

**AGENDA – REGULAR MEETING  
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH  
WEDNESDAY, MAY 1, 2013 - 7:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**I. OPENING SESSION**

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

**City Clerk –  
Packet for scanning**

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

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

4. Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of May 1, 2013.
5. Approval of the following Minutes: Regular Meeting of November 7, 2012.
6. Receive and file the Strategic Plan Update dated April 16, 2013.
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**

**IX. UNFINISHED BUSINESS**

8. 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.

**X. NEW BUSINESS**

9. Redondo Beach Preservation Ordinance : Related Laws and Practices  
RECOMMENDATION: Receive presentation, discuss and file.

**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**

10. 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, **July 3, 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](http://www.redondo.org) under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

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

**APPEALS OF PRESERVATION COMMISSION DECISIONS:**

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

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

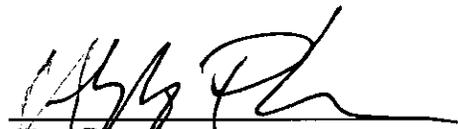
April 26, 2013

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

  
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Alex Pascencia  
Assistant Planner

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
REGULAR MEETING  
NOVEMBER 7, 2012**

**CALL TO ORDER**

A regular meeting of the Preservation Commission was called to order at 7:02 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

**ROLL CALL**

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

Commissioners Absent: None  
Alex Plascencia, Assistant Planner  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

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

**APPROVAL OF THE ORDER OF AGENDA**

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

**CONSENT CALENDAR**

- Approval of affidavit of posting for the November 7, 2012 Preservation Commission meeting agenda
- Approval of minutes of the September 5, 2012 Preservation Commission meeting
- Receive and file the October 2, 2012 Strategic Plan Update
- Receive and file written communications

Commissioner Akyuz distributed a document pertaining to historic surveys.

**ORAL COMMUNICATIONS**

None.

Motion by Commissioner Callahan, 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**

None.

## **PUBLIC HEARINGS**

### **A Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 411 Emerald Street**

Planner Plascencia provided information about the property including location, zoning, history, and architectural style. He said the windows are mostly double-hung style and that interesting elements include the bay window, chimney, exterior access, original-style front door, entry porch, basement, old-style light fixtures, and built-ins. He concluded by recommending approval of the property as a landmark to be named the Panton House after the building contractor.

In response to Commissioner DeJernett, Planner Plascencia stated that it seems like the chimney was modified and he speculated it was retrofit after the Northridge earthquake. He stated that the scupper windows appear to be original.

In response to Commissioner Miller-Hack, Planner Plascencia said the back entrances do not lead to the bedrooms.

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

Applicant Sarah Asson introduced herself and explained that she intends to preserve the house and keep it as intact as possible. She said she has occupied the house since May 2012 and the house was completely tented prior to moving in. She said she recently had the foundation repaired and she plans to paint the exterior soon. She did not plan to replace any windows. She said she did not possess historic photos.

Commissioner Akyuz said the shutters are not original; however they do not take away from character-defining features of the house.

In response to Commissioner Miller-Hack, Ms. Asson stated that two older sinks remain in the house. She said the house contains five bedrooms.

Chairperson Gibson was very enthused about the landmark application. He said the 400 block of Emerald Street was identified as a potential historic district in 1986.

In response to Commissioner DeJernett, Planner Plascencia answered that owners receive guidelines for restoration and preservation with their Mills Act contracts.

In response to Commissioner Akyuz, Planner Plascencia stated that DPR forms are not available for the house; however field sheets and draft records are.

Commissioner Akyuz supported the landmark designation, and she hoped that a DPR is subsequently issued when the historic survey is updated. She explained that the Department of Recreation and Parks record is a resource for the City that records properties as historic resources for the State of California.

Commissioner Callahan commended Ms. Asson for undertaking the extensive foundation repair.

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

Planner Plascencia pointed out that the resolution numbers for all three public hearings are correct on the agenda; however they are incorrect on the administrative reports.

Motion by Commissioner Miller-Hack, seconded by Commissioner Akyuz, to adopt resolution 2012-11-LM-004, approving the designation of the property at 411 Emerald Street as a local historic landmark subject to the conditions set forth.

Commissioner DeJernett recommended an amendment to the motion to add a condition requiring the owner to provide inspection and termite reports within five years of signing the Mills Act Contract.

Chairperson Gibson said that the preservation ordinance will be amended eventually and he anticipated that a staggered schedule will be arranged to comply with the new State requirement.

Planner Plascencia suggested setting up a schedule for all the landmarked properties when the ordinance is amended.

Commissioner DeJernett said that a termite report is free and the cost of a building inspection is approximately \$300.00.

Chairperson Gibson recommended an amendment to Commissioner Miller-Hack's motion to add the following condition of approval: This landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner.

Commissioner Miller-Hack accepted Chairperson Gibson's amendment.

Chairperson Gibson explained to the applicant the recently-enacted government code requiring inspections for landmarked buildings at the time of original landmark and every five years thereafter. He said the Redondo Beach ordinance will be amended accordingly.

Ms. Asson commented that most people do not have their homes inspected every five years, and she likened the requirements to not holding the keys to her own house.

Planner Plascencia said the City will work with applicants and will not impose requirements beyond their capabilities.

Chairperson Gibson said the intent is to be reasonable and encourage owners to landmark their homes.

Commissioner Miller-Hack's motion, including Chairperson Gibson's amendment, carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 501 Garnet Street

Planner Plascencia discussed the zoning, history, location, and architecture of the property. He described the architectural features including the bay window, double-hung windows, porch pedestals, hopper windows, and built-ins. He said the house is located within a potential historic district. He concluded by recommending approval of the landmark designation of the property to be called the Brett House.

