

**AGENDA – REGULAR MEETING  
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH  
WEDNESDAY MAY 7, 2014 - 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 7, 2014.
5. Approval of the following Minutes: Regular Meeting of March 5, 2014.
6. Receive and file the Strategic Plan Update dated April 15, 2014.
7. Receive and file written communications.

**IV. ORAL COMMUNICATIONS**

*Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

**V. EXCLUDED CONSENT CALENDAR**

**VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

**VII. EX-PARTE COMMUNICATIONS**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.*

## VIII. PUBLIC HEARINGS

8. Public Hearing to consider a request for removal of the property from the Potential Historic Resource List.

APPLICANT: Kim L. Wooden  
PROPERTY OWNER: Same as applicant  
LOCATION: **810-814 S. Catalina Avenue**  
CASE NO. 2014-05-COA-003  
RECOMMENDATION: Staff Recommends Approval

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

APPLICANT: Alan Vick  
PROPERTY OWNER: Same as applicant  
LOCATION: **211 Avenue E**  
CASE NO. 2014-05-LM-002  
RECOMMENDATION: Staff Recommends Approval

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

APPLICANT: Stephen Bopp  
PROPERTY OWNER: Same as applicant  
LOCATION: **306 N. Gertruda Avenue**  
CASE NO. 2014-05-LM-003  
RECOMMENDATION: Staff Recommends Approval

## IX. OLD BUSINESS

## X. NEW BUSINESS

## XI. SUBCOMMITTEE REPORTS

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

## XII. COMMISSION ITEMS AND REFERRALS TO STAFF

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

## XIII. ITEMS FROM STAFF

11. Notification of Planning Commission projects.

## XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **July 2, 2014** 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.*

May 1, 2014

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

**AFFIDAVIT OF POSTING**

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the May 7, 2014 Regular Meeting of the City of Redondo Beach Preservation Commission on Thursday, May 1, 2014, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach  
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach

  
\_\_\_\_\_  
Lina Portolese  
Planning Technician



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

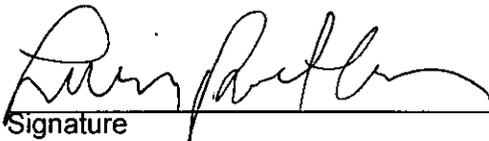
I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of May 7, 2014  
(agenda date)

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

Posted on: 5/1/14 at 4:30 PM  
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach

  
Signature

5/1/14  
Date:

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION MEETING  
MARCH 5, 2014**

**CALL TO ORDER**

A regular meeting of the Preservation Commission was called to order at 7:00 p.m. at City Hall, 415 Diamond Street, by Commissioner Callahan.

**ROLL CALL**

Commissioners Present: Callahan, Freeman, Jackson, Ritums, Matsuno, Penner-More

Commissioners Absent: None

Officials Present: Alex Plascencia, Assistant Planner  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

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

**APPROVAL OF THE ORDER OF AGENDA**

Motion by Commissioner Penner-More, seconded by Commissioner Ritums, to approve the order of agenda. Motion carried unanimously.

**CONSENT CALENDAR**

- Approval of affidavit of posting for the March 5, 2014 Preservation Commission meeting agenda
- Approval of minutes of the January 15, 2014 special Preservation Commission meeting
- Receive and file the February 18, 2014 Strategic Plan Update
- Receive and file written communications

Motion by Commissioner Freeman, seconded by Commissioner Penner-More, to approve the Consent Calendar. Motion carried unanimously.

**ORAL COMMUNICATIONS**

None.

**EXCLUDED CONSENT CALENDAR**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

**EX PARTE COMMUNICATIONS**

None.

## **PUBLIC HEARINGS**

### Public Hearing to Consider a Request for Removal of Property at 810-814 S. Catalina Avenue from the Potential Historic Resource List.

Planner Plascencia advised that further information is required to render a decision; therefore he recommended continuing the case.

Motion by Commissioner Freeman, seconded by Commissioner Matsuno, to continue the item to a future meeting date. Motion carried unanimously.

### Public Hearing to Consider a Request of a Certificate of Appropriateness to Permit a One-Story Addition and Exterior Building Improvements to a Landmark Designated Building, and Construction of a Two-Story Dwelling Unit with 3-Car Garage on Property Located in a Low Density Multi-Family Residential (R-3A) zone.

