consistent with the Secretary of the Interior's Standards, extends the long term life of Potential Historic Resources. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

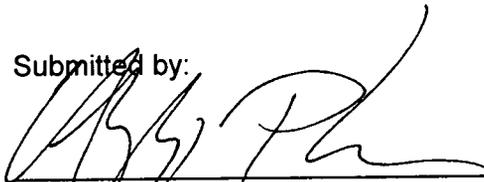
**COORDINATION**

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 2012-08-PR-005  
Copy of application  
Photos  
Plans and Elevations  
SISR Compliance Executive Summary  
SISR Compliance Letter & DPR  
Windows Presentation & Summary  
1949 Photo and Postcard

CITY OF REDONDO BEACH  
 PRESERVATION COMMISSION  
 415 DIAMOND STREET  
 REDONDO BEACH, CA 90277  
 (310) 318-0637

RECEIVED BY:
DATE RECEIVED:

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

*Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: <b>128 South Catalina Ave.. Redondo Beach. CA 90277</b>	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: <b>37/38/39</b> BLOCK: <b>179</b> TRACT: <b>Parcel# 7505014029</b>	ZONING:
	RECORDED OWNER'S NAME: <b>Amma Center of Southern California. LLC.</b> MAILING ADDRESS: <b>10200 Crow Canyon Rd. Castro Vallev. CA 94552</b> TELEPHONE: <b>510.537.9417</b> FAX: <b>510.889.8585</b>	AUTHORIZED AGENT'S NAME: <b>Mr. Sabu Joseph</b> MAILING ADDRESS: <b>Same as above</b> TELEPHONE: <b>714.731.4172 or 714.721.6227</b> FAX: <b>213.947.1039</b>
<b>B</b>	<b>PROJECT DESCRIPTION:</b> Give the following data for the project:	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way Visible from public right-of-way at corner of Catalina & Garnett St. To retain existing use as a community center. To rehabilitate the exterior based on historic drawings and photos, provide adequate ADA access to interior, replace non-original stucco with smooth stucco, re-introduce bands across windows, repair and replace deteriorated window frames, introduce compatible operable windows, salvage & reuse existing fluted Glass (as possible), and re-introduce glazed doors based on original plans.	
	Existing use(s) of site: The previous owners were the Fraternal Order of Eagles and is a nationwide fraternal organization. The Redondo Beach Eagles Lodge was a fraternal meeting and social hall for it's members. The new owner, The MA Center LA, plans to retain this use as a community center and meeting hall.	
	Existing condition of structure: Please see the attached Condition Analysis and evaluations by Galvin Preservation and Associates, (GPA). GPA's work efforts, attached, are 1) DPR dated 6/22/12 and 2) GPA review for compliance with Secretary of Interior Design Standards, SIS Letter and Analysis dated 6/22/12. 3) Window Survey	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District. Same note as above. Please see the attached GPA work efforts attached, 1) DPR dated 6/22/12 and 2) GPA review for compliance with Secretary of Interior Design Standards, SIS Letter and Analysis dated 6/22/12.	

### OWNER'S AFFIDAVIT

Project address: 128 S. Catalina Ave, Redondo Beach, CA 90277

Project description: Tenant Improvement and Rehabilitation of Existing Structure for MA Center LA.

I (~~we~~) Sabu M. Joseph, 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 be best of my (our) knowledge and belief.

Signature(s): *[Signature]*

Address: 14601 Canterbury Ave  
Tustin, CA-92780

Phone No. (Res.) (714) - 731-4172  
(Bus.) (714) - 721-6227

Subscribed and sworn to before me this 26 day of JULY, 2012

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

*[Signature]*  
FILING CLERK OR NOTARY PUBLIC

*[Signature]* STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CLERK

SS



**RESOLUTION NO. 2012-08-PR-005**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING A  
CERTIFICATE OF APPROPRIATENESS AND  
EXEMPTION DECLARATION FOR THE REHABILITATION  
AND EXTERIOR ALTERATIONS TO A POTENTIAL  
HISTORIC RESOURCE BUILDING FOR PROPERTY  
LOCATED AT 128 S. CATALINA AVENUE**

WHEREAS, an application was filed by the property owners to permit the rehabilitation and exterior alterations to a Potential Historic Resource, designed to be consistent with the existing architectural style of the structure; and

WHEREAS, on July 3<sup>rd</sup>, 2012 the applicant requested that the Minor Alterations Subcommittee forward their application to the Preservation Commission of the City of Redondo Beach for consideration of a Certificate of Appropriateness.