Upon inquiry, Planner Plascencia said he did not have dates for the porch enclosure or the garage extension.

Commissioner Miller-Hack said the front posts do not look original.

In response to Commissioner Akyuz, Planner Plascencia clarified that a conflict of interest exists if a commissioner resides within 1,000 feet of a property under consideration.

Commissioner Akyuz believed that all four concrete footings are original. She requested to have Sanborn and aerial maps included with future agenda packets.

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

Tessa Bodey, applicant, introduced herself and explained that she purchased the house in September 2011 - shortly after the foundation was repaired.

Chairperson Gibson was pleased to receive the application. He said the house is very attractive and the block is one of the best preserved streetscapes. He looked forward to additional landmarks there.

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

Motion by Commissioner DeJernett, seconded by Commissioner Callahan, to adopt resolution 2012-11-LM-005 approving the designation of the property at 501 Garnet Street as a local historic landmark subject to the conditions set forth with the added condition that the landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner. Motion carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 308 Garnet Street

Planner Plascencia described the location, architecture, and features including interesting windows and vents, entry porch, pedestals, exposed rafters, double-hung

windows, louvered vents, wavy glass, and bay window. He recommended approval of the landmark designation for the property to be named the Steere House.

In response to Commissioner Callahan, Planner Plascencia said the property, along with three surrounding properties, was originally built under a single ownership with one garage to serve all four. He said this situation exists in other properties. He explained that the property line extends down the middle of the garage to the east. He said the non-conforming garage is grandfathered in, and can be maintained unless alterations or changes are made.

Chairperson Gibson opened the public hearing.

Michael Murphy, property owner, introduced himself and explained that he purchased his home in November 2011. He answered that he has considered changing out the greenhouse window.

Commissioner DeJernett stated that replacement windows must be in the original style of the house.

Mr. Murphy stated that he painted the house and replaced the roof. He said the kitchen was remodeled; however the front room appears to be original.

In response to Commissioner DeJernett, Mr. Murphy said the circumstance of the property line running through the garage structure is treated as an easement.

Commissioner Akyuz questioned how the issue of sharing walls with a neighbor would affect the Mills Act contract.

Commissioner DeJernett said the garage roof extends underneath the house which poses a fire hazard; and he recommended installing fire sprinklers on the garage.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Callahan, to adopt resolution 2012-11-LM-006 approving the designation of the property at 308 Garnet Street as a local historic landmark subject to the conditions set forth with the added condition that the landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner. Motion carried unanimously.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### Preservation Commission Nominations and Election of Chair and Secretary

Chairperson Gibson stated this will be his final year on the Commission. He also explained that the Commission Secretary functions as Vice-Chairperson.

Commissioner DeJernett nominated Commissioner Callihan for the office of Chairperson.

Commissioner Miller-Hack nominated Commissioner Akyuz for the office of Chairperson.

Commissioner Callahan and Commissioner Akyuz accepted the nominations and provided their qualifications.

Chairperson Gibson suggested continuing the elections to the next meeting, which he will chair, when all members will be present.

It was the consensus of all to defer the elections and subcommittee selection until the January 2013 meeting. The following members volunteered for subcommittees:

Education - Callahan

Legislative - Miller-Hack, DeJernett, Akyuz

Minor Alterations – Akyuz, Miller-Hack

Historic Landscapes/Historic Stairway – Gibson, Akyuz

Survey Update – Callahan, Akyuz, Miller-Hack

Historic District Formation – DeJernett, Gibson

## **SUBCOMMITTEE REPORTS**

### Education/Incentives

Commissioner Callahan suggested sharing the updated landmark property photographs with schools to get students interested in historic preservation.

Commissioner DeJernett recommended to devote time each meeting to discuss the ramifications of the preservation ordinance and to become better educated about each of type of restoration.

Commissioner Akyuz stated that she is quite familiar with Secretary of Interior standards and preservation laws and ordinances; and she offered to conduct a special meeting with a PowerPoint presentation.

In response to Commissioner DeJernett, Planner Plascencia said he will check on the future Preservation Commission meeting schedule and report back.

Chairperson Gibson questioned whether the members prefer to allocate a portion of regular monthly meetings or devote a special study day for the purpose of preservation education.

Commissioner Callahan suggested inviting the public to a special study day and also including historic district formation information.

Chairperson Gibson agreed; and said the meeting could be marketed to current landmark homeowners as well as members of the public. He said potential meeting locations would be the library, Council Chambers, or Morrell House.

Commissioner Callahan stressed the importance of including north Redondo Beach residents.

Planner Plascencia suggested holding the study session on a regular meeting day with a light agenda. He suggested convening a subcommittee meeting to further discuss the matter.

#### Legislative

In response to Commissioner DeJernett, Planner Plascencia advised that he will check on the status of the preservation ordinance modifications and report back.

Commissioner Akyuz stated that she previously distributed information on the preservation ordinance and requested to agendaize the topic for the next meeting.

Chairperson Gibson recalled that allocation of resources was still a question and he requested Planner Plascencia to report back at the next meeting.

#### Minor Alterations

No report.

#### Historic Landscapes/Redondo Stairway

No report.

#### Survey Update

Commissioner Akyuz stated that she has not heard back about a letter she submitted to staff for distribution to schools for the purpose of enlisting survey update volunteers. She also said she proposed to conduct the survey herself and offered to resign from the Commission if a conflict of interest becomes a problem. She proposed to approach City Council as a group and to explore other options.

Commissioner Miller-Hack stated that a conflict of interest would only occur if Commissioner Akyuz voted on a building that she also surveyed.

Commissioner Akyuz offered to draft a proposal for her volunteer work.