Planner Plascencia reviewed the request and described the property location and zoning. He said the property was built in 1913, is rated "B" on the historic survey, and was designated a historic landmark in 1994. He displayed a photo of the property, pointing out permitted structures including a 1965 rear addition and a garage built in 1929. He said the remaining structures are unpermitted. He said the property is an excellent example of Craftsman architecture and the addition will rectify existing building code violations. He said the new rear dwelling will have a 19' rear setback. He said the historic variance is requested to allow tandem parking. He said the applicant is planning to replace non-period windows with a double-hung style and repair the siding. He said the original building front façade will remain unchanged and the small addition in the rear is designed to be complimentary yet distinguishable from the original structure. He concluded by recommending approval of the request.

In response to Chairperson Callahan, Planner Plascencia said the building will be reassessed; and the Mills Act will apply to the original building while the new addition will be assessed at market value.

Miles Pritzkat, project architect, introduced himself.

Chairperson Callahan complimented the project.

In response to Commissioner Matsuno, Planner Plascencia said the siding on the addition differs from the original structure in order to comply with the Secretary of Interior Standards to distinguish new construction from original structures.

Commissioner Freeman requested to have more information regarding the Secretary of Interior requirements before the next meeting.

Planner Plascencia said the original brick foundation and the new concrete foundation are also distinctively different features of the project.

Commissioner Matsuno preferred to continue the horizontal siding on the addition.

In response to Commissioner Penner-More, Mr. Pritzkat said he and his client sought to render the addition distinct from the main building. He suggested substituting a horizontal siding of a different dimension on the addition.

In response to Commissioner Jackson, Mr. Pritzkat said that he and his client agreed that the main house should remain significant and their goal was to increase its viability and usefulness and provide something for the future. He said they agreed the rear building would not be visible from the front.

Commissioner Freeman suggested using original colors for the exterior.

Planner Plascencia said the exterior color could be determined by the Minor Alterations committee as a resolution condition or it could be left to staff's discretion.

Commissioner Matsuno commended the owner for investing in and restoring the property, adding that he will not insist on choice of siding.

Joe Lenihan, property owner, said he is looking forward to restoring the property which he said was previously a neighborhood eyesore and nuisance. He said he has extensive experience with historic preservation. He said the additional income from the rear addition will help maintain the historic structure. He anticipated project completion in 18 months' time.

Marcie Guillermo, resident, expressed concern regarding the potential impact to neighbors. She requested consideration for the location of neighbors' bedrooms. She said historic landmarked property owners receive a huge tax break and should keep their homes appropriately maintained. She stressed the importance of being sensitive to neighbors and their privacy.

Planner Plascencia stated that the historic variance will be noticed prior to the Planning Commission hearing process to owners within a 300' radius of the property. He said that code requires air conditioning units to be located 5' from the property line. He said the historic variance is an incentive to retain historic structures and staff believes the project is a well-designed and functional project.

Ms. Guillermo said the property owners should have been notified about the Preservation Commission hearing.

Motion by Commissioner Ritums, seconded by Commissioner Penner-More, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Matsuno, seconded by Commissioner Ritums, to approve the Exemption Declaration and Certificate of Appropriateness to permit construction of a one-story addition to the main residence and a two-story detached unit with a three-car garage subject to the conditions set forth and recommend that the Planning Commission grant approval of an Historic Variance.

Chairperson Callahan said the exterior color will be approved by the Minor Alterations subcommittee.

The motion carried unanimously.

#### **UNFINISHED BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **SUBCOMMITTEE REPORTS**

None.

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

Chairperson Callahan complimented the owners of the former Eagles building on Catalina Avenue for the historic restoration work there.

Planner Plascencia added that the building is currently being considered for a preservation award. He answered that the building is rated "B" on the historic survey and is a potential historic resource.

In response to Commissioner Jackson, Planner Plascencia reported that staff has received numerous calls from potential developers of the site at 521-527 S. Broadway. He said the existing church building was constructed in 1947-49.

#### **ITEMS FROM STAFF**

Planner Plascencia referred to the interdepartmental memo in the agenda packet, which he said includes items going to the Planning Commission or being considered as a discretionary measure.

#### **ADJOURNMENT**

Motion by Commissioner Jackson, seconded by Commissioner Penner-More, to adjourn the meeting. Motion carried unanimously.

Chairperson Callahan adjourned the meeting at 8:09 p.m. to the next regular meeting on May 7, 2014.

