

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, NOVEMBER 7, 2012 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

**City Clerk –
Packet for scanning**

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 Regular Meeting of November 7, 2012.
5. Approval of the following Minutes: Regular Meeting of September 5, 2012.
6. Receive and file the Strategic Plan Update dated October 2, 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: Sarah Asson
PROPERTY OWNER: Same as applicant
LOCATION: **411 Emerald Street**
CASE NO. 2012-11-LM-004
RECOMMENDATION: Staff recommends approval

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

APPLICANT: Tessa Bodey
PROPERTY OWNER: Same as applicant
LOCATION: **501 Garnet Street**
CASE NO. 2012-11-LM-005
RECOMMENDATION: Staff recommends approval

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

APPLICANT: Michael Murphy
PROPERTY OWNER: Same as applicant
LOCATION: **308 Garnet Street**
CASE NO. 2012-11-LM-006
RECOMMENDATION: Staff recommends approval

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

11. Preservation Commission Nominations and Election of Chair and Secretary.

RECOMMENDATION:

- a. That the Chairperson opens nominations for the positions of Chairperson, Secretary and Subcommittee appointments;
- b. That the Chairperson closes nominations;
- c. That the Chairperson calls for a motion.

XI. SUBCOMMITTEE REPORTS

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

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIII. ITEMS FROM STAFF

12. Notification of Planning Commission projects.

XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **January 2, 2013** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

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

APPEALS OF PRESERVATION COMMISSION DECISIONS:

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

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



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

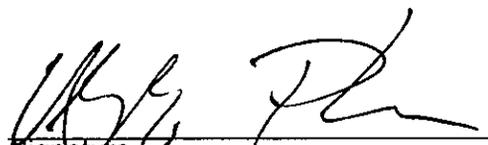
I, Alex Plascencia hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of November 7, 2012
(agenda date)

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

Posted on: 11/1/2012 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

11/1/12
Date:

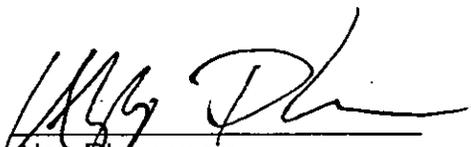
November 1, 2012

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

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Assistant of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the November 7, 2012, Regular Meeting of the City of Redondo Beach Preservation Commission on Thursday November 1, 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



Alex Plascencia
Assistant Planner

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 5, 2012**

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Akyuz, Callahan, DeJernett, Fox, Miller-Hack, Chairperson Gibson

Commissioners Absent: None
Aaron Jones, Planning Director
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Fox led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Fox, seconded by Commissioner DeJernett, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the September 5, 2012 Preservation Commission meeting agenda
- Approval of minutes of the August 1, 2012 Special Preservation Commission meeting
- Receive and file the August 21, 2012 Strategic Plan Update
- Receive and file written communications

ORAL COMMUNICATIONS

None.

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

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

Commissioner Akyuz reported that she emailed Sanborne maps and photographs relating to the 225 South Francisca Avenue property and information pertaining to the preservation ordinance to Chairperson Gibson and Planner Plascencia.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

Continued 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 at 225 South Francisca Avenue

Planner Plascencia recalled that the public hearing was continued from the previous meeting. Since then, he said the applicant has agreed to make the most critical repairs to the existing house, which staff feels is very important. He also reported that he spoke with the County Assessor's office and determined that taxes on the front building would be calculated according to the Mills Act; and the rear building would be assessed according to market value and would not have the Mills Act benefit.

Chairperson Gibson pointed out the related March 16, 2012 termite report and the series of Sanborne maps submitted by Commissioner Akyuz.

Motion by Commissioner Callahan, seconded by Commissioner Fox, to open the public hearing. Motion carried unanimously.

Mr. Jim Tseng, applicant, introduced himself.

In response to Commissioner Miller-Hack, Mr. Tseng stated that the front house has been fumigated. He stated that no work has been done on the roof; and that he plans to work on the front house roof simultaneously with the rear house.

In response to Commissioner DeJernett, who referred to the inspection report list of repair items, Mr. Tseng answered that he is in the process of preparing a restoration plan. He said an electrician has been hired; however work has not begun.

Commissioner DeJernett stated that he sees no progress on the restoration and he questioned whether the applicant has determined the extent of the project, to which Mr. Tseng answered that he is aware the project entails much more than the items on the inspection report. He said the architect will prepare a restoration plan.

Commissioner DeJernett said that the City inspector must review all work on the old house; and he preferred to have the restoration items signed off before the new house is occupied.

Commissioner DeJernett asked about a soils report: Planner Plascencia clarified that the Building Department reviews the soils report, drainage plan, and grading plan. He explained that the Commission reviews conceptual plans.

In response to Commissioner Miller-Hack who expressed concern about inadvertent damage to the historic features during repair, Director Jones stated that the least invasive methods will be used. He added that the applicant has not done work on the house because he has no assurance the project can move forward. He said the applicant has agreed to repair deficiencies and he suggested a condition requiring completion of the repairs prior to occupancy of the second unit.

Commissioner Akyuz questioned the possibility of approving the landmark designation without approving the Certificate of Appropriateness.

Mr. Tseng stated that his intention is to live in the back house and preserve the front house; and that he is not interested in pursuing the project without the Certificate of Appropriateness.

Commissioner Akyuz questioned whether the rear house would be too high. Planner Plascencia displayed a rendering of the front house and proposed back house as well as a photograph of the existing front house and back garage where the back house would be constructed.

In response to Commissioner DeJernett, Planner Plascencia stated that the height limit for Pacific Coast Highway is 30'.

Commissioner Fox pointed out that if the Chase Bank building had been built over the entire property line, it would have obscured the existing house.

In response to Commissioner Miller-Hack, Planner Plascencia stated that the roof replacement will coincide with the construction of the back unit.

Director Jones added that the applicant is looking at 8-12 weeks in plan check and a 12-14 month construction time frame during which the repairs will be completed: he concluded the project will be complete within 18 months.

In response to Commissioner Miller-Hack, Mr. Tseng said the house is currently occupied and the roof does not leak.

Commissioner Miller-Hack expressed concern about potential rain damage and she recommended making the reroof a priority.

In response to Commissioner Miller-Hack regarding timing for the repairs, Planner Jones stated that according to the Preservation Ordinance, the Planning Department cannot issue permits for the repairs until the matter is decided. He said that occupancy of the new construction will not be allowed to prior to final inspection. He added that utility connections are contingent on City approval.

In response to Commissioner Fox who expressed concern about the tight driveway turnaround space, Mr. Tseng said the Redondo Beach code requires a 25' back-up space. He said he checked the space and is satisfied that it is sufficient.

Commissioner Miller-Hack clarified that the Commission's concern is with the historic building and its preservation.

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

Motion by Commissioner Akyuz, seconded by Commissioner Miller-Hack, to accept the property as a landmark property with certain repair conditions, a timeline of which will be discussed.

Chairperson Gibson stated that the two applications are related and he supported their simultaneous consideration and approval.

Commissioner Miller-Hack said she would be willing to accept both resolutions; however she understood Commissioner Akyuz' concern with the repair timeline.

Commissioner DeJernett recommended a condition requiring repairs prior to signoff.

In response to Commissioner Miller-Hack, Planner Plascencia stated that a leak may have been shown in photo #31 of the inspection report; however that is not the current condition of the house.

The members proceeded to discuss which of the 46 items from the property inspection report to include with their recommendation.

Commissioner Miller-Hack said that item 8 affects the integrity of the wood siding and wood structure.

Chairperson Gibson recommended including items 4, 5 and 6.

Commissioner Miller-Hack recommended including item 9.

Chairperson Gibson said that items 10 and 11 are critical.

Commissioner Miller-Hack said the original exterior doors must be preserved.

Commissioner Akyuz clarified that any changes to the doors or windows require approval.

Commissioner Miller-Hack recommended including item 12.

Chairperson Gibson recommended including items 14, 15, 16, 17, 18, 19, and 22.

Commissioner Miller-Hack said the pinholes in the pipes must be repaired, to which Director Jones confirmed that the applicant has agreed to the plumbing improvements.

Chairperson Gibson recommended including items 29, 30, 31 and 33.

Commissioner Akyuz recommended including item 32.

Commissioner Miller-Hack recommended including item 34.

Commissioner Akyuz recommended a condition requiring the chimney to be inspected and resolved.

Commissioner Gibson recommended including items 36, 37, 38, 39, and 41.

Commissioner Miller-Hack specified that the windows must be repaired - not replaced.

Chairperson Gibson questioned whether or not to amend the motion on the floor approving landmark status to include the Certificate of Appropriateness.

In response to Commissioner Callahan, Director Jones explained that permits have a maximum two-year life span. He said the foundation would be the first step and roofing would occur at the time of rough framing which should be complete within six months. He suggested a requirement to have inspections performed concurrently with the rear unit; and he estimated the project would be complete within 18 months.

Commissioner Akyuz did not wish to amend her motion to include the Certificate of Appropriateness. She said that her motion requires the repairs discussed to be made within 18 months.

Chairperson Gibson clarified the items for inclusion in Commissioner Akyuz' motion that would have to be taken care of within 18 months: paint and protect preserved wood; inspect and repair fireplace and chimney; and property inspection report items 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 20, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 41, 42, 43, and 45.

Commissioner DeJernett recommended requiring an appropriate historic color.

In response to Commissioner Miller-Hack who asked if there are any of the items he could not complete within the next 18 months, Mr. Tseng said he did not have a copy of the report; however he said the items should not be an issue. He wanted to make it clear that he accepts the conditions only if the driveway is approved. He said his other concern is that he does not want to be hung up for months waiting for approvals. He agreed to work with Planner Plascencia.

Commissioner Akyuz stated that historic integrity must be maintained on historic status properties; and the owners are responsible for maintaining their properties in a specific manner according to approvals i.e. the Minor Alterations subcommittee.

In response to Commissioner Miller-Hack who asked the applicant whether he is in agreement with maintaining the historic appearance of the house and whether 18 months is long enough to make repairs necessary for structural repair and integrity, Mr. Tseng answered in the affirmative.

Chairperson Gibson did not support Commissioner Akyuz's motion because he believed the landmark designation and Certificate of Appropriateness should be tied together.

Commissioner Miller-Hack supported approval of the historic landmark status, the historic variance, and the rear structure.

Commissioner Callahan spoke in favor of combining the landmark designation and Certificate of Appropriateness in order to establish an incentive to inhabit the second building by restoring the historic building.

Commissioner Akyuz's motion failed by the following roll-call vote:

Akyuz	Yes
Callahan	No
Dejernett	No
Fox	No
Gibson	No
Miller-Hack	No

Motion by Chairperson Gibson, seconded by Commissioner Miller-Hack, to approve the two resolutions presented subject to the condition that approval of all three items are contingent upon certain repairs and conditions by the applicant to occur concurrently with the construction of the new property: specific items to include: paint and protect preserved wood; inspect and repair fireplace and chimney; property inspection report items 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 20, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 41, 42, 43, and 45; and also that permission to occupy the new building will be contingent on completion of all repairs and conditions.

Commissioner Fox said the property is valuable; and he supported giving the applicant leniency and time to complete the restoration concurrently with the new construction.

Commissioner Callahan commended the applicant for undertaking the project.

Commissioner Akyuz was pleased that the house will be preserved. She specified that the landmark status applies to the footprint of the original house and not to the deck in the rear. She also said the proposed building design should be in the same spirit of the existing building.

Chairperson Gibson's motion carried by the following roll-call vote:

Akyuz	No
Callahan	Yes
Dejernett	Yes
Fox	Yes
Gibson	Yes
Miller-Hack	Yes

Chairperson Gibson was pleased to add the property to the portfolio of landmarks.

Charles Belak-Berger, project architect, mentioned Planning Commission and City Council approvals; and he expressed concern regarding the imposed timeline.

NEW BUSINESS

Discussion Item to Consider Requiring Preservation Commission Review for Demolition and Exterior Alterations of Properties Not Designated as Potential Historic Resources Under the Historic Preservation Ordinance

Chairperson Gibson pointed out the related packet of information submitted by Commissioner Akyuz.

Planner Plascencia opened the topic for discussion.

Commissioner Akyuz stated that including all existing "A" and "B" rated properties on the historical resources survey is important.

Commissioner Miller-Hack recalled that the Preservation Commission has been asking the City to invest in a historic resources survey with no result. She said that many potential historic resources are being demolished and it may be time to modify the preservation ordinance to require that proposals on properties over 50 years would require Preservation Commission review.

Commissioner Callahan stated that such a proposal would step on property rights and she would not support it. She said the Mills Act benefit would not be a sufficient incentive and that decisions to alter a property should be up to the owner.

Chairperson Gibson stated that the last preservation ordinance amendment determined that landmarked properties and those rated "A" and "B" would be subject to extra review.

Commissioner Akyuz said that more properties now qualify for "A" and "B" ratings.

Commissioner Miller-Hack suggested that new requirements could apply to new owners.

In response to Commissioner Akyuz who mentioned the possibility of Commissioners working on the survey, Planner Plascencia said that a university-led survey is strongly encouraged.