Planner Plascencia planned to schedule a Survey Update subcommittee meeting.

### Historic District Formation

Chairperson Gibson advised that homeowners on Garnet Street and Emerald Street are interested in forming historic districts in their neighborhoods, and he looked forward to formalizing the process and having the districts in place by the end of 2013.

Chairperson Gibson invited Commissioner Akyuz to attend a Historic District subcommittee meeting to work on the historic district formation process.

### **COMMISSION ITEMS AND REFERRALS TO STAFF**

Planner Plascencia clarified that he will report back on the status of the preservation ordinance.

### **ITEMS FROM STAFF**

Planner Plascencia noted the upcoming Planning Commission project at 225 South Francisca Avenue. He confirmed that the additional items approved by the Commission were included in the resolution.

### **ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 9:10 p.m. to the next regular meeting on January 2, 2013.

Respectfully submitted,

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Alex Plascencia  
Assistant Planner



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# Administrative Report

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Council Action Date: April 16, 2013

**To: MAYOR AND CITY COUNCIL**

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

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

## **RECOMMENDATION**

Receive and file the monthly updates to: 1) the six-month strategic objectives established at the Strategic Planning Retreat held on February 21, 2013; 2) the Water Quality Implementation Matrix; 3) the Sustainability/ Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

## **EXECUTIVE SUMMARY**

On February 21, 2013, the City Council held a Strategic Planning Workshop to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Sustainability/ Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the first of the February 21, 2013 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 12, 2013.

## **BACKGROUND**

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

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

covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. Finally, the sixth three-year strategic plan was developed on February 21, 2013. The following are the five strategic plan goals for 2013-2015. They are not in priority order:

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

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

#### Water Quality Implementation Matrix

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

#### Sustainability/ Green Task Force Priority Matrix

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

#### Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by

April 16, 2013

the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

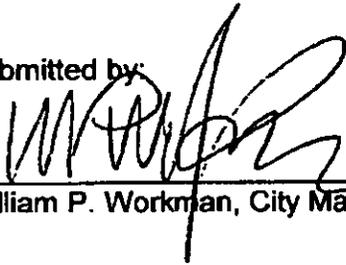
### **COORDINATION**

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

### **FISCAL IMPACT**

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2012-2013 Adopted Annual Budget.

Submitted by:



William P. Workman, City Manager

### **Attachments:**

- Strategic Plan Update - Six-Month Objectives dated April 16, 2013
- Water Quality Implementation Matrix dated April 16, 2013
- Sustainability/ Green Task Force Implementation Matrix dated November 20, 2012
- Major City Facilities Priority List dated June 2007

# CITY OF REDONDO BEACH SIX-MONTH STRATEGIC OBJECTIVES

February 21, 2013 – September 1, 2013

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

<b>THREE-YEAR GOAL: <i>VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR</i></b>							
WHEN	WHO	WHAT	STATUS			COMMENTS	
			DONE	ON TARGET	REVISED		
1. At the March 12, 2013 City Council meeting	WED Dir.	Present to the City Council for action CenterCal's conceptual site plan and financial plans for the waterfront, including Redondo Beach Marina Acquisition Plan.	X				
2. At the March 19, 2013 City Council meeting	PW Dir.	Present to the City Council for consideration a report on process costs and potential names for renaming Torrance Blvd.					
3. At the March 19, 2013 City Council meeting	Asst. to the CM and CD Dir. (co-leads), working with the City Attorney	Present to the City Council for action a plan to engage with AES and the community post-election.	X			Follow-on action underway	
4. At the April 16, 2013 City Council meeting	City Manager and Asst. to the City Mgr., working with the Artesia Working Group	Complete and present to the City Council for consideration a Mini Strategic Plan, including the potential renaming of Artesia Blvd.					
5. At the April 16, 2013 City Council meeting	PW Dir. and WED Dir.	Present to the City Council for action Herondo/Harbor Gateway Improvement Project plan options.					
6. At the June 4, 2013 City Council meeting	Harbor Master and City Attorney	Recommend to the City Council for action regulations related to paddle sports in King Harbor.					
7. At the June 4, 2013 City Council meeting	ACM, working with Forest City and the City Attorney	Present to the City Council for action the land swap for the new Transit Center.					
8. At the June 25, 2013 City Council meeting	WED Dir. and CD Dir.	Present to the City Council for action CenterCal's detailed site plan for waterfront development and initiate the CEQA environmental review process		X			

9. September 1, 2013	PW Dir. and WED Dir.	Present to the City Council for action final plans and specifications for the Moonstone Park area development.		X		
10. FUTURE OBJECTIVE _____	WED Dir.	Present to the City Council for consideration an update to the Harbor Business Plan reflecting current challenges and opportunities.				
11. FUTURE OBJECTIVE _____	PW Dir. – lead, WED Dir., Fire Chief, Harbor Master	Develop the Phase 2 Plan for transient vessel moorings, including land side boater amenities.				