WHEREAS, on August 1<sup>st</sup>, 2012 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and all relevant testimony and evidence related thereto.

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

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10 of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the building rehabilitation and proposed exterior alterations will restore original architectural features, salvage and re-use existing glazing, will be consistent with the building design, and consistent with the Secretary of Interior's Standards for Rehabilitation.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for exterior alterations proposed in accordance with the submitted

applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. This Certificate is approved on the basis of, and shall only be operative with the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for the rehabilitation and exterior building alterations, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on August 1<sup>st</sup>, 2012.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Historic Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring to the building, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections shall be scheduled with Planning Staff to verify compliance with conditions of approval and plans.

9. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Prior to issuance of building permits the materials and specific design shall be submitted to Planning staff for review and consideration. The materials shall be consistent with the historic character and architectural style of said building.
11. Consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings*, detailed design plans shall be submitted to the City's Planning Department for their review and approval prior to actual physical rehabilitation work.

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

PASSED, APPROVED AND ADOPTED this 1<sup>ST</sup> day of August, 2012.

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Michael Gibson, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on August 1<sup>st</sup>, 2012 by the following vote:

AYES:

NOES:

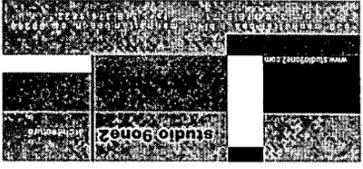
ABSENT:

APPROVED AS TO FORM:

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Cheryl Park  
Assistant City Attorney





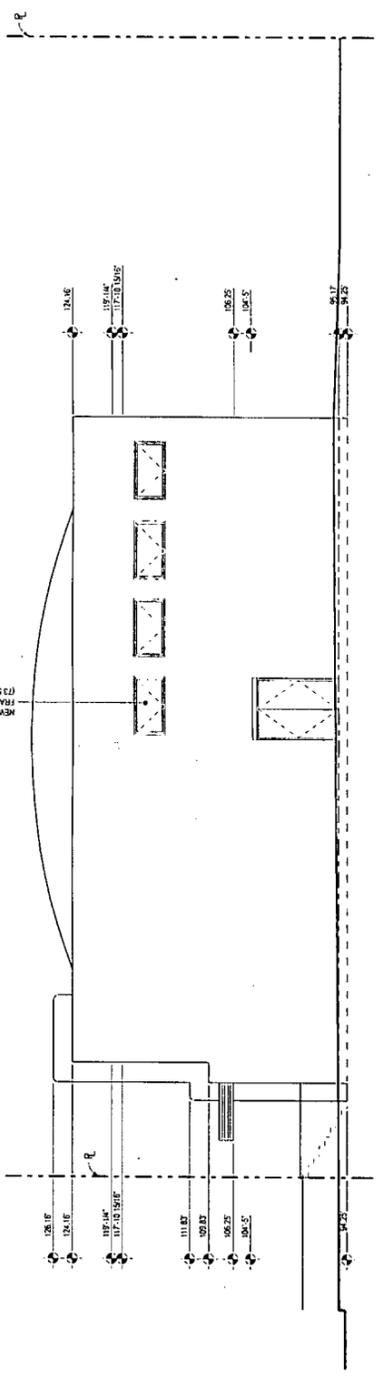
MA CENTER  
128 S. CATALINA AVE, REDONDO BEACH, CA 90277