Commissioner Akyuz mentioned the letter she previously submitted for distribution to universities and she questioned the amount of City resources allotted to preservation.

Director Jones stated that City commissions have no budget and few staff resources. In addition, he said that financial concessions have been in place for the past three years. He said that Commissioners working on the survey would be problematic. He said that any interested group or organization may submit a letter to the City and if someone does volunteer to complete the survey, a contract and MOU would be created. He said that direction regarding an RFP would be required from City Council.

Discussion to Amend the Historic Preservation Ordinance to be Consistent with State Law Requirements for Mills Act Property Inspections

Commissioner DeJernett reported that State law pertaining to historic building inspections changed last year. He said it was discovered that landmarked houses were not being inspected. He proposed changing the preservation ordinance and the Mills Act to require inspections every five years. He said that other agencies have done this, and he recommended continuing the item to the next meeting to allow the members time to read the background material.

Commissioner Akyuz submitted a set of documents which she said includes information on the Redondo Beach ordinance, Secretary of Interior standards, and appendices.

Commissioner DeJernett clarified that the February 7, 2012 draft document should be disregarded because it is included in his submittal.

Commissioner DeJernett said that the City will have to notify all owners. He was sure that people can afford the \$600 inspection fee because they receive a tax savings via the Mills Act.

Director Jones said the City will conform to State law and will enact any requirement. He said the property owners will be responsible for inspection fees. He said the item is listed on the strategic plan and that he planned to submit an objective to have City Council authorize the Preservation Commission to consider amendments to the preservation ordinance to conform to State and federal law with regard to inspections.

Commissioner Miller-Hack requested to include recommendations for the Strategic Plan to update the historic resource survey and to update the current preservation ordinance to meet state and federal guidelines.

Director Jones stated that he will present both items.

SUBCOMMITTEE REPORTS

Chairperson Gibson planned to notify the Historic District Formation subcommittee of an upcoming meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Gibson advised that the new Commission year begins in November: he said it will be his final year and he spoke in favor of electing a new Chairperson at the next meeting in order to provide overlap. He also announced the resignation of Commissioner Smith and he appreciated his service.

Commissioner Fox announced his appointment to the Public Works Commission and his resignation from Preservation Commission.

ITEMS FROM STAFF

Planner Plascencia stated that he will forward the Planning Commission notification of projects to the Commissioners tomorrow.

Chairperson Gibson thanked staff for their work on two difficult items.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 9:30 p.m. to the next regular meeting on November 7, 2012.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Council Action Date: October 2, 2012

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: CITY MANAGER ✓
SUBJECT: CONSIDERATION OF STRATEGIC PLAN UPDATE

The City Council held their semi-annual Strategic Plan Workshop on September 13. The results of the Workshop appear in the attached draft Strategic Plan update. The Strategic Plan sets the goals, objectives and work plan for the Mayor, Council, Commissions and staff. The City Council's updated Strategic Plan requires final action to approve, modify or deny the Plan. The City Council's next Strategic Plan Workshop is calendared for February 21, 2013.

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

STRATEGIC PLANNING RETREAT

September 13, 2012 • Redondo Beach Library

Marilyn Snider, Facilitator – Snider and Associates (510) 531-2904
Gail Tsuboi, Graphic Recorder – Tsuboi Design (925) 376-9151

MISSION STATEMENT

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

VISION STATEMENT

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

CORE VALUES

not in priority order

The City of Redondo Beach values . . .

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

THREE YEAR GOALS

2010-2013 • not in priority order

- ▶ **Vitalize the waterfront and Artesia Corridor**
- ▶ **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**

CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

September 13, 2012 - February 15, 2013

ACM=Assistant City Mgr FS=Financial Services PWE=Public Works RTCS= Recreation, Transit and Community Services CD=Community Development WED=Waterfront and Economic Development

THREE-YEAR GOAL: VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET / REVISED	
1. At the Oct. 16, 2012 City Council meeting	CDD, working with the PW Dir. and WED Dir.	Present to the City Council for action an RFP for Moonstone Park and transport route for coker units (Chevron project).			
2. Nov. 30, 2012	WED Dir.	Present to the City Council an update on implementation of the Harbor Business Enterprise Business Plan and waterfront revitalization.			
3. At the Jan. 15, 2013 City Council meeting	City Manager and Asst. to the City Mgr.	Complete and present to the Mini Strategic Plan including the potential remaining of Artesia Blvd. and formation of a BID (Business Improvement District).			
4. Feb. 15, 2013	Harbor Master and City Attorney	Recommend to the City Council for action regulations related to paddle sports in King Harbor.			
5. Feb. 15, 2013	WED Dir., working with the leaseholder	Find an appropriate replacement tenant for Maison Riz.			
6. Feb. 15, 2013	PW Dir.	Present to the City Council a report on process costs and potential names for renaming Torrance Blvd.			
FUTURE OBJECTIVE March 1, 2013	City Council (Mayor - lead)	Select a master developer for waterfront revitalization and finalize an exclusive negotiating agreement.			
FUTURE OBJECTIVE May 22, 2013	WED Dir. - lead, PW Dir., CD Dir., working with Chevron and the leaseholder	Complete the Chevron project.			

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Nov. 6 2012 City Council meeting	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Avenue site.				
2. At the Dec. 18, 2012 City Council meeting	City Manager	Present to the City Council for action an ordinance for film permitting in Redondo Beach.				
3. Feb. 15, 2013	City Manager	Develop and present to the City Council for direction a strategy by which the delivery of lighting and landscape infrastructure services can be made more fiscally efficient and environmentally friendly.				
4. Feb. 15, 2013	City Manager – lead, Finance Dir., Treasurer, City Attorney	Report to the City Council on options on the process by which a Utility Users Tax or equivalent revenue stream (and the amount of revenue) can be levied on new power plant development.				
5. Feb. 15, 2013	City Attorney	Provide legal advice to the Mayor and City Council regarding legal ramifications and opportunities for oil drilling in Redondo Beach.				
FUTURE OBJECTIVE March 1 2013	Planning Director	Present a draft update of the Housing Element to the Planning Commission for review and recommendation to the City Council				

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Sept. 18, 2012 City Council meeting	City Engineer, working with the PW Dir.	Present to the City Council an update on the pending Water Board approval of a new municipal NPDES permit.				
2. At the Nov. 20, 2012 City Council meeting	RTCS Dir., working with the Redondo Beach Chamber of Commerce (Leadership Redondo 2010)	Present to the City Council for consideration the MOU and plans for construction of the new Veterans Park events facility.				
3. Dec 31, 2012	WED Dir. - lead, PW Dir., working with the IT Dir. and Police Chief	Complete installation of a new meter system at the Pier parking structure.				
4. At the Jan. 8, 2013 City Council meeting	PW Dir., working with Riviera BID	Present to the City Council for consideration a scope of work and cost estimate for Phase III of Riviera Village streetscape improvements.				
5. Feb. 15, 2013	PW Dir.	Recommend to the City Council for consideration and action a contract for consulting services to develop plans and specifications for the construction of the Harbor Drive Cycle Track (bike path).				
6. Feb. 15, 2013	RTCS Dir., working with the City Attorney	Present to the City Council for consideration an agreement for the use of the Edison right-of-way.				
FUTURE OBJECTIVE	PW Dir.	Present to the City Council for consideration a capital project to implement bicycle lanes along Torrance Blvd				

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Oct. 2, 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.				
2. Nov. 30, 2012	Asst 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.				
3. At the Oct. 2, 2012 City Council meeting	City Clerk	Recommend to the City Council for action amending the City Manager's purchasing and contracting limits for consideration for the March 2013 ballot.				
4. Oct. 16, 2012	City Council (Mayor – lead) and RBUSD	Agree on the agenda for the October 30, 2012 joint meeting.				
5. At the Oct. 16, 2012 City Council meeting	Asst. to the City Manager, working with the IT Dir.	Recommend to the City Council for action an online hiring module.				
6. Jan. 1, 2013	City Clerk – lead, IT Dir.	Begin implementation of an automated agenda system and City Council Chamber voting module.				
7. Jan. 1, 2013	Asst. to the City Manager, in consultation with department heads	Develop a new employee orientation program and exit interview process.				
8. At the Jan 15, 2013 City Council meeting	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the 1987 Redondo Beach Ball Schedule.				
9. Feb. 15, 2013	ACM, in consultation with the Dept. Heads	Present to the City Manager for approval an Employee Recruitment Strategy and Process.				

10. Feb. 15, 2013	IT Dir. and Financial Services Dir.	Evaluate options for electronic time sheets and make a recommendation to the City Manager for action.			
11. Feb. 15, 2013	IT Dir. and Asst. to the City Manager	Develop a scope of work and budget to modernize the city's website and present to the City Manager for potential inclusion in the 2013-2014 budget.			

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Dec. 4, 2012 City Council meeting	CD Dir., working with the Police Chief and City Attorney	Present to the City Council for consideration an ordinance amending the massage business and practitioners permit requirements to regulate the use in compliance with state law.				
2. Feb. 15, 2013	Police Chief, working with the Planning Dir., City Attorney, City Prosecutor	Make recommendations to the City Council for action to revise the City's Animal Control codes.				
3. Feb. 15, 2013	Police Chief, working with the IT Dir. and PW Dir.	Ensure installation of the jail surveillance video camera system.				
4. Feb. 15, 2013	Police Chief, working with the City Attorney	Develop an ordinance to allow electronic bingo and present to the City Council for action.				
5. Feb. 15, 2013	Police Chief, working with the City Attorney and CD Dir.	Report on options for amending the noise ordinance and enforcing noise compliance.				
6. Feb. 15, 2013	Police Chief – lead, Fire Chief, Library Dir., PW Dir.	Coordinate and have installed an emergency generator at the Main Library for the EOC (Emergency Operations Center) expansion.				

S.W.O.T. ANALYSIS

Strengths – Weaknesses - Opportunities - Threats

STRENGTHS AND ACCOMPLISHMENTS OF THE CITY OF REDONDO BEACH SINCE THE MARCH 1, 2012 STRATEGIC PLANNING RETREAT

Brainstormed List of Perceptions

- Completed the Chevron deal on Mole B
- Approved a new wastewater fee structure
- Completed Pier Plaza improvements
- Met deadlines for challenging RDA dissolution
- Implemented BCT route improvements
- Completed La Paz Parkette improvements
- Adopted the Employee Training Plan
- Completed Perry Park improvements
- Completed the Little League batting cage at Alta Vista
- Completed repavement of Prospect Ave, north section
- Contracted out CDBG management
- City Council approved the reorganization and reclassification of positions
- Successfully completed ERA wastewater audit
- Completed successful advocacy for PERS reform
- Planted approximately 150 donated trees in North Redondo
- Reorganized Pier Bond Credit Facility
- Upgraded departmental copiers and mail processing equipment
- Joined the Regional Streetlight Coalition
- Upgraded SCADA monitoring system
- Outsourced property management for waterfront leaseholds
- Balanced the budget
- Stayed solvent
- Seaside Lagoon rehab
- Completed the Redondo Landing
- Completed the Harbor Patrol facility
- Developed a presentation for the Harbor that is to be presented today
- Chevron deal gave us a funding source for Moonstone Park
- Extended the massage moratorium
- Completed repavement of Manhattan Beach Blvd.
- Released a waterfront RFQ
- Restricted leaf blower hours of usage
- Retrofitted 80 more street lights with LED fixtures
- Adopted the Housing Administration Plan
- Implemented second tier PERS retirement
- Completed transition of city printing to the IT Dept.
- Initiated Artesia Working Group
- Presented options for vacation rental regulations
- Completed Phase I of the waterfront developer process
- Successfully completed Grand Jury audit of charter city
- Approved a food prep policy
- Approved Dive n' Surf redevelopment

- Became the first certified Blue Zone community
- Completed purchase of Boardwalk and Pier Plaza leases
- Outsourced the city newsletter
- Approved a mowing services agreement with Redondo Beach Unified School District
- Approved the demolition of the Redondo Car Wash
- Conducted an evacuation drill of the City Hall campus
- Conducted AES regulators workshop
- Hosted the Stanley Cup
- Debut of 3-D Theatricals
- Began transition to the new parking system on the waterfront
- Completed another segment of the Riviera Village streetscape improvements
- Hired a new Assistant Financial Services Director
- Upgraded the city's virtual server infrastructure

THE CITY'S CURRENT INTERNAL WEAKNESSES/CHALLENGES

Brainstormed List of Perceptions

- Lack of resources
- Staff fatigue
- Challenge recruiting/promoting top quality people for management and supervisory positions
- Difficulties managing the impact of employee retirements
- City Council strife
- Difficulty meeting report and agenda deadlines
- Email overload
- Employees self-dispatching to individual priorities, rather than city priorities
- No enforceable noise ordinance
- Poor morale due to austerity
- Lack of purposeful position-related training
- Difficulty adjusting employee mindset to the new normal
- Lack of staff
- Too many commissions
- Poor employee morale
- Lack of clear and concise regulations for personal watercraft use and instruction
- Lack of interdepartmental communication
- Staff vacancies
- Increasing employee discipline problems
- Lack of responsiveness to concerns
- No online employment application process
- Lack of website improvement
- Lack of trust
- Employee expectations for higher compensation with limited resources
- Apathy
- Inability to deal with dog-related urine stains on The Esplanade