Respectfully submitted,

---

Alex Plascencia  
Assistant Planner



---

# Memorandum

---

Action Date: April 15, 2014

To: CITY COUNCIL  
From: STEVE ASPEL, MAYOR  
Subject: ADOPTION OF STRATEGIC PLAN

## RECOMMENDATION

1. Adopt the 2013-2016 City of Redondo Beach Strategic Plan six-month objectives established at the March 28, 2014 Strategic Planning Workshop
2. Set October 9, 2014 for the next Strategic Planning Workshop.

## EXECUTIVE SUMMARY

At its March 27, 2014 workshop, the City Council reviewed the city's Strategic Plan goals for 2013-2016 (not in priority order):

- Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park
- Improve public infrastructure and facilities
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement

The City Council established six-month objectives attached to this report and scheduled for the next workshop for October 9, 2014.

## BACKGROUND

The Strategic Planning workshop was facilitated by Marilyn Snider and Associates, and attended by the Mayor, City Council Members and executive staff. It featured City Council team-building for Council followed by a review of the 2013-2016 Strategic Plan goals; an analysis of strengths, weaknesses, opportunities and threats; and development of the new six-month objectives for each of the Strategic Plan goals.

Should the City Council adopt the updated Strategic Plan, the Mayor and City Manager will report progress on the six-month objectives every month as a City Council discussion item.

**COORDINATION**

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

**FISCAL IMPACT**

Funds for activities related to Strategic Planning are included in the Mayor and City Council FY 2013-14 Budget.

Attachment:

- 2013-2016 Strategic Plan and Six Month Objectives

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

**STRATEGIC PLANNING RETREAT**

March 27, 2014 • Redondo Beach Library

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

**MISSION STATEMENT**

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

**VISION STATEMENT**

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

**CORE VALUES**

not in priority order

The City of Redondo Beach values . . .

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

**THREE YEAR GOALS**

2013-2016 • not in priority order

- ▶ **Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park**
- ▶ **Improve public infrastructure and facilities**
- ▶ **Increase organizational effectiveness and efficiency**
- ▶ **Build an economically vital and financially sustainable city**
- ▶ **Maintain a high level of public safety with public engagement**

**NEXT STEPS/FOLLOW-UP PROCESS**

<b>WHEN</b>	<b>WHO</b>	<b>WHAT</b>
March 28, 2014 (Friday)	Asst. City Manager	Distribute the retreat record to those who were unable to attend.
Within 48 hours of receipt	All recipients	Read the retreat record.
April 2, 2014	Management Team (Asst. CM – Lead)	Review the Current Internal Weaknesses/Challenges List for possible action items.
April 10, 20214	Asst. City Manager	Distribute the Strategic Plan to all employees on the email system.
By April 11, 2014	Department Heads	Present the Strategic Plan to staff.
At the April 15, 2014 City Council Meeting	City Council (Mayor – lead)	Present the updated Strategic Plan to the public.
By May 31, 2014	Department Heads	Share the updated Strategic Plan with their commission(s).
Monthly	Mayor, City Council, City Manager	Monitor progress on the goals and objectives and revise objectives (add, amend and/or delete), as needed.
Monthly	City Manager	Prepare and distribute the updated Strategic Plan Objective Monitoring Matrix to the City Council and Department Heads for distribution to their staff and on the website.
October 9, 2014 (Thursday) 8:00/8:30 am – 3:00 pm	Mayor, City Council, City Manager and Management Team	Strategic Planning Retreat to: - assess progress on the Strategic Plan - develop strategic objectives for the next 6 months

## **S.W.O.T. ANALYSIS**

Strengths – Weaknesses - Opportunities - Threats

### **STRENGTHS AND ACCOMPLISHMENTS OF THE CITY OF REDONDO BEACH SINCE THE SEPTEMBER 12, 2013 STRATEGIC PLANNING RETREAT**