THREE-YEAR GOAL: <b>IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES</b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the March 19, 2013 City Council meeting	Finance Dir. and Fire Chief	Present to the City Council for action an ordinance for film permitting in Redondo Beach.			X	April-City Attorney is commenting
2. At the March 19, 2013 City Council meeting	Asst to the CM and City Attorney, working with the PUC	Report to the City Council on the PUC long-term Power Purchase Agreement Process.				
3. At the March 19, 2013 City Council meeting	Asst. to the CM and the City Attorney	Present to the City Council for consideration the submission to the California Energy Commission (CEC) of a city application for "intervener status" on the AES permit application.				
4. At the April 2, 2013 City Council meeting	City Attorney	Provide legal advice to the Mayor and City Council regarding the legal ramifications and opportunities for oil drilling in Redondo Beach.				
5. At the June 18, 2013 City Council meeting	City Manager – lead, Finance Dir., City Treasurer, City Attorney	Report to the City Council on options for the process by which a Utility Users Tax (UUT) or equivalent, including the amount of revenue that can be levied on the power plant.				
6. At the June 20, 2013 Planning Commission meeting	CD Director	Present a draft update of the Housing Element to the Planning Commission for consideration and a recommendation to the City Council.		X		
7. At the August 20, 2013 City Council meeting	CD Director	Present to the City Council for consideration amendments to the City's conditional use permit requirements and improvement(s) to the conditional use permit process to enhance the city's business friendliness.		X		
8. September 1, 2013	ACM, working with Forest City	Develop and present to the City Council for consideration a strategy for the future of South Bay Galleria.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the March 19, 2013 City Council meeting	PW Director	Present to the City Council for consideration a scope of work and cost schedule for Phase III of Riviera Village streetscape improvements.				
2. June 1, 2013	City Manager and Finance Dir.	Prepare and submit to the City Council for consideration a Budget Response Report with recommendations on the process for the development of an implementation plan for financing and construction of the new public safety facilities.				
3. July 1, 2013	PW Director, working with the RTCS Dir and Community Services Dir.	Report to the City Council on the feasibility of utilizing Beach Cities Health District (BCHD) grant funding for implementation of a pilot Community Garden Project at Wyfie Sump.				
4. At the July 16, 2013 City Council meeting	RTCS Dir., working with the CD Dir., Planning Commission and Public Arts Commission	Evaluate mechanisms for private development projects to fund public art and report the results to the City Council.		X		
5. September 1, 2013	PW Director, working with the Police Chief and CD Dir	Complete security improvements at City facilities.		X		
6. September 1, 2013	RTCS Dir., in consultation with other Beach Cities Transit member cities and with input from the community, including a public hearing	Study the feasibility of providing express bus service on Route 102, from the Green Line Metro Station to the Pier, and make a recommendation to the City Council for action.				

**THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. May 1, 2013	Asst to the City Manager	Implement a new Employee Orientation Program.				
2. June 1, 2013	City Clerk	Complete implementation of the automated agenda system and voting module.				
3. June 1, 2013	CM and ACM	Complete a Budget Response Report assessing future Human Resources Dept. needs and operational changes and make recommendations to the City Council for action.				
4. June 1, 2013	CM, working with a Library Working Group	Complete a Budget Response Report assessing future Library Dept. needs and operational changes and make recommendations to the City Council for action.				
5. June 1, 2013	CM, working with the IT Dir.	Prepare a Budget Response Report to fund a city website upgrade and present to the City Council for action.				
6. July 1, 2013	City Clerk – lead, CM City Attorney	Complete orientation of new elected public officials.				
7. July 15, 2013	City Manager	Hire a new Finance Director.				
8. August 1, 2013	ACM, working with employee associations	Complete medical insurance recommendations and present to the City Council for action.				
9. August 1, 2013	City Clerk – lead, City Attorney, CM, Finance Dir.	Complete orientation of the new city treasurer.				
10. September 1, 2013	Finance Director	Recommend to the City Council for action an ordinance to change the city's purchasing limit.		X		
11. At the Sept. 3, 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.				

THREE-YEAR GOAL: <b>MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY</b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. May 1, 2013	Police Chief	Hire 14 new police officers.				
2. July 15, 2013	Police Chief, RTCS Dir, and Mayor	Form Homeless Task Force.				
2. July 15, 2013	Police Chief, working with the IT Dir. and PW Dir.	Install the jail surveillance video camera system.				
3. At the August 6, 2013 City Council meeting	Police Chief, working with the CD Dir., City Attorney, City Prosecutor	Make recommendations to the City Council for action to revise the City's Animal Control codes.		X		Staff is reviewing the LA County animal code to determine which sections should be included in RB.
4. September 1, 2013	Police Chief – lead, Fire Chief, Library Dir., PW Dir.	Coordinate and install an emergency generator at the Main Library for the EOC (Emergency Operations Center) expansion.				
5. September 1, 2013	CD Dir. and City Attorney	Recommend to the City Council for action amendments to the Mills Act (historic preservation) contracts to provide for five-year inspections and cost recovery.		X		

**Water Quality Task Force  
Recommendations Implementation Matrix**

04-16-13

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

**Water Quality Task Force  
Recommendations Implementation Matrix**

04-16-13

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
7	<b>Harbor Circulation Improvement (9b)</b>  (Marina Aeration - 9a)  Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source			X	TBD	For Budget Consideration Funding from Federal Government being requested  FY 2013-14
8	<b>Commercial Best Management Practices (9a)</b>  Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9	<b>Hazardous Waste Drop (9a)</b> Expand hazardous waste drop-off program.  Especially at water areas south of the Redondo Municipal Pier	Public Works / Fire	No action at this time.			X	TBD	For Budget Consideration  FY 2013-14
10	<b>Parking Lot Debris Catchers (9a)</b> Initiate pilot program for small catch basin debris filters.  Implement Harbor Leasee parking lot sweeping program	Engineering	Plans and specification design work	X			Jan-10	Project completed.
11	<b>Harbor Trash Skimmers (9a)</b>  Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work		X		TBD	Maintenance agreement in progress.
12	<b>Oil spill clean-up (9a)</b>  Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X				Project completed.
13	<b>Laws &amp; Regulations (9a)</b> Review existing State & Federal laws as pertains to water quality.	Engineering		X			Mar-11	Project completed.
14	<b>Watershed Management Program (9a)</b> Establish urban watershed program similar to Santa Monica.	Engineering				X	TBD	For Budget Consideration  FY 2013-14