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

Brainstormed List of Perceptions

- Regional alliances are forming
- Recovering economy
- Resolution of the federal budget crisis
- Public Safety pension reform has evened the playing field for Police Dept. recruitment
- Upturn in real estate values
- Ongoing private sector investment in the waterfront
- Partnership with Redondo Beach Unified School District
- Improved construction activity
- Continuing low interest rates
- Improved business development reputation
- Increasing availability of SAAS and cloud-hosted applications
- Improved international tourism
- Availability of labor

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

Brainstormed List of Perceptions

- State fiscal crisis
- Municipal bankruptcies
- Implementation of PERS reform
- Downgrade of municipal credit ratings
- Global economic collapse
- Natural disasters
- Political shenanigans in an election year
- Drought
- Unrest in the Middle East
- Seismic activity
- High price of oil
- Cultural intolerance
- Tsunami
- Homeless
- Taxes
- Partnership with Redondo Beach Unified School District
- Sequestration
- Unfunded mandates
- Energy cost volatility
- Loss of local land use control
- Prison realignment
- Cuts to school district funding
- Community divisiveness
- Increase in the price of food
- Federal fiscal cliff
- Gridlock in Washington after the election
- Terrorist attack
- Aging of the American population
- Skyrocketing healthcare costs

NEXT STEPS/FOLLOW-UP PROCESS

WHEN	WHO	WHAT
September 13, 2012	City Manager	Distribute the retreat record.
Within 48 hours of receipt	All recipients	Read the retreat record.
At the Oct. 2, 2012 City Council Meeting	City Council (Mayor - lead)	Present the updated Strategic Plan to the public.
October 8, 2012	City Manager	Distribute the Strategic Plan to all employees on the email system.
By October 16, 2012	Department Heads.	Present the Strategic Plan to staff.
Monthly	Mayor, City Council, City Manager	Monitor progress on the goals and objectives and revise objectives (add, amend and/or delete), as needed.
Monthly	City Manager	Prepare and distribute the updated Strategic Plan Objective Monitoring Matrix to the City Council and Department Heads for distribution to their staff.
February 21, 2012 8:00/8:30 am - 3:00 pm	Mayor, City Council, City Manager and Management Team	Strategic Planning Retreat to: <ul style="list-style-type: none"> - assess progress on the Strategic Plan - identify new Three-Year Goals (2013-2016) - develop objectives for the next 6 months

STRATEGIC PLANNING ELEMENTS

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

"SWOT" ANALYSIS

Assess the organization's:

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

MISSION/PURPOSE STATEMENT

States WHY the organization exists and WHOM it serves

VISION STATEMENT

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

CORE VALUES

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

THREE YEAR GOALS

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

KEY PERFORMANCE MEASURES

What success will look like upon achievement of the goal

SIX MONTH STRATEGIC OBJECTIVES

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

FOLLOW-UP PROCESS

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



Administrative Report

Preservation Commission Hearing Date:

November 7, 2012

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 411 EMERALD STREET
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2012-08-LM-002
APPLICANT'S NAME: SARAH ASSON

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 411 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 411 Emerald Street (legal description on file) as a local historic landmark subject to the conditions set forth therein.(Resolution No. 2012-11-PR-006).

EXECUTIVE SUMMARY

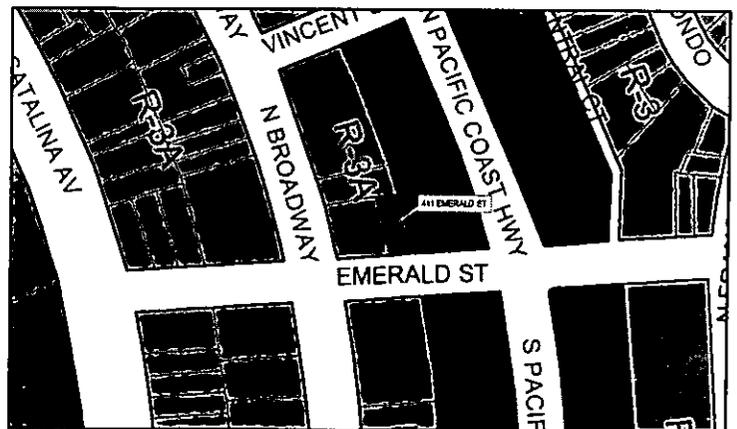
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 411 Emerald Street.

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.



Administrative Report

Landmark Designation # 91 - 411 Emerald Street
Page 2

November 7, 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 2,556 square feet in total floor area with a detached garage. The 1986 Historic Resources Survey identifies the architectural style of the building as Colonial Revival style building.

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 45 feet, and an average lot depth of 112 feet. The zoning of the property is High Density Multiple-Family Residential (RH-2).

The building has a rectangular floor plan, high pitched front-gable roof, and clapboard wood siding, bay window and entry 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. 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

Building permit records in 1911 show permit no. 318 was issued to Mr. Henry V. Panton for construction of a new building with an estimated construction cost of \$3,500 dollars. In 1948, a second building permit was granted for the construction of a 22' x 24' concrete block detached garage located in the rear yard. In 1991 permits for a 16' x 18' storage room attached to the garage were granted. In 1993, a permit to re-roof the building was issued and a second permit was granted to replace the floor heater and wall heater in 2010. In August of this year, the applicant was granted a permit to voluntarily repair and stabilize the existing foundation.

Design and Architecture

The nominated structure reflects the Colonial Revival architectural style. This style of architecture was popular in the United States from 1880 to 1955. Colonial Revival houses

generally feature accentuated front doors, normally with a decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form an entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes, windows frequently in adjacent pairs.

The two-story asymmetrical residential structure at 411 Emerald Street has a prominent front facing gable with overhanging roof eaves. Four triangular knee braces are located under the front gable in addition to an ornamental floating fascia centered under the gable. A simple lattice functions as a decorative attic venting. The front façade features an off-center entry porch with rectangular post which is unique as many Colonial Revival style buildings feature a centered portico style entry. The building has a period style front door featuring a row of three small recessed windows in the upper half of the door with older hardware. In terms of the exterior finish, the entire building is sheathed in clapboard wood siding. Some architectural projections exist along the side walls including an existing chimney and bay window along the west elevation, and a small nook projection along the east elevation.

The primary window style is a wood sash one-over-one double-hung style window found throughout the building. A few hopper style windows are located on the side and rear walls also break up continuous double hung style window pattern. Along the front elevation, pairs of wood shutters flank all windows which help to adorn the windows, but also break up the front façade of this considerably sized building. Many windows have original wavy glass and some have new glass with intact wood trims and cornice sills. The house also features a bay window projection along the driveway. A total of three vinyl replacement windows were found along the driveway side and rear wall, and one window has been temporarily boarded up.

Interestingly, there is a small basement directly accessible from the exterior at the rear of the building. Basements are a rare feature found in historic buildings in the City. There is also physical evidence of the building being used as a boarding house including a separate exterior access to the second floor and sinks in the bedrooms.

The structure, although not a true representation of the Colonial Revival, is simple in its décor. This particular building is an example of an asymmetrical colonial revival which is not common in Redondo Beach, but is prevalent in other parts of the country. Overall the structure is in good condition with some minor alterations.

The property is a unique example of its architectural style and is located within a row of recently landmarked period style buildings. The building is located within the Emerald Tract, a small subdivision of five lots stretching to Pacific Coast Highway. The location is unique due to its proximity to downtown, pier and other tourism serving industries. This building features more classical straight line elements with its broad proportions and asymmetrical façade, but is a representative of example of this style and period.

Historical Background

The earliest available residential listing for this property begins in the 1912-13 Resident and Business directory which lists Henry V. Panton, building contractor, at this property. Both the 1915-16 and 1925 directories identify Henry and Rosa Panton as residents of the property along with William Panton (carpenter). Mrs. Mayme Hoskins started residing at the property by 1925

Administrative Report

Landmark Designation # 91 - 411 Emerald Street
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with the Pantons. She was also identified in the 1927 and 1936 directories. Both the 1927 and 1936 directories identify her as furnishing rooms. The 1936 directory specifically lists an oil worker named Henry Stewart and salesman for Walter G. Linch (Auto Dealership) named Wrinkle Lee as residents. This gives some indication that the building was used as a strategically located boarding house near downtown and near the train depot. Records in 1947 and 1952 then identify Carl W. (pharmacist) and Hazel L. Patten as new residents of the property. No further residency records beyond 192 were found for the property.

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 411 Emerald Street is an example of the Colonial Revival 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 "Panton House" reflecting the earliest identified residency at the property (Landmark No. 91).

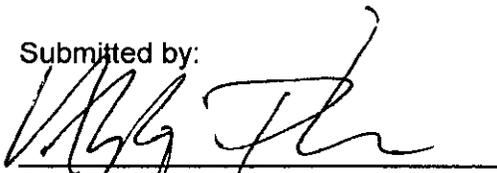
COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Alex Plascencia
Assistant Planner

Attachments:

- Draft Resolution
- Landmark Designation Application
- Photographs
- Building Card

20121502

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

RECEIVED BY:
DATE RECEIVED: 6/16/12

APPLICATION FOR LANDMARK DESIGNATION

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

PART I: GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 411 EMERALD ST	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 7505 BLOCK: 007 TRACT: 022 ASSESSOR'S PARCEL NUMBER: 7505-007-022	ZONING: Single Family Residence
	RECORDED OWNER'S NAME: SARAH R. ASSON MAILING ADDRESS: 411 Emerald St, Redondo Beach TELEPHONE: (310) 462-4823 FAX #: N/A	AUTHORIZED AGENT'S NAME: N/A MAILING ADDRESS: TELEPHONE: FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: (Give full and complete answers)	
	1. Indicate the type and use of building (residential, commercial, etc.): Residential Single Family Home	
	2. Indicate type of construction (wood frame, masonry, etc.) Wood Frame	

3. Indicate architectural style:

Craftsman - 2 story

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

1910

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):

Building was once a boarding house
~~for~~ ^{for} used predomerantly by railroad
workers.

OWNER'S AFFIDAVIT

Project address: 411 Emerald St., Redondo Beach

Project description: 2 story craftsman -
single family home

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

Signature(s): [Handwritten Signature]

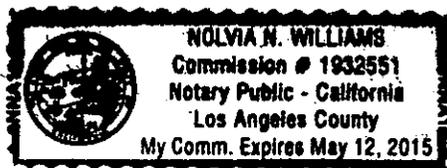
Address: 411 Emerald St.
Redondo Beach, CA 90277

Phone No. (Res.) (310) 462-4823
(Bus.) (562) 254-8973

Subscribed and sworn to before me this 15TH day of AUGUST, 2012

[Handwritten Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) SS



E. 45'

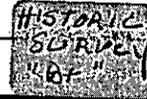
45x100 Approx.

LOT 31-32-33-34 BLOCK 170 TRACT TS

ST. ADDRESS 411 Emerald (W. 102' - 104 N. Broadway)

SIZE BLDG. ZONE ~~M-2-R~~ R-3A FIRE ZONE

CONTRACTOR



USE OF BUILDING

PERMIT NO.	DATE	NAME	DESCRIPTION
318	5/5/11	H. V. Panton	Residence
12926	8/23/48	C. W. Patten	22X24 conc. blk. gar.
26774	8/4/55	"	10X20 gar. att. to exist. gar. Cancelled 10/24/55
B911132	5-29-91	Patten	Add 16x18 storage + personal use bldg to side of existing garage
B932401	10-28-93		Re Roof
20101999	10-12-10		Replace (1) wall heater & (1) Floor heater.
		(Over)	

FINAL ON BUILDING:

B911132
7-23-91

REMARKS:

See cancelled 10/24/55

TENTS - TRAILERS -

7505 7

NON-CONFORMING BUILDINGS

MB	PG.	PCL
<i>39</i>	<i>1-17</i>	<i>22</i>

STREET ADDRESS: *411 Emerald Street*

LOT: *31-34* BLOCK: *170* TRACT: *TS*

MODIFICATION REQUEST NUMBER: *M-91-8* DATE: *5/2/91*

REQUEST:

To allow a reduction in the required combined sideyard of 10'0" for a rear yard accessory building. The requested combined sideyard is 5'3".

DECISION:

Granted.

Office of Building Inspector, City of Redondo Beach, California.

Building Permit

No. 318

Redondo Beach, Cal., 7-1-1917

Permission is hereby granted to construct, repair or remove a building to cost approximately \$1,750.00, to be located on Lot No. 1, Block No. 1, within the City of Redondo Beach. Building to be of the Class type, to be 1 1/2 feet in size on the ground floor, to be 2 1/2 feet high and to have 2 stories, in accordance with the provisions of Ordinance No. 295 and others governing the construction, plumbing and wiring of buildings.

The permit fee of \$137.00 has been deposited with me.

Note: This Permit is void after Sixty Days.

[Signature]
 Building Inspector

RESOLUTION NO. 2010-11-PR-006

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING THE HISTORIC LANDMARK DESIGNATION FOR PROPERTY LOCATED AT 411 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 411 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 November 7th, 2012, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed in 1911 and is currently 101 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 Colonial Revival style of architecture that was popular in California from 1880 to the early 1955.