#### Brainstormed List of Perceptions

- Hiring of new firefighters and paramedics
- Balanced the budget
- Managing programs through a federal government shutdown
- Received an award for financial management
- Received an award for excellence in IT practices
- Capital Improvement project by kiosk in Riviera Village with the shuttle stop
- Passed a resolution unanimously opposing the new AES power plant
- Finalized plans for transient vessel mooring field
- Initiated recreational programming at the 200 North Pacific Coast Highway site
- Became interveners in the AES power plant application process
- Finalized an MOU with Center Cal Properties
- Doubled the occupancy of the Pier Plaza Leasehold
- Improved bond rating of Aa2 of the 2004 wastewater bonds
- Refunding of the 2004 wastewater bonds with positive results
- Approved the initiation of a \$12 million renovation of Sunrise Hotel
- North Branch Library is open an additional day each week
- Completed \$1.5 million of wastewater system improvements
- Reached agreement with the PSA labor group
- Increased revenues and usage of the Redondo Beach Performing Arts Center
- Completed infrastructure network replacement
- Hired a records manager in the City Clerk's office
- Hiring of police officers
- Hiring of a new library director
- Moving forward with the Waterfront Resort Project
- Adoption of the 2013-2021 Housing Element
- Two hotels in North Redondo almost completed
- Financial agreement by the City Council on a third hotel
- Approval of a cycle track on Harbor Drive
- Commenced cybersecurity awareness training for city staff
- Approved two new restaurants at the waterfront
- Completed a feasibility analysis of installation of LED lights in the Library parking structure
- Implemented a new medical insurance plan
- Approved the mid-year budget update
- Addressed the concerns of senior residents at Casa de Los Amigos
- Obtained \$400,000 in reimbursements for Planning services
- Established a moratorium on new power generation facilities in the coastal zone
- Initiated acquisition of the Marina Beach Leasehold
- Implemented Sire Agenda Workflow (electronic)
- Responded to the US Dept. of Transportation audit
- Presented the Seaside Lagoon Water Quality Report
- Conducted citywide harassment prevention training for staff
- Had a clean and unqualified city audit
- Conceptual approval of 2013 Leadership Redondo class project
- Approved a Beach Cities MOU for the development of an Enhanced Watershed Management Plan for storm water quality improvements

- Conceptual approval of the Meistrell Memorial sculpture
- Initiated construction of the first Library Emergency Generator Project
- Rated #1 out of 88 cities in LA County for financial reporting by the LA Grand Jury
- Plans and structures for the Transit Center

## **THE CITY'S CURRENT INTERNAL WEAKNESSES/CHALLENGES**

### Brainstormed List of Perceptions

- Declining employee morale
- Lack of personnel in Human Resources
- Current labor relations
- Inadequate succession planning for future retirements
- Lack of resources to address aging city facilities and infrastructure
- Inadequate number of staff for added goals and initiatives
- Approval of Center Cal plan
- Uncertainty of City Manager status
- 30-day retention policy for email
- Pending budget shortfall
- Lack of financial resources to meet employee compensation expectations
- Lack of staff resources
- Increasing personnel costs
- Lack of revenue growth
- High number of unfilled positions
- Lack of energy efficient policy and infrastructure
- City Manager unavailable
- Poor employee relations
- Lack an Human Resources Director
- Not enough police on the streets

## **EXTERNAL FACTORS/TRENDS THAT WILL/MIGHT HAVE A POSITIVE IMPACT ON THE CITY IN THE NEXT THREE YEARS**

### Brainstormed List of Perceptions

- Increased development activity
- Lifting of sequestration reductions
- Increase in passports
- Increase in tourism and TOT (transient occupancy tax)
- Positive economic trend
- Availability of external funding for the Transit Center
- Continued state law enforcement grant funding
- Stable fuel costs
- Increasing of cloud-hosted solutions
- Completion of the Redondo Beach Unified School District school construction projects
- Improved testing scores for the schools
- Increased property values
- Good summer weather
- Private investment at the waterfront
- Declining unemployment
- Improving stock market
- Balanced state budget
- Car share program with neighboring communities
- LARICS: LA County's interoperable radio system
- County expenditures on our beaches
- AYSO international games

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

**Brainstormed List of Perceptions**

- Tsunami
- Fishkill
- Earthquake
- Increased homeless population
- Realignment; AB 109 – early release of prisoners
- Labor relations and employee morale
- High employee turnover
- Drought
- Increased PERS costs
- Unfunded mandates
- Cuts in the US defense industry
- Poor candidate pool for new hires
- Vladimir Putin
- Mobility of employees
- Poor summer weather
- Losing Nordstrom
- NIMBYism
- Rising fuel costs
- Increase in the minimum wage
- Unfavorable media attention
- Regional competition for retail sales dollars
- Increased crime
- Impacts of the Affordable Care Act
- Changes to the Fair Labor Standards Act
- Storm water regulations
- Workers compensation regulations
- Increased state environmental requirements



# **STRATEGIC PLAN ELEMENTS**

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

## **“SWOT” ANALYSIS**

Assess the organization's:

- Internal **S**trengths      - Internal **W**eaknesses
- External **O**pportunities      - External **T**hreats