**Water Quality Task Force  
Recommendations Implementation Matrix**

04-16-13

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
15	<b>Pet Waste (9a)</b> Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16	<b>Sprinkler Standards (9a)</b> Develop a Certification program for commercial & residential properties with installed water-wise Irrigation systems and landscaping. <i>Coordinate with West Basin Water District's existing program</i>	Engineering				X	TBD	For Budget Consideration  FY 2013-14
17	<b>Hot Line (9a)</b> Establish a Water Quality Hot Line for public reporting of concerns. <i>Establish a web link to the WQTF Plan and matrix</i>	Engineering		X			Jul-08	Project completed. (PW investigating marketing of hotline)
18	<b>Ongoing Water Quality Task Force (9a)</b> <i>Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission</i>	Harbor / Engineering	No new progress			X	TBD	Planning Stage
19	<b>Continuous Deflection Separation Units (9a)</b> Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. <i>Photos of annual cleaning will be posted</i>	Engineering				X	TBD	For Budget Consideration  FY 2013-14
20	<b>Non-profit formation (9a)</b> Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney		X			Jun-08	For Budget Consideration  501(c)3 created, website - <a href="http://www.cleanwaterfrontredondo.org">www.cleanwaterfrontredondo.org</a>
21	<b>Develop Clean Waterfront Plan (9b)</b> Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.			X	TBD	For Budget Consideration  FY 2012-13
22	<b>Develop Clean Marina Program (9b)</b> Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.			X	TBD	For Budget Consideration  FY 2012-13

Water Quality Task Force  
Recommendations Implementation Matrix

04-16-13

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
23	<b>Develop &amp; Implement BMPs for Bait Barges (9b)</b>  Ensure that bait barges are properly disposing of waste.	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X				Project Completed
24	<b>Develop &amp; Implement BMPs for Fuel Dock (9b)</b>  Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25	<b>Develop &amp; Implement BMPs for Boaters (9b)</b>  Encourage and educate boaters in BMPS for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26	<b>Develop &amp; Implement BMPs for Boat Yards &amp; Maintenance Facilities (9b)</b>  Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27	<b>Design &amp; Construct Harbor Circulation Improvements (9b)</b>  Study improving circulation methods and utilize power plant intake lines.	Engineering				X	TBD	For Budget Consideration  FY 2013-14
28	<b>Develop &amp; Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b)</b>  Aggressively adhere to all LARWQCB TMDLs.	Public Works		X			Jul-07	Project Completed

**Water Quality Task Force  
Recommendations Implementation Matrix**

04-16-13

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
29	<b>Pier Fish Cleaning Station, Boaters and Charter Boats (9b)</b>  Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30	<b>Watershed Runoff (9b)</b> Investigate permeable surfaces for rainstorm waters.	Engineering				X	TBD	For Budget Consideration FY 2013-14
31	<b>Develop &amp; Implement a Community Outreach Plan (9c)</b>  Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.			X	TBD	For Budget Consideration FY 2013-14
32	<b>Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels</b>  Increase City visibility and funding for water quality tasks.	Engineering / City Manager			X			Seeking grant opportunities  Ongoing
33	<b>Harbor Emergency Response Volunteer Team (9e)</b>  Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works						
			PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.	X				Project Completed
34	<b>Street &amp; Harbor Lease Hold Sweeping **</b>  Coordinate with businesses for sweeping	Harbor				X	TBD	Planning Stage
35	<b>Web Page Update **</b> Monthly updated posting to the City website	Engineering			X			Ongoing

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

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

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

11-20-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 <b>Sustainability:</b> Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
2 <b>Full-Time Employee:</b> Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2013-14 Budget Cycle
3 <b>Public Education Program:</b> Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
4 <b>Cool City Classification:</b> The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 <b>Eco-Friendly Business Initiatives:</b> As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 <b>Support for RBUSD Environmental Programs:</b> Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		5/23/12 - City staff conducted training program w/RBUSD students on stormwater quality management in the form of BMPs for restaurants.
7 <b>Green Building Incentives:</b> Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG		X				City Council adopted Green Building Code on 12/07/10.
8 <b>Fee Structure:</b> Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG		X				City Council approved Tier 1 & Tier 2 rebate programs on 12/07/10.

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

11-20-12

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

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

11-20-12

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

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

11-20-12

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
23 <b>Strategic New Parkland Development Plan:</b> Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.	RCS				X		
24 <b>Beach Cities Transit &amp; Visitor Information Kiosks:</b> Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.	HBT				X		
25 <b>Beach Cities Transit Wi-Fi Service Pilot Program:</b> Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.	HBT				X		
26 <b>Integrated Bicycle Master Plan:</b> Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.	ENG			X			On 10-02-12 the City Council received and filed the Aviation Blvd. Bicycle Lane Preliminary Engineering Study final report.

## **Major City Facilities Priority List**

June, 2007

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

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

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

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

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

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

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

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

### **Relationship to Statements of Financial Principles**

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

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

These Financial Principles were considered in establishing the recommended prioritization.