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 larger functional homes within the Emerald Tract of Redondo Beach located within walking distance to the pier and harbor. This property is was constructed pre-1920's and is representative of the early period of growth, tourism 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 411 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 7th day of November, 2012.

Michael Gibson, Chairperson
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on November 7th, 2012 by the following roll call vote:

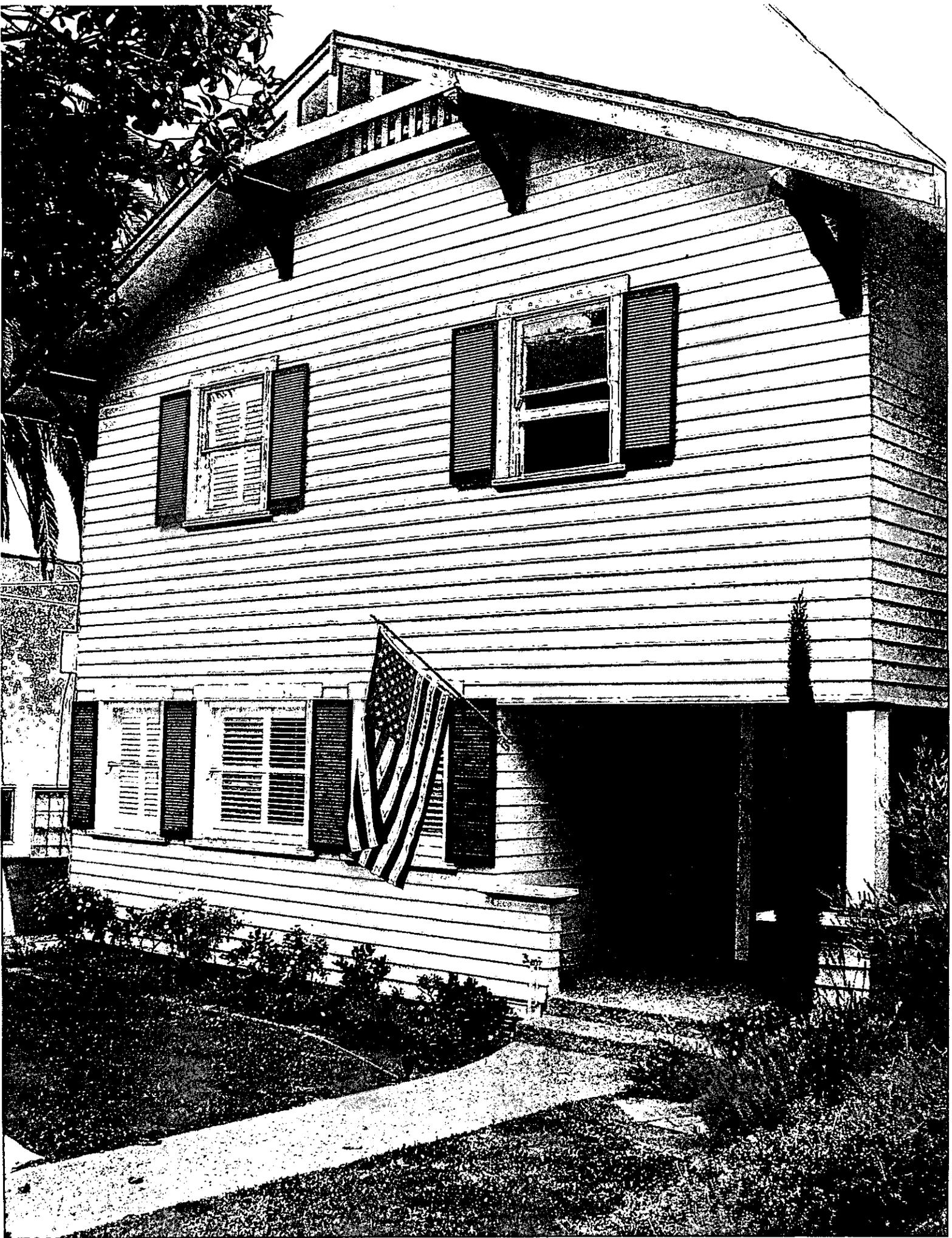
AYES:

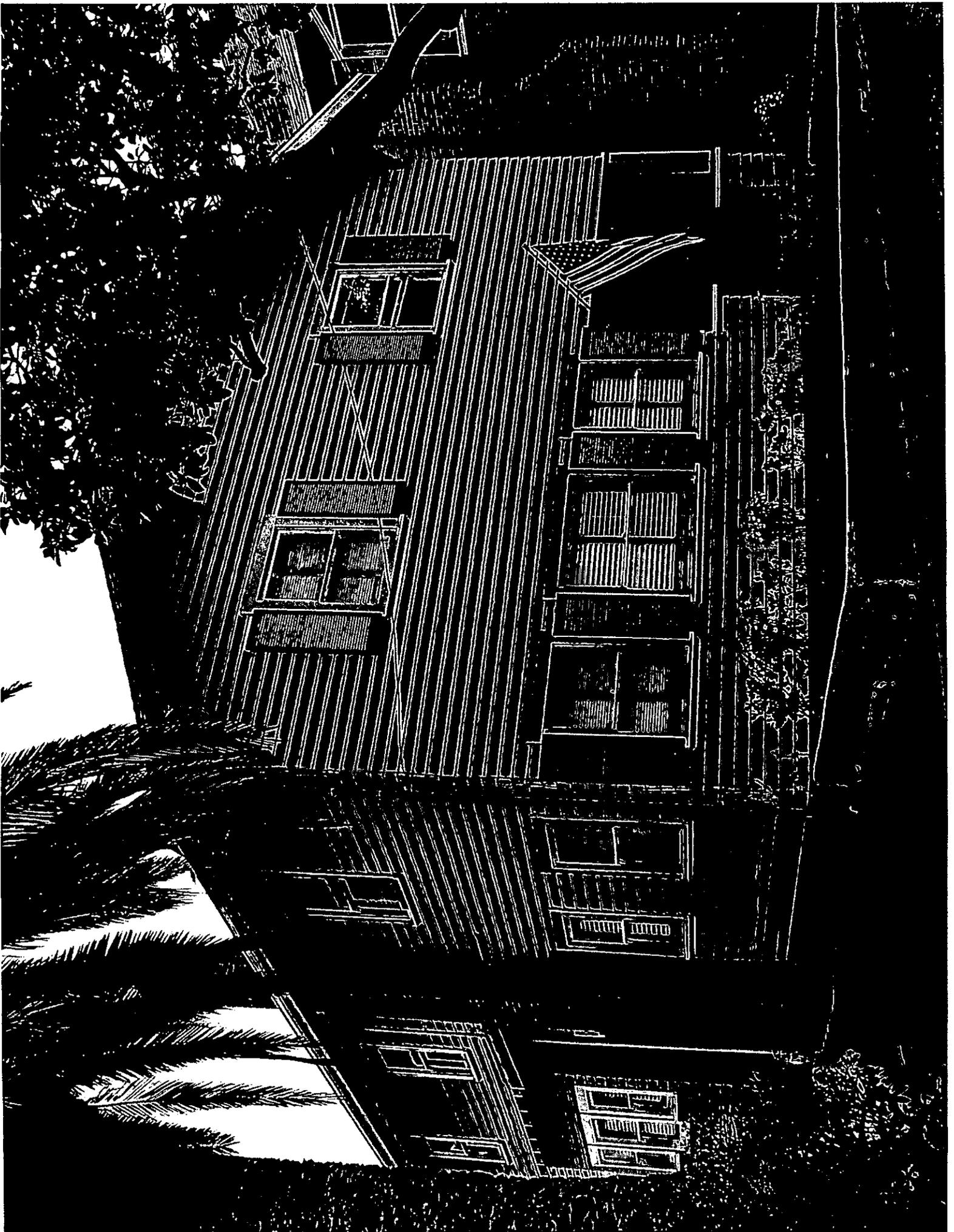
NOES:

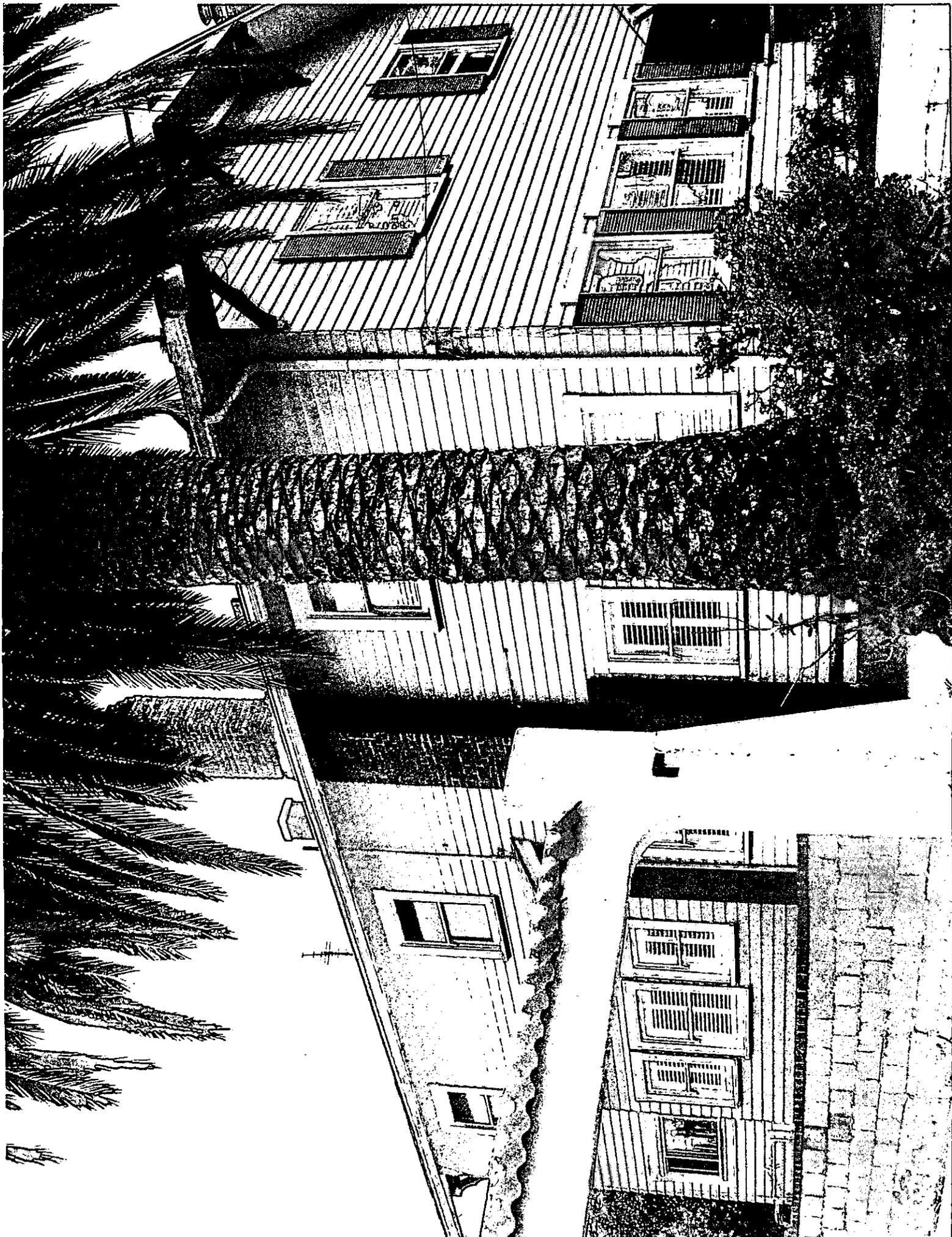
ABSENT:

APPROVED AS TO FORM:

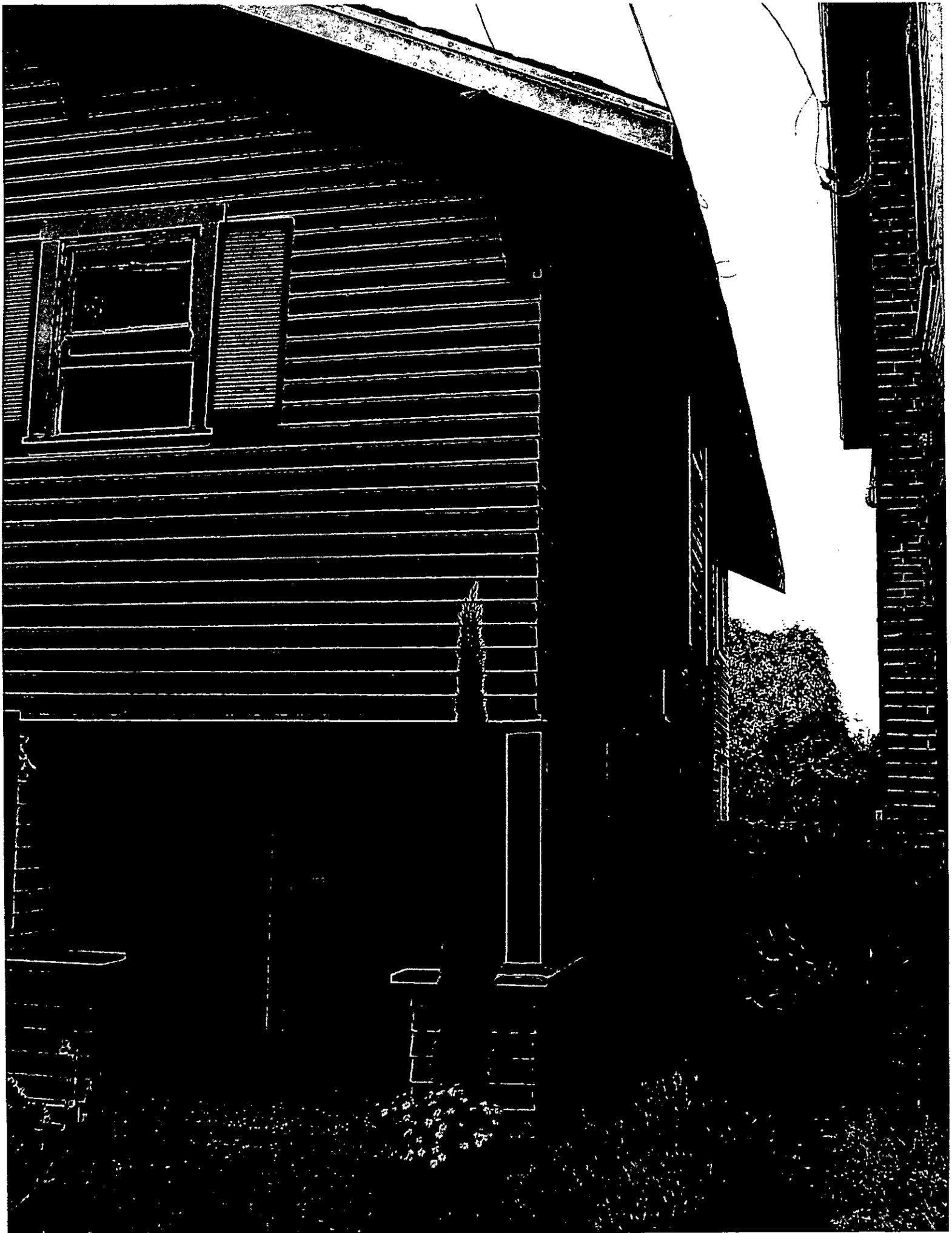
City Attorney's Office













Administrative Report

Preservation Commission Hearing Date:

November 7, 2012

AGENDA ITEM: 9 (PUBLIC HEARING)
LOCATION: 501 GARNET STREET
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2012-11-LM-005
APPLICANT'S NAME: TESSA BODEY

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 501 Garnet Street as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 501 Garnet Street (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2012-11-PR-007)

EXECUTIVE SUMMARY

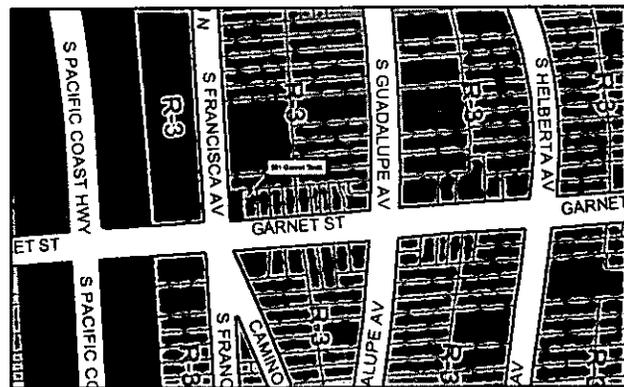
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 501 Garnet Street.

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.

- 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 988 square feet. The 1986 Historic Resources Survey identifies the architectural style of the building as Craftsman.

The property is located on the north side of Garnet Street between North Francisca Avenue and North Guadalupe Avenue. The corner lot is 38 feet in width and 80 feet in depth. The zoning of the property is Low-Density Multiple-Family Residential (R-3).

The existing dwelling is rectangular in shape and has two front facing gables. The building exterior is clad in wood siding wood sash windows. There is a detached car garage located in the rear yard.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was classified as a "C+" rated structure. According to the survey this category includes building which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district. In addition, "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture. These are well designed buildings which research may prove to have a relationship to important events or person in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.

Construction History

Permit no. 1000 was issued in 1919 for the construction of the new building. This permit indicated H.V. Panton was the contractor while the owner was identified as L.J. Cholvin (Cholvin House 509 Garnet). A second permit was granted to Mr. Panton in 1919 for the construction of a 1-car garage. Five other permits were granted for work on the property from 1988 -1993. The scope of work ranged from electrical re-wiring, termite damage repair in the garage, re-roofing

the garage, and reinforcing the foundation of the house and a building permit to re-roof the house.

Design and Architecture

The nominated structure is an example of Craftsman architectural style. The Craftsman details were popular in the United States from 1905 until the early 1920's. Craftsman houses feature functional, informal floor plans and simple box-like shapes. These buildings generally harmonize with their surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The residential structure at 501 Garnet Street reflects the traditional Craftsman style with its porch, low proportions, exposed beam end, and wide overhanging roof eaves. The structure's two front gables, a primary building roof and porch roof, help define the building's classic Craftsman form. The front porch is characterized by three porch pedestals (two supporting and decorative), and fourth pedestal supporting a trellis. The porch was enclosed over time, but the west facing window maybe original to the building or added shortly after its construction. The building has an ornamental floating fascia under the porch gable and simple vertical slat venting over the main gable.

The building exterior has a clapboard wood siding with vertical wood trims at the building corners. Most original wood sash windows are still intact, mostly in a double hung style with the exception of three hopper style windows. Many of the windows still feature the old wavy glass. A bay window located along the center of the Francisca Avenue elevation is prominently featured with three double hung windows.

Only some minor building modifications were noted. Some of the original wood frame windows were replaced over time with vinyl replacement windows. Otherwise, the building is well preserved both inside and outside the building. Many built-in shelves are still preserved inside the building along with original three-panel doors.

Historical Background

The earliest resident listing at this property was identified in the 1925 Resident and Business directory which show Elmer E. and Gertrude E. Lowe as residents of the property. Mr. Elmer Lowe was part owner of "Lowe Bros" Cigars & Tobacco, Billiards and Pool, and Confectionary. The business was located in the downtown area at 106 S. Pacific Avenue. By 1925, Mr. Lowe had relocated next door to 505 Garnet Street (Lowe House 505 Garnet Street). The 1936 directory identifies the property as being vacant. Between 1947 and 1960, Willis E. and Bernice E. Brett resided at the property. Mr. Brett was identified as a machinist for Hufford Machine Works in El Segundo, and Mrs. Brett was employed at Busy Bee Café.

MILLS ACT CONTRACT

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

Administrative Report

Landmark Designation #92 - 501 Garnet St.

Page 4

November 7, 2012

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 501 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Brett House" (Landmark No. 92).

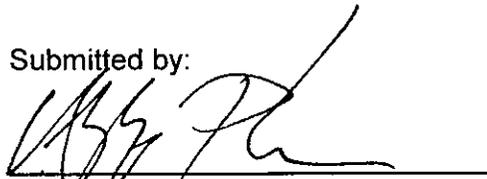
COORDINATION

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:

- Landmark Designation Application
- Draft Resolution
- 1919 Building Permits
- Photographs
- Lowes Bros. Advertisement 1925 .

RESOLUTION NO. 2012-11-PR-007

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
DESIGNATION OF A LANDMARK FOR A PROPERTY
LOCATED AT 501 GARNET 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 historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 501 Garnet Street; and

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

WHEREAS, on November 7, 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 1919.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Craftsman style of architecture that was popular in California, and in the City of Redondo Beach from 1900 to the early 1920's.

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

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 501 Garnet 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 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 7th day of November, 2012.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on November 7, 2012 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

RECEIVED BY: <i>ADP</i>
DATE RECEIVED: <i>10/3/12</i>

APPLICATION FOR LANDMARK DESIGNATION

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

PART I: GENERAL INFORMATION

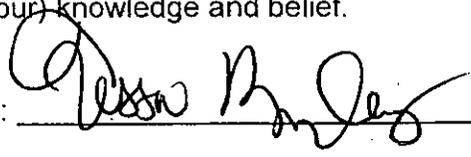
A. APPLICANT INFORMATION	
STREET ADDRESS OF PROPERTY: <i>501 Garnet Street Redondo Beach, CA 90277</i>	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: <i>W 38 Ft of</i> LOT: <i>lots 29 & 30 of</i> BLOCK: <i>137</i> TRACT: <i>townsite 08055</i> ASSESSOR'S PARCEL NUMBER: <i>7506 007 018</i>	ZONING: <i>R-3</i>
RECORDED OWNER'S NAME: <i>Tessa Bodley</i> MAILING ADDRESS: <i>Same as street address above</i> TELEPHONE: <i>323.816.4128</i> FAX #: <i>n/a</i>	AUTHORIZED AGENT'S NAME: <i>-</i> MAILING ADDRESS: <i>-</i> TELEPHONE: <i>-</i> FAX #: <i>-</i>
B. DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
1. Indicate the type and use of building (residential, commercial, etc.): <i>Residential / Primary residence</i>	
2. Indicate type of construction (wood frame, masonry, etc.) <i>Wood Frame</i>	

OWNER'S AFFIDAVIT

Project address: 501 Garnet Street Redondo Beach, CA 90277

Project description: Landmark Designation Application

I (We) Tessa Bodley, 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: 501 Garnet Street
Redondo Beach, CA 90277

Phone No. (Res.) 323.816.4128
(Bus.) n/a

Subscribed and sworn to before me this 5 day of October, 2002 2012

See attachment
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Office of City Clerk, City of Redondo Beach, California

No. 1000

Building Permit

Redondo Beach, Cal. January 21 1914

Permission is hereby granted

BY *[Signature]* City Clerk

to construct, repair or remove a building to cost approximately \$ *1000.00* to be located on

Lot No. *322*, Block No. *1*, within the City of Redondo Beach. Building to be of the

Class type, to be *1* by *1* feet in size on the ground floor, to be

10 feet high and to have *1* stories, in accordance with the provisions of Ordinance No. 295 and others governing the construction, plumbing and wiring of buildings.

The permit fee of \$ *10.00* has been deposited with me.

[Signature]
Owner.

[Signature]
City Clerk

NO 1007

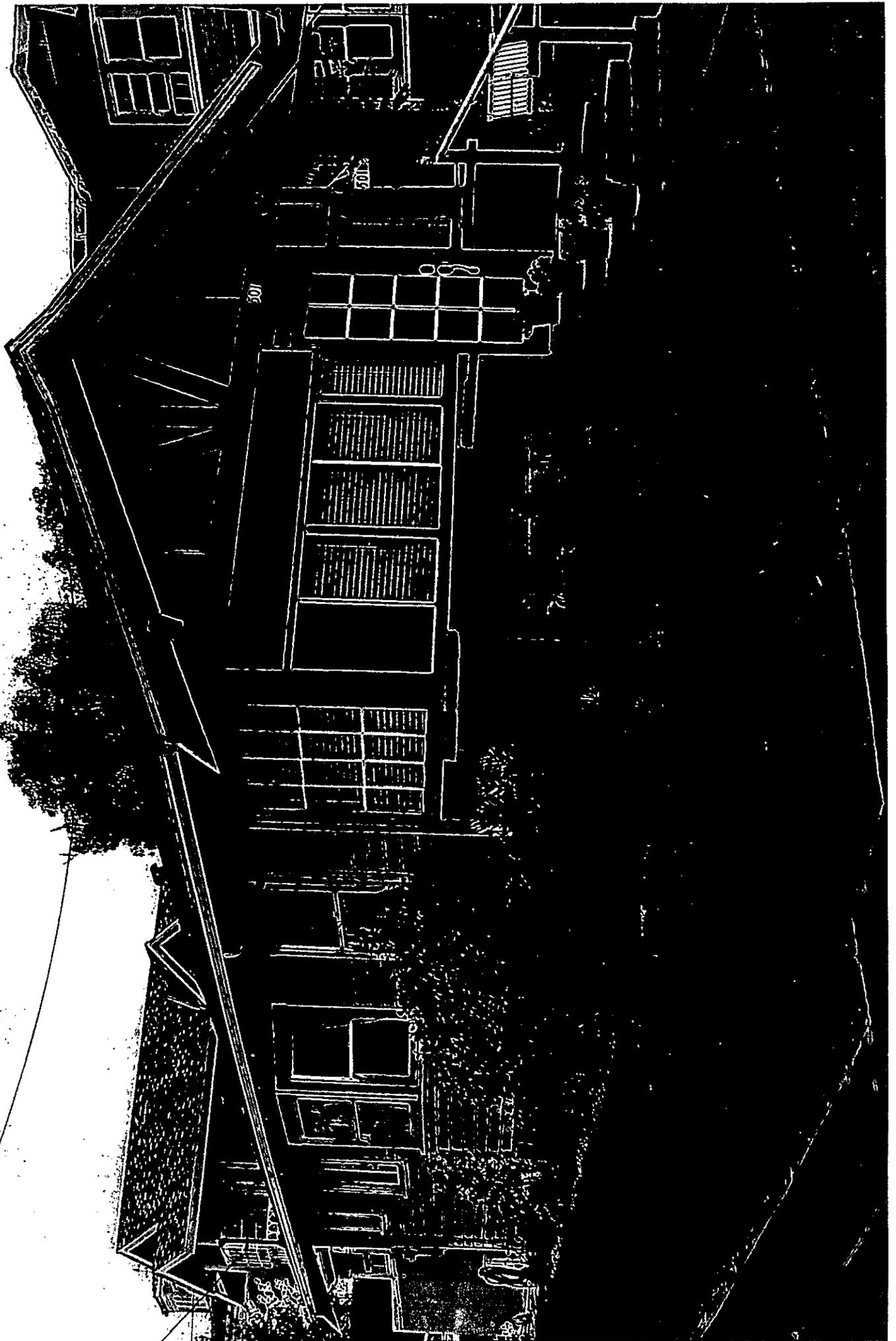
Office of City Clerk, City of Redondo Beach, California
Building Permit

Redondo Beach, Cal., *March 1* 19*34*

Permission is hereby granted *to* ~~to~~ construct, ~~repair or remove~~ a building to cost approximately \$ *1,200* to be located on Lot No. *1*, Block No. *1*, within the City of Redondo Beach. Building to be of the *1 1/2* Class type, to be *1 1/2* by *1 1/2* feet in size on the ground floor, to be *1 1/2* feet high and to have *1 1/2* stories, in accordance with the provisions of Ordinance No. 295 and others governing the construction, plumbing and wiring of buildings. The permit fee of \$ *1* has been deposited with me.