ELEVATIONS

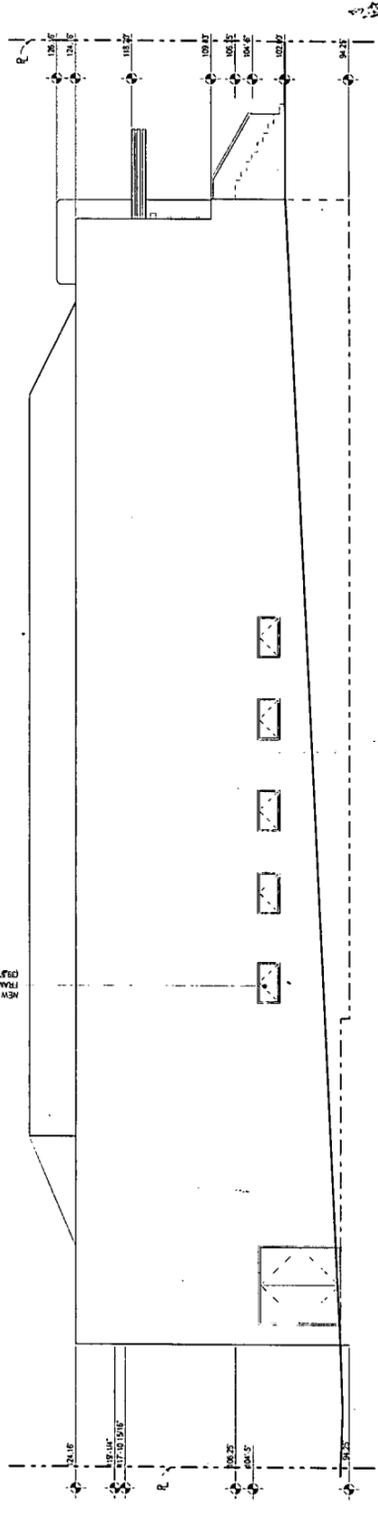
Date: 07/24/2012

A-6.1

Revisions:  
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**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0" EXHIBIT "B"  
 NOTE:  
 ALL WINDOWS, DOORS AND ARCHITECTURAL BONDS SHALL COMPLY WITH THE FINAL AGREEMENT AND REQUIREMENTS SET FORTH BY THE CITY OF REDONDO BEACH AND MA CENTER LA.



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 NOTE:  
 ALL WINDOWS, DOORS AND ARCHITECTURAL BONDS SHALL COMPLY WITH THE FINAL AGREEMENT AND REQUIREMENTS SET FORTH BY THE CITY OF REDONDO BEACH AND MA CENTER LA.



CITY OF REDONDO BEACH  
PLANNING DEPARTMENT

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** June 20, 2012

**TO:** Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)  
Steve Shiang (Building Department)  
Jesse Franco (Fire Department)  
Don Martinez (Police Department) (*Non-residential projects*)  
Tim Shea (Public Works Department) (*New 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, June 11, 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 Thursday June 28, 2012.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
105 Avenue A	Addition of an enclosed staircase with a reduced rear yard setback to an existing single-family residence	Categorically Exempt	Anita Kroeger x2248
1806 Artesia Blvd.	Operation of a music school within an existing commercial building	Categorically Exempt	Marianne Gastelum x2460
512 N. Pacific Coast Hwy.	Construction of a new commercial building and the operation of an aerial arts gym for children	Categorically Exempt	Alex Plascencia x2405

**Cc Memo Only:**

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

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

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



CITY OF REDONDO BEACH  
PLANNING DEPARTMENT

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** May 22, 2012

**TO:** Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)  
Steve Shiang (Building Department)  
Jesse Franco (Fire Department)  
Don Martinez (Police Department) (*Non-residential projects*)  
Tim Shea (Public Works Department) (*New 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, May 14, 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 Thursday May 31, 2012.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
1817 Belmont Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
711 Esplanade	Construction of a 2-unit residential condominium project	Categorically Exempt	Anita Kroeger x2248
1806 Perkins Ln.	Construction of a 3-unit residential condominium project	Categorically Exempt	Alex Plascencia x2405
2202 Voorhees Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460

**Cc Memo Only:**

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

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

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



**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** July 26, 2012

**TO:** Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)  
 Steve Shiang (Building Department)  
 Jesse Franco (Fire Department)  
 Don Martinez (Police Department) (*Non-residential projects*)  
 Tim Shea (Public Works Department) (*New 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, July 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 Thursday August 2, 2012.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY GEQA STATUS	CASE PLANNER
2409 Rockefeller Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
901 N. Catalina Ave.	Amendment to the previous approvals for the construction of a new commercial retail center	Mitigated Negative Declaration	Alex Plascencia x2405

**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 |                         |                                     |