### **Relationship to 2006 Community Opinion Survey**

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

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

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

## **Project Descriptions**

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

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

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

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

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

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

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

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

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

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

***Transit Center*** – Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located off Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal Earmark of funds totaling \$2,240,317 for its development. The City Council recently engaged the City's Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City's final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

**Relationship to Existing Five Year Capital Improvement Program**

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

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

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

(Pages xviii and xix of 2006-2011 CIP)

## **Evaluation Factors**

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

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

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

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

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

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

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

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

**City Facilities Needs List**

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

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

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

## **Conclusions**

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

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

### **Tier One**

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

### **Tier Two**

City Hall Replacement  
Harbor Patrol Building  
Fire Station One/Administration

### **Tier Three**

Anderson Park Community Center  
Dominguez Park Community Center  
Transit Center

# Redondo Beach Preservation Ordinance : Related Laws and Practices

Linda Akyüz

Preservation Commission

May 1, 2013

# Redondo Beach Preservation Ordinance

- Purpose of Ordinance
- Criteria based on California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP)
- Office of Historic Preservation: Local Ordinances
- [http://ohp.parks.ca.gov/?page\\_id=1243](http://ohp.parks.ca.gov/?page_id=1243)
- <http://ohp.parks.ca.gov/pages/1072/files/redondo%20beach%20hp%20ordinance%20jun%202004.pdf>
- <http://ohp.parks.ca.gov/pages/1069/files/state%20plan-fd.pdf>

# Redondo Beach Preservation Ordinance: 10-4.201 Designation Criteria

For the purposes of this chapter, an **historic resource** may be designated a **landmark**, and an area may be designated an historic district pursuant to Article 3 of this chapter, if it meets one or more of the following criteria:

- (a) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state or national history; or

# Redondo Beach Preservation Ordinance: 10-4.201 Designation Criteria

- (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; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. (§ 2, Ord. 2554 c.s., eff. August 31, 1989)

# Criteria Framework

- History
- 50 Years?
- Via survey: usual protocols
- Records search, NAHC
- [http://home.earthlink.net/~beckers912/presp  
rog/surveys.htm](http://home.earthlink.net/~beckers912/presp<br/>rog/surveys.htm)
- State and Federal frameworks in addition to general criteria

# Basic Criteria

- **Age and Integrity.** Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- **Significance.** Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through (archaeological) investigation about our past?

# Criteria Framework: State

## *A historical resource*

- 1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Is associated with the lives of persons important to local, California or national history;
- 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; OR
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.
- <http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>

# Criteria Framework: State

- In addition, a resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

# Criteria Framework: State

- Section 21083.2 of CEQA and the prior Appendix K of the CEQA Guidelines apply to *unique* archaeological resources. Section 21083.2 explicitly requires that an initial study examine whether the project may have a significant adverse effect on unique archaeological resources. If an archaeological resource does not meet the criteria for consideration as a historical resource, it is evaluated to qualify (or not qualify) as a *unique archaeological resource*, which is an archaeological artifact, object, or site that

# Criteria Framework: State

- Contains information needed to answer important scientific research questions, and that there is a demonstrable public interest in that information;
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type; OR
- Is directly associated with a scientifically recognized important prehistoric event

# Cultural Resources Management

- They are all Cultural Resources (AH, A, P)
- Redondo Beach: Historic Resource – Survey, Mills Act, Planning  
<http://home.earthlink.net/~beckers912/presprog/incentsvs.htm>
- <http://home.earthlink.net/~beckers912/presprog/millsact.htm>
- [http://ohp.parks.ca.gov/?page\\_id=21412](http://ohp.parks.ca.gov/?page_id=21412)
- California: Historical Resource or Unique Resources; Sacred Sites: General Plan and Development Projects
- Federal: Historic Properties; Section 110, Section 106

# Cultural Resources Management

- **They are all Cultural Resources (AH, A, P)**
- Redondo Beach: Historic Resource – Survey, Mills Act, Planning
- California: **Historical Resource or Unique Resources; Sacred Sites: General Plan and Development Projects : CEQA**
- [http://ceres.ca.gov/ceqa/docs/CEQA Handbook 2012 wo covers.pdf](http://ceres.ca.gov/ceqa/docs/CEQA_Handbook_2012_wocovers.pdf)
- When does CEQA apply?  
[http://ohp.parks.ca.gov/?page\\_id=21723](http://ohp.parks.ca.gov/?page_id=21723)
- Federal: Historic Properties; Development Projects Section 110, Section 106 (Federal Land and Funding)

# Cultural Resources Management

- **They are all Cultural Resources (AH, A, P)**
- Redondo Beach: Historic Resource – Survey, Mills Act, Planning  
<http://home.earthlink.net/~beckers912/presprog/incentvs.htm>
- <http://home.earthlink.net/~beckers912/presprog/millsact.htm>
- [http://ohp.parks.ca.gov/?page\\_id=21412](http://ohp.parks.ca.gov/?page_id=21412)
- California: Historical Resource or Unique Resources; Sacred Sites: General Plan and Development Projects
- **Federal: Historic Properties/Traditional Cultural Properties; Section 110, Section 106**

# Criteria Framework: Federal

## NATIONAL REGISTER CRITERIA FOR EVALUATION

### Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in or past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.** That have yielded or may be likely to yield, information important in history or prehistory.

[http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_2.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_2.htm)

National Environmental Policy Act  
Adverse impacts

# How Cultural Resources are Recorded

## State Historical Resources Inventory

- [http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)
- [http://ohp.parks.ca.gov/?page\\_id=1069](http://ohp.parks.ca.gov/?page_id=1069)
- [http://ohp.parks.ca.gov/pages/1069/files/chrs\\_tatus%20codes.pdf](http://ohp.parks.ca.gov/pages/1069/files/chrs_tatus%20codes.pdf)
- <http://ohp.parks.ca.gov/pages/1054/files/ic%20roster.pdf>
- Adverse Impacts

# Secretary of the Interior Standards

- Professional Qualification Standards
- See Integrity Considerations Packet
- DOI: BLM, NPS

# Secretary of the Interior Standards

- **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair.
- **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

# Secretary of the Interior Standards

- **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.
- <http://www.nps.gov/hps/tps/standguide/>
- [http://www.nps.gov/hps/tps/standguide/overview/choose\\_treat.htm](http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm)
- <http://www.nps.gov/tps/standards/rehabilitation/rehab/>

## VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

**Integrity is the ability of a property to convey its significance.** To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

1. Seven Aspects of Integrity
2. Assessing Integrity in Properties
  - Defining the Essential Physical Features
  - Visibility of the Physical Features
  - Comparing Similar Properties
  - Determining the Relevant Aspects of Integrity

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### SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

#### *Understanding the Aspects of Integrity*

##### **Location**

**Location is the place where the historic property was constructed or the place where the historic event occurred.** The relationship between the property and its location is often important to understanding why the property was created or why something happened. The

actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in Part VII: How to Apply the Criteria Considerations, for the conditions under which a moved property can be eligible.)