Owner

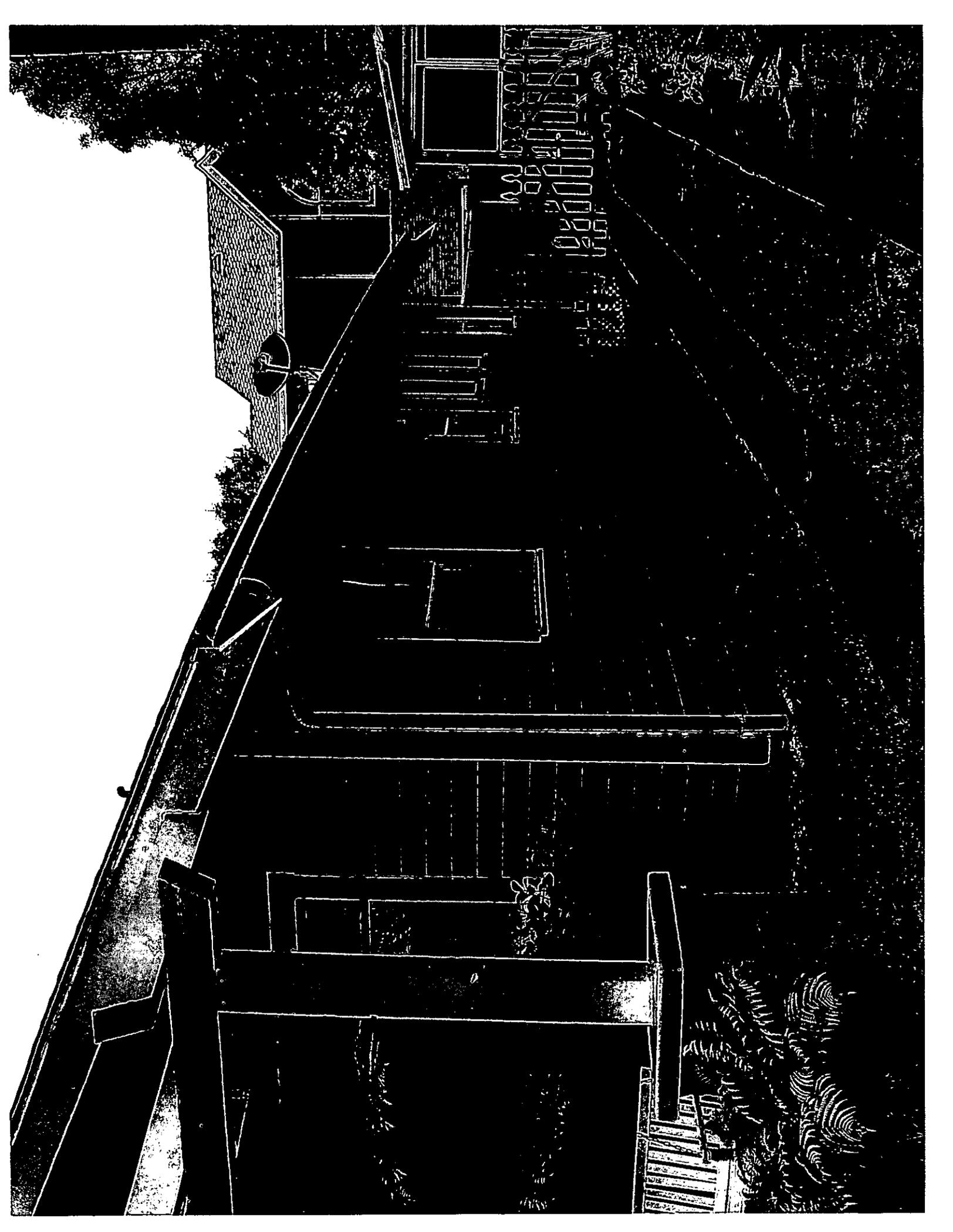
[Signature]
City Clerk



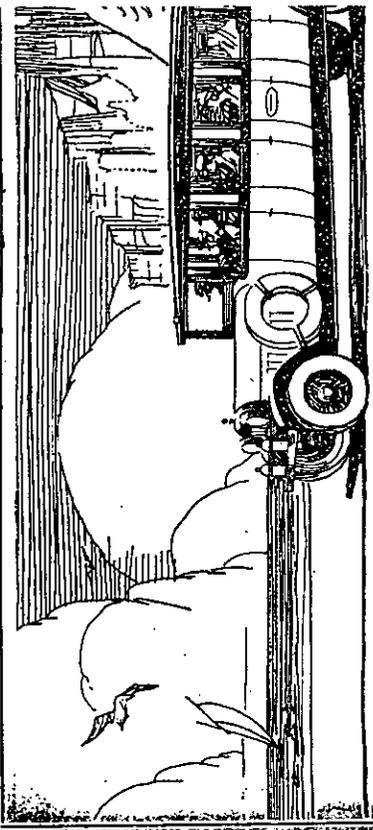








1925 December



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It is almost like going in your own limousine. You travel the beautiful highways without the worry and strain of driving. The long wheelbase of the Pickwick coach, the well-cushioned seats, the smooth comfort which results from these features added to a big, carefully-driven six or eight cylinder motor car with air springs, are yours at very low cost in a Pickwick stage.

Use this service that is always ready for you. Go next time by Pickwick highway coach.

PICKWICK STAG.

(SYSTEM)

Terminals in the Principal Cities of the West Coast
LOS ANGELES TERMINAL 16TH AND LOS ANGELES ST. ST. P.

F. A. LOWE

LOWE BROS.

WHOLESALE AND RETAIL

CIGARS and TOBACCOS BILLIARDS

CONFECTIONERY

SOFT DRINKS

PHONE 1331

106 S. Pacific Ave.

REDONDO BEACH

KODAK FINISHING

FRANK DAUBNER, Mgr.

Ocean View Photo Studio

Oil Portrait, Commercial Photos, Pictures Taken While You Wait, All Kinds of Picture Framing, Redondo Beach Souvenir Photos a Specialty

AMER. SAVINGS BANK BLDG.
STORE NO. 5

REDONDO BEACH



PHONE VANDIKE 8919

JAMES R. TOWNSEND SOLICITOR OF PATENTS

Copyrights, Trade-Marks, Prints and Labels

Office Locations: 1882 to 1896 Downey Block, corner Temple and Main streets. 1897 to 1902 Potomac Block, 217 So. Broadway. 1902 to December 12, 1912, 430 Bradbury Block, 304 So. Broadway. From 1912 to 1925—

SUITE 712 SAN FERNANDO BUILDING
Cor. Fourth and Main Sts., Los Angeles

Western Union Code (Cable Address "Patents," Los Angeles.)

JEWELRY—DIAMONDS

"GIFTS THAT LAST"

R. W. POPEJOY

GRADUATE WATCH-MAKER

REPAIRING A SPECIALTY



Administrative Report

Preservation Commission Hearing Date:

November 7, 2012

AGENDA ITEM: 10 (PUBLIC HEARING)
LOCATION: 308 GARNET STREET
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2012-11-LM-006
APPLICANT'S NAME: MICHAEL MURPHY

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 308 Garnet Street as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 308 Garnet Street (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2012-11-PR-008)

EXECUTIVE SUMMARY

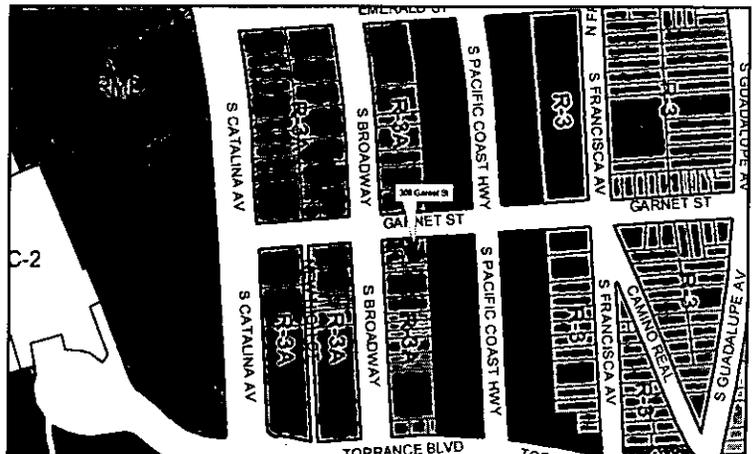
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 308 Garnet Street.

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.
- 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 property is located on the south side of Garnet Street, between Broadway and Pacific Coast Highway. The rectangular-shaped parcel is zoned Low-Density Multiple-Family Residential (R-3A).

The existing structure features an rectangular shaped residence with two front-facing gable roofs, wood siding, and sash and fixed windows. There is a driveway along the east property line leading to detached garage located in the rear yard.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The nominated property consists of a single-family residence of approximately 825 square feet. The building was not identified in the 1986 Historic Resources Survey, but incomplete records from the 2001 Survey categorize the architectural style of the building as Craftsman.

Construction History

According to Los Angeles County Assessor's records, the structure was built in 1920. Three surrounding properties, likely under single ownership at the time, were also built in 1920. Permit No. 1351 issued to Alfonso DeSimone was issued in 1921 for a garage. No other permits were identified for the property. In 1974 a house to house inspection simply identified the existing single family.

Design and Architecture

The nominated structure is a Craftsman/California Bungalow style of architecture. These styles of architecture were popular in the United States from 1905 until the early '20s. Bungalows generally harmonize with their surroundings, with low, broad proportions and little ornamentation. It is also the historic architectural style that is most prevalent in Redondo Beach.

Craftsman homes feature functional, informal floor plans and simple box-like shapes. Bungalows generally harmonize with their surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The one-story residential structure at 308 Garnet Street features an off-center porch which is typical of Craftsman buildings. Two front facing gables adorn the structure, with the primary gable over the main building and smaller gable covering the porch. The house features two front-facing identical windows with upper divided lights, and side light windows. Small windows flanked by wood louvered vents are centered under both gables. The multiple roof lines and porch provide an asymmetrical yet simple and decorative front façade. The roof details include low pitched roofs, wide overhanging eaves and exposed wood rafter tails along the side elevations. The front door is period style door consistent with the style of building. The porch is has heavy squared piers with rectangular wood columns and reflects a classic Craftsman style feature.

Like many structures built during this period, this is a wood-frame constructed residence built on a raised foundation. The dwelling is sheathed with horizontal wood siding and vertical wood trim boards. The structure has retained most of its original wood windows with the exception of a few vinyl windows and one garden window in the kitchen. Some original glass appears to have been replaced with newer wavy glass. There is also an existing bay window along the side yard and second bay window along the rear wall of the building. Overall the building maintains several significant character defining features and is well maintained.

Historical Background

The earliest available record for the property indicates Rollin W. and Adele T. Steere were residents of the property at 308 Garnet Street. Steere was identified as a jeweler and proprietor of R.W. Steere Co. Jewelers, and Diamond Merchants: Swiss-American Watchmakers which was located within the Arcade of the Redondo Savings and Bank building. Directories in 1927 show Mr. Steere and his wife continued to live on Garnet Street and the business location was listed at 137 S. Pacific Avenue. In 1936, Nellie R. Little and Olive M. Little resided at the property. In 1947 Roy and Grace Fowke lived at the property with Mr. Fowke identified as an oil worker. Lastly, the 1952 and 1960 directories identify Ezra S. and Mae L. Irby as residents of the property.

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 308 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

Administrative Report

Landmark Designation #93 – 308 Garnet St.

Page 4

November 7, 2012

If approved, this landmark will be referred to as the "Steere House" after the earliest known residents of the property (Landmark No. 93).

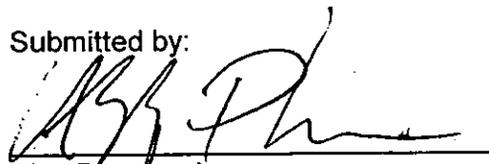
COORDINATION

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:

Landmark Designation Application
1920 Building Permit
Draft Resolution
Photographs

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

RECEIVED BY: <i>VAP</i>
DATE RECEIVED: <i>3/8/12</i>

APPLICATION FOR LANDMARK DESIGNATION

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

PART I - GENERAL INFORMATION

A. APPLICANT INFORMATION:	
STREET ADDRESS OF PROPERTY: <i>308 GARNET ST</i>	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: <i>portions of 25/26/27</i> BLOCK: <i>168</i> TRACT: <i>TOWNSITE</i>	ZONING: <i>R-3A</i>
ASSESSOR'S PARCEL NUMBER: <i>7505-16019-013</i>	
RECORDED OWNER'S NAME: <i>MICHAEL J. MURPHY</i>	AUTHORIZED AGENT'S NAME:
MAILING ADDRESS: <i>308 GARNET ST.</i>	MAILING ADDRESS:
TELEPHONE: <i>310-991-1837</i>	TELEPHONE:
FAX #:	FAX #:
B. DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
1. Indicate the type and use of building (residential, commercial, etc.): <i>Residential, single family home</i>	
2. Indicate type of construction (wood frame, masonry, etc.) <i>WOOD FRAME, wood siding</i>	

3. Indicate architectural style:

CRAFTSMEN

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

1922

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

If yes, indicate rating:

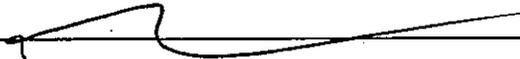
6. Other information (provide any useful additional detail regarding the proposed landmark's architectural style, history, etc):

OWNER'S AFFIDAVIT

Project address: 308 GARNET ST, R.B, 90277

Project description: _____

I (We) MICHAEL S MURPHY, 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: 308 GARNET ST.
RB 90277

Phone No. (Res.) 310. 991. 1837
(Bus.) _____

Subscribed and sworn to before me this 8 day of OCT, 2012


FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

1-16-86
11-28-90
*Easement for ingress and egress over Wly. 5' of Ely. 33.53' of
Lots 25,26,27
2-17-05
7-3-07

FINAL ON BUILDING:

REMARKS:

7505	19		
MB.	PG.	PG.	
39	1-17	13	

TENTS - TRAILERS --

NON-CONFORMING BUILDINGS

No 1351

Office of City Clerk, City of Redondo Beach, California
Building Permit

Redondo Beach, Cal. 11/19/19

Permission is hereby granted to construct, repair or remove a building to east approximately [unclear] to be located on Lot No. [unclear] Block No. [unclear] within the City of Redondo Beach. Building to be of the [unclear] Class type, to be [unclear] feet in size on the ground floor, to be [unclear] feet high and to have [unclear] stories, in accordance with the provisions of Ordinance No. 295 and others governing the construction, plumbing and wiring of buildings.

The permit fee of [unclear] has been deposited with me.

[Signature]
Owner

City Clerk

J. E. RIDGLE, Jr.

ELECTRICAL SERVICE CO.

Engineering, Motor and Lighting Installations, Commercial, HOUSEHOLD APPLIANCES, SUPPLIES AND REPAIRING. REDONDO BEACH

322 S. CATALINA AVE.



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SALES AND SERVICE

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CHAS. E. GERNER

Successor to Bacon & Gerner

602

N. Pacific Avenue

REDONDO

PHONE 68



"A billion miles beyond experiment."

C. A. Williams

"Everything for the Home" G. B. Williams

HERMOSA OUTFITTING CO.

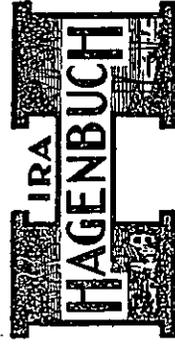
Day (221) PHONES—EVEN 97

REALTOR

50 PIER AVE.

Telephone 97

DEPENDABLE



HERMOSA

Rest.

302

Classified Business Directory

Insurance Companies—Life—Continued
TRAVELERS INSURANCE CO., H. J. McNally & Son, Agts.,
American Bank Bldg.
—Hermosa—

AETNA LIFE INS. CO., Snider Bros., Agts., 108 Pier

Insurance Companies—Plate Glass

AETNA INSURANCE CO., J. E. Forbes, Agt., 104 S. Pacific Av.

HARTFORD ACCIDENT & INDEMNITY CO., H. E. Young,

Agts., 228 S. Pacific Av.

MASSACHUSETTS BONDING & INSURANCE CO., W. H.

Browning, Agt., 129 N. Broadway.

TRAVELERS INSURANCE CO., H. J. McNally & Son, Agts.,

American Bank Bldg.

—Hermosa—

AETNA CASUALTY & SURETY CO., Snider Bros., Agts., 108 Pier

AETNA INSURANCE CO., Ira Hagenbuch, Agt., 50 Pier Av.

HARTFORD ACCIDENT & INDEMNITY CO., Ira Hagenbuch,

Agts., 50 Pier Av.

NEW YORK INDEMNITY CO., Anderson Realty Co., Agts., 57

Hermosa Av.

TRAVELERS INSURANCE CO., Snider Bros., Agts., 108 Pier Av.

Insurance Companies—Surety Bonds

AETNA INSURANCE CO., J. E. Forbes, Agt., 104 S. Pacific Av.

HARTFORD ACCIDENT & INDEMNITY CO., H. E. Young,

Agts., 228 S. Pacific Av.

MARYLAND CASUALTY CO., H. J. McNally & Son, Agts., Amer-

ican Bank Bldg.

MASSACHUSETTS BONDING & INSURANCE CO., W. H.

Browning, Agt., 129 N. Broadway.

—Hermosa—

AETNA CASUALTY & SURETY CO., Snider Bros., Agts., 108 Pier

AETNA INSURANCE CO., Ira Hagenbuch, Agt., 50 Pier Av.

HARTFORD ACCIDENT & INDEMNITY CO., Ira Hagenbuch,

Agts., 50 Pier Av.

MARYLAND CASUALTY CO., H. J. McNally & Son, Agts., Amer-

ican Bank Bldg.

MASSACHUSETTS BONDING & INSURANCE CO., W. H.

Browning, Agt., 129 N. Broadway.

—Hermosa—

AETNA INSURANCE CO., Ira Hagenbuch, Agt., 50 Pier Av.

HARTFORD ACCIDENT & INDEMNITY CO., Ira Hagenbuch,

Agts., 50 Pier Av.

NEW YORK INDEMNITY CO., Anderson Realty Co., Agts., 57

Hermosa Av.

TRAVELERS INSURANCE CO., Snider Bros., Agts., 108 Pier Av.

Classified Business Directory

303

—Manhattan—
GLOBE INDEMNITY CO., J. C. Stockwell Agt., State Bank of
Manhattan Beach.

Interior Finish

SANFELIC C. LUMBER CO., 101 N. Pacific Av., (See back cover).

—Hermosa—

OLSON LUMBER CO., 606 Pier Av., (See front cover).

Investment Bonds

FIRST NATIONAL BANK OF REDONDO, 131 S. Pacific Av.

(See front cover)

Investments

BROWN, C. D. INVESTMENT CO., 103 Emerald. (See right side

lines)

BROWNING, W. M., 129 N. Broadway. (See back cover)

ELGEMAN, J. W., 216 S. Pacific Av. (See right bottom lines)

EFFORD, J. P., Arcade Bldg., 135 S. Pacific. (See back cover)

LELLIS, C. A., 136 S. Pacific Av. (See front cover)

YOUNG, W. S., 228 S. Pacific Av. (See left top lines)

—Hermosa—

ANDERSON REALTY CO., 620 Hermosa Av. (See left bottom

HAGENBUCH, IRA, 50 Pier Av. (See right top lines)

SNIDER BROS., 108 Pier Av. (See left side lines)

—Manhattan—

WUNDERBACK, A. F., 1002 11th. (See page 248)

Jewelers

McCormick, C. J., 102 N. Pacific Av.

RODOLPH, R. W., 206 1/2 S. Pacific Av. (See left bottom lines)

BRONSCHE OPTICAL CO.,—JEWELER, 122 S. Pacific Av. (See

front cover)

SHIFFER, R. W. & CO., Arcade, Redondo Savings Bank Bldg.

—Hermosa—

ANDERSON'S ART SHOP, Pier Approach. (See page 149)

Smith H K Co 56 Pier Av.

Kodak Finishing

D & D DRUG CO., 100 N. Pacific and 248 S. Pacific Av. (See front

cover)

HUGHES GREENLEAF DRUG STORE, 135 S. Pacific Av. (See

left top lines)

OBAN VIEW PHOTO STUDIO, Store No. 5, American Savings

Bank Bldg. (See page 6)

—Hermosa—

SCHULTZ'S MODERN DRUG STORE, Hermosa Av. cor Pier

Av. (See left top lines)

Kodaks and Supplies

D & D DRUG CO., 100 N. Pacific and 248 S. Pacific Av. (See front

cover)

EASPMAN, KODAK AGENCY, D & D Drug Co., 100 N. Pacific

and 248 S. Pacific Av.

HUGHES GREENLEAF DRUG STORE, 135 S. Pacific Av. (See

left top lines)

—Hermosa—

SCHULTZ'S MODERN DRUG STORE, Hermosa Av., cor

Pier Av. (See left top lines)

COV

CREA

BAT

HOU

3501

Hermosa

PHONE :

HERMO

BEACH

Bathin

Suits

Change Rc

For Surf. Ba

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Lunch

Arrangem

Can Be Mac

Evening Ba

Parties

WESTINGHOUSE BATTERY SERVICE STATION

WRIGHT'S SERVICE STATION

VENTURA GASOLINE AND OIL

RESOLUTION NO. 2012-11-PR-008

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
DESIGNATION OF A LANDMARK FOR A PROPERTY
LOCATED AT 308 GARNET 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 historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 308 Garnet Street; and

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

WHEREAS, on November 7, 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 1920.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Craftsman style of architecture that was popular in California, and in the City of Redondo Beach from 1900 to the early 1920's.

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

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 308 Garnet 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 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 7th day of November, 2012.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on November 7, 2012 by the following vote:

AYES:

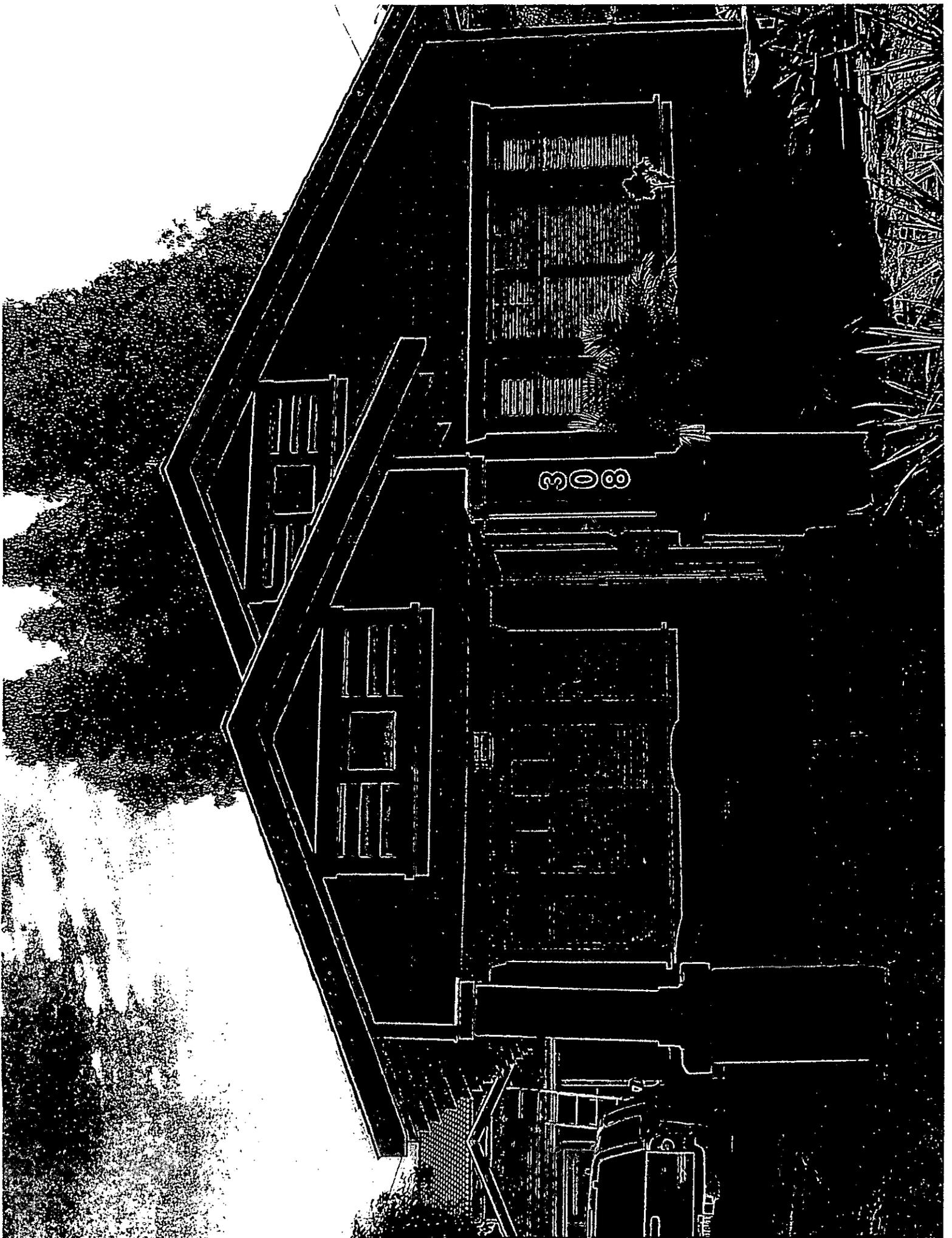
NOES:

ABSENT:

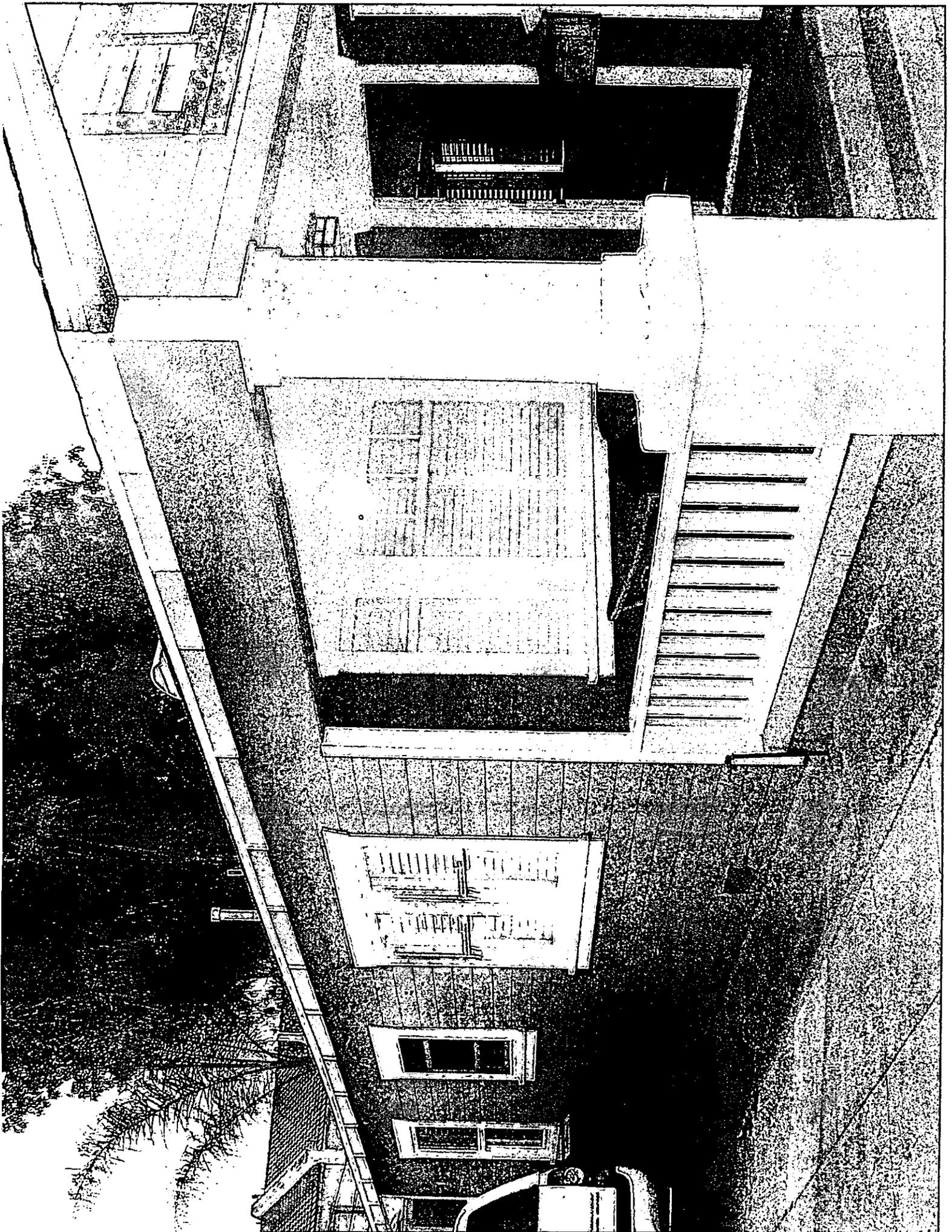
APPROVED AS TO FORM:

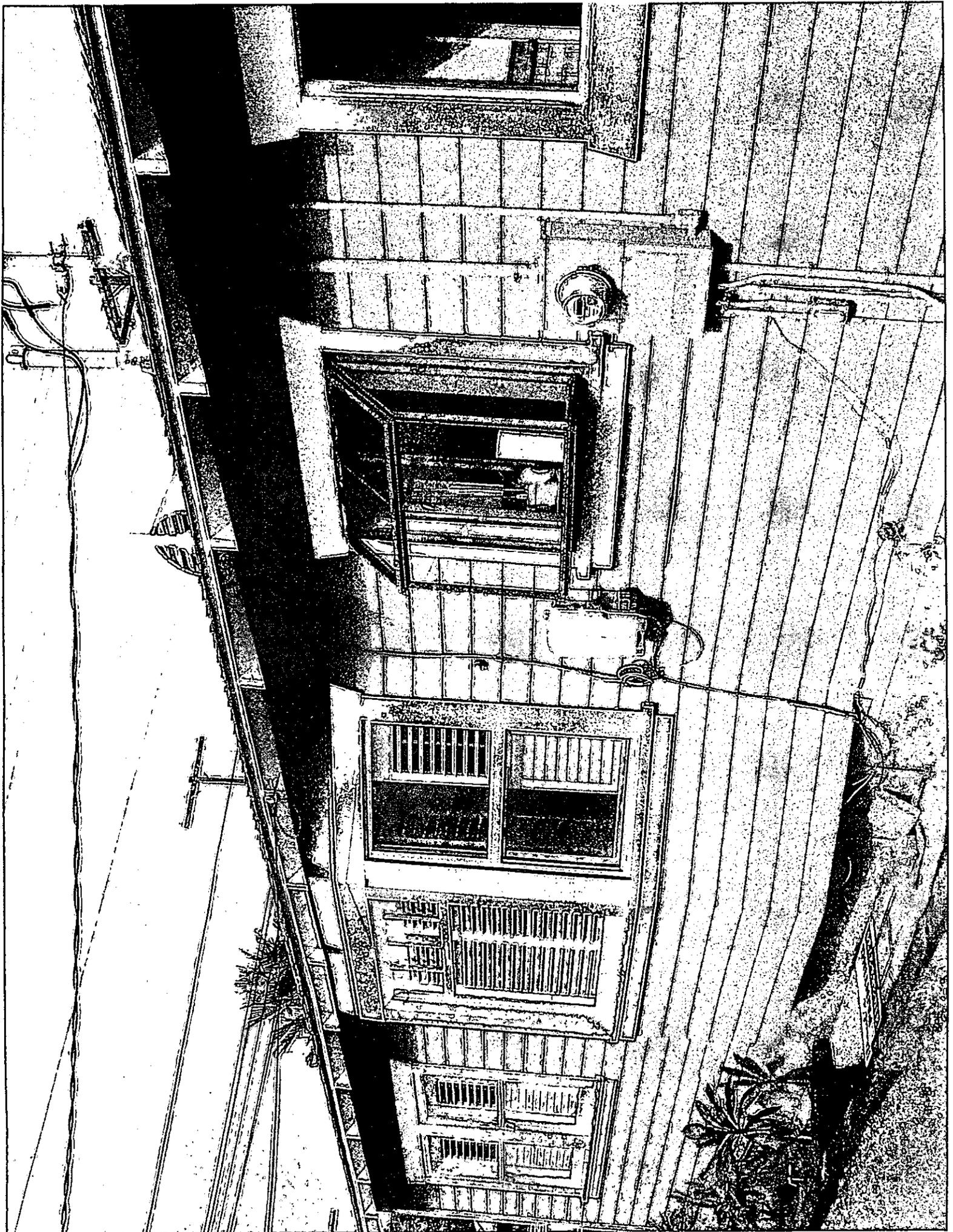
Cheryl Park
Assistant City Attorney

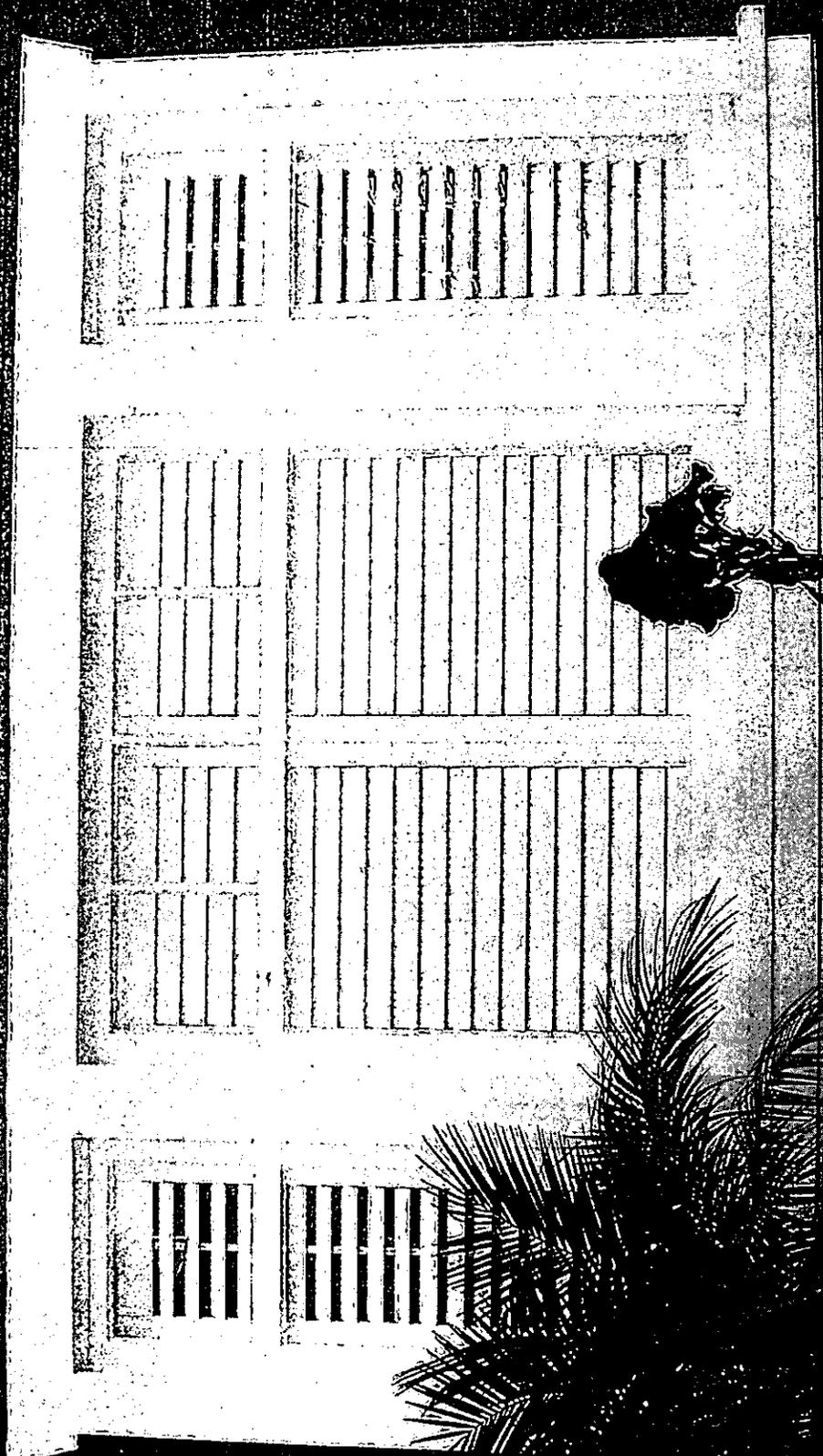




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**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: October 23, 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, October 8, 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 October 31, 2012.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2017 Huntington Ln.	Construction of a 2-unit residential condominium project	Categorically Exempt	Anita Kroeger x2248
704 Vincent Park	Construction of a 2-unit residential condominium project – Vesting Tentative Parcel Map previously approved	Categorically Exempt	Alex Plascencia x2405
617 Torrance Blvd.	Construction of a new car wash facility	Categorically Exempt	Anita Kroeger x2248

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: September 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, September 10, 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 Friday September 28, 2012.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY GEQA STATUS	CASE PLANNER
2416 Grant Ave.	Construction of a 3-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
232 S. Irena Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
225 S. Francisca Ave.	Construction of a second dwelling unit to the rear of an existing single-family residence designated as a historic landmark	Categorically Exempt	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 | | |