## Design

**Design is the combination of elements that create the form, plan, space, structure, and style of a property.** It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

## Setting

**Setting is the physical environment of a historic property.** Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

## **Materials**

**Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.** The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in Part VII: How to Apply the Criteria Considerations for the conditions under which a reconstructed property can be eligible.)

## **Workmanship**

**Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.** It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

## **Feeling**

**Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.** It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

## Association

**Association is the direct link between an important historic event or person and a historic property.** A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

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## ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

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## DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property

can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

### **Criteria A and B**

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

### **Criterion C**

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

### **Criterion D**

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

### **Interiors**

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would

include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing in the National Register--a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

### **Historic Districts**

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance or
- it does not share the historic associations of the district.

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### **VISIBILITY OF PHYSICAL FEATURES**

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are

concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

### **Non-Historic Exteriors**

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

### **Property Contained within Another Property**

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

### **Sunken Vessels**

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to National Register Bulletin: *Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places.*

### **Natural Features**

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

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## **COMPARING SIMILAR PROPERTIES**

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See Comparing Related Properties in Part V: *How to Evaluate a Property within its Historic Context.*)

### **Rare Examples of a Property Type**

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

#### ***Eligible***

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

#### ***Not Eligible***

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

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## **DETERMINING THE RELEVANT ASPECTS OF INTEGRITY**

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

### **Criteria A and B**

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials,

workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

### ***Eligible***

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

### ***Not Eligible***

A mid-19th century waterpowered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

### **Criterion C**

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

### *Eligible*

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

### *Not Eligible*

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).

### **Criterion D**

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

### *Eligible*

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials and Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

### *Not Eligible*

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

### ***Eligible***

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material and Design**), and
- the site contains datable material (**Association**).

### ***Not Eligible***

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

**PRIMARY RECORD**

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

Page 1 of 3 \* Resource Name or # (Assigned by recorder) 7509-007-022

P1. Identifier: APN: 7509-007-022

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Redondo Beach Date 1981 T    ; R    ; 1/4 of Sec.    ; S.B. B.M.
- c. Address 207 Avenue C City Redondo Beach Zip 90277
- d. UTM: (Give more than one for large and/or linear resources) Zone 11;     mE/     mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

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

Craftsman. Two story with an irregular floor plan, gable peaked roof, wood siding, and aluminum sliding, sash and fixed windows. It is in relatively good condition with no apparent alterations. Features include a front porch and brick work. No garage was visible from the street. City records confirm the residence was built in 1914. Records indicate construction to include addition of store room and 2-car garage in 1929, termite repair in 1931, alterations and addition in 1959, and masonry fireplace in 2000.

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

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

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



P5b. Description of Photo: (view, date, accession #) Roll 24; Frame 22 (NW)

\*P6. Date of Construction/Age and Source 1914  
 Historic  Prehistoric  Both

Assessor Data

\*P7. Owner and Address:  
Richard and Sandy Palmer Trust  
207 Avenue C  
Redondo Beach, CA 90277

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

\*P9. Date Recorded: 7/2001

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

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

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

- Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record
- Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

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

Page 2 of 3      Resource Name or # (Assigned by recorder) Redondo Beach South Side Survey  
\*Map Name: Redondo Beach      \*Scale: 1:24000      \*Date of Map: 1981



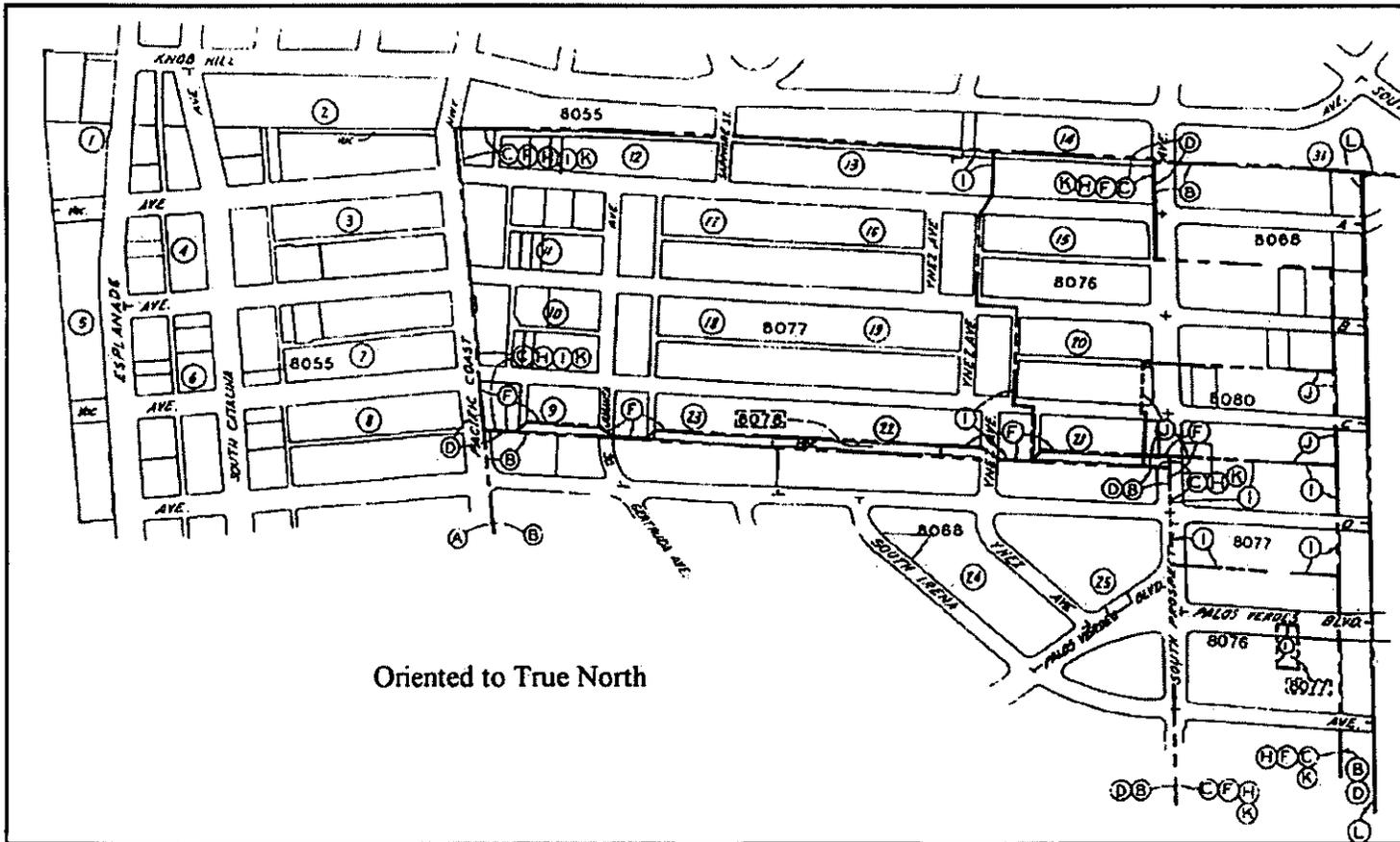
State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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

Page 3 of 3

\* Resource Name or # (Assigned by recorder) Redondo Beach South Side Survey - Book 7509

\*Recorded by: Jeanette A. McKenna, McKenna et al. \*Date: July, 2001  Continuation  Update





**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** April 22, 2013

**TO:** Mazin Azzawi (Jeff Townsend/John Mate/Cuong Dang) (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, April 8, 2013. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding each project.

**Please provide your comments by Wednesday May 1, 2013.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2623 Carnegie Ln.	3-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
613 N. Lucia Ave.	2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
214 S. Lucia Ave.	3-unit residential condominium development	Categorically Exempt	Alex Plascencia x2405
2405 Rockefeller Ln.	3-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
1436 Aviation Blvd.	Construction of a new 2-story commercial office building	Categorically Exempt	Anita Kroeger x2248
2729 Manhattan Beach Blvd.	Operation of a dog obedience training facility, gym, and retail sales with an existing commercial building	Categorically Exempt	Alex Plascencia x2405
611 N. Pacific Coast Hwy.	Operation of a club facility for the Fraternal Order of Eagles within an existing commercial building	Categorically Exempt	Anita Kroeger x2248

**Cc Memo Only:**

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



# CITY OF REDONDO BEACH

## PLANNING DEPARTMENT

### INTERDEPARTMENTAL REVIEW MEMORANDUM

**DATE:** March 20, 2013

**TO:** Mazin Azzawi (Jeff Townsend/John Mate/Cuong Dang) (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, March 11, 2013. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding each project.

Please provide your comments by Friday March 29, 2013.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2322 Carnegie Ln.	3-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
2012 Graham Ave.	2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
903 N. Catalina Ave.	Conditional Use Permit for operation of a 3,000-square foot restaurant with enclosed outdoor patio	Categorically Exempt	Alex Plascencia x2405
1000 Esplanade	6-unit residential condominium development	Categorically Exempt	Anita Kroeger x2248
1930 S. Pacific Coast Hwy.	Construction of a 4,300-square foot animal hospital	Categorically Exempt	Marianne Gastelum x2460
617 Torrance Blvd.	Construction of a car wash facility	Categorically Exempt	Anita Kroeger x2248

**Cc Memo Only:**

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



**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** February 26, 2013

**TO:** Mazin Azzawi (Jeff Townsend/John Mate/Cuong Dang) (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 project was submitted to the Planning Department on Monday, February 11, 2013. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the project.

**Please provide your comments by Thursday March 4, 2013.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2226 Artesia Blvd.	Conditional Use Permit for the operation of a dance studio within an existing commercial building	Categorically Exempt	Marianne Gastelum x2460
1061 and 1065 Avenue B	Parcel Map for subdivision to form 3 lots	Categorically Exempt	Alex Plascencia x2405
901 N. Catalina Ave./ 604 N. Catalina Ave./ 606 N. Catalina Ave.	Lot line adjustment	Categorically Exempt	Alex Plascencia x2405
816 – 818 S. Catalina Ave.	Construction of a 5-unit residential condominium project within the Coastal Zone	Categorically Exempt	Marianne Gastelum x2460

**Cc Memo Only:**

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



**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** January 31, 2013

**TO:** Mazin Azzawi (Jeff Townsend/John Mate) (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 project was submitted to the Planning Department on Monday, January 14, 2013. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the project.

Please provide your comments by Thursday February 7, 2013.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2016 Gates Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
2018 Gates Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
202 S. Irena Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
523 N. Maria Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum x2460
201-203 S. Prospect Ave.	Construction of two, 3-unit residential condominium projects	Categorically Exempt	Marianne Gastelum x2460

**Cc Memo Only:**

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