## **MISSION/PURPOSE STATEMENT**

States WHY the organization exists and WHOM it serves

## **VISION STATEMENT**

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

## **CORE VALUES**

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

## **THREE YEAR GOALS**

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

## **KEY PERFORMANCE MEASURES**

What success will look like upon achievement of the goal

## **SIX MONTH STRATEGIC OBJECTIVES**

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

## **FOLLOW-UP PROCESS**

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

# CITY OF REDONDO BEACH SIX-MONTH STRATEGIC OBJECTIVES

March 27, 2014 – September 15, 2014

ACM=Assistant City Mgr CD=Community Development PW=Public Works WED=Waterfront and Economic Development CS=Community Services

THREE-YEAR GOAL: <b>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK</b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. April 30, 2014	WED Director	Present to the City Council for consideration the final documents to purchase the Redondo Beach Marina Leasehold.				
2. At the May 20, 2014 City Council meeting	PW Dir. – lead, WED Dir., Harbor Dir., CS Dir.	Present to the City Council options for the development of Moonstone Park.				
3. July 31, 2014	CD Dir. and PW Dir., with input from the Police Chief and City Attorney	Initiate discussions with the Riviera Village Association (RVA) Business Improvement District (BID) regarding options for outdoor dining and a possible streamlined outdoor dining permit process.				
4. July 31, 2014	Harbor Master and City Attorney	Present to the City Council for review guidelines for paddle sports in King Harbor.				
5. Sept. 15, 2014	City Manager -lead, CD Dir., and PW Dir.	Complete the planning, including staffing, for the three Artesia Mini-Strategic Plan tasks: the renaming of Artesia Blvd., the Specific Plan for Artesia Blvd, and the potential formation of a Business Improvement District (BID).				
6. FUTURE OBJECTIVE At the _____ City Council meeting	PW Dir., with input from the Harbor Commission and business community	Recommend to the City Council for action options for a new name for Torrance Blvd.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. June 30, 2014	PW Dir., working with neighboring cities	Prepare a draft Enhanced Watershed Management Plan for compliance with the new Municipal Storm Water Permit.				
2. June 30, 2014	PW Dir., working with the Police Chief and CD Dir.	Complete security improvements at selected city facilities.				
Sept. 1, 2014	Police Chief, working with the PW Dir.	Develop and implement a schedule for the replacement of street parking meters in Riviera Village.				
4. Sept. 15, 2014	CS Dir., working with the City Attorney and CD Dir.	Present to the City Council for consideration an ordinance for funding public arts projects in Redondo Beach.				
5. FUTURE OBJECTIVE	Police Chief	Identify future phases for replacement of parking meters citywide, including a funding mechanism.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. May 1, 2014	City Clerk and IT Dir.	Complete the roll out of agenda laptops to the City Council.				
2. At the May 6, 2014 City Council meeting	City Clerk - lead, Treasurer, City Attorney	Present to the City Council for discussion and potential direction charter changes (e.g., modifying term limits, adjusting City Treasurer duties) for the Nov. 4, 2014 ballot.				
3. At the June 3, 2014 City Council meeting	IT Dir., working with the City Clerk, City Manager, City Attorney	Prepare a budget request for City Council consideration for a comprehensive update of the city's website, customer service technology, social media tools and required staffing.				
4. Sept. 15, 2014	Finance Dir. - lead, City Attorney, City Manager, City Clerk	Recommend to the City Council for consideration an ordinance to modernize the city's purchasing limits.				

**THREE-YEAR GOAL: BUILD AN ECONOMICALLY VITAL AND FINANCIALLY SUSTAINABILITY CITY**

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. As part of the budget process	City Manager, working with the Department Heads	Present to the City Council for consideration by June 30, 2014 options to restore the remaining employee compensation reductions.				
2. Sept. 1, 2014	City Manager, working with all department heads and all union groups	Determine the feasibility of providing services to other entities, bringing services in-house or contracting services to increase revenue and achieve savings while maintaining a high level of service.				
3. Sept. 15, 2014	PW Dir., working with the City Attorney and City Manager	Present to the City Council for consideration a franchise agreement to contract with Athens Disposal for street sweeping.				
4. Sept. 15, 2014	City Attorney and City Clerk	Provide to the City Council for consideration options to amend the city's Utility Users Tax Ordinance.				
5. FUTURE OBJECTIVE	Finance Dir. and City Treasurer	Provide to the City Council for action options for integrating a local city dog licensing fee collection with veterinarians.				

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. July 1, 2014	Police Chief, working with the IT Dir. and PW Dir.	Provide training and fully implement the jail surveillance video camera system.				
2. At the July 1, 2014 City Council meeting	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the Redondo Beach Bail Schedule.				
3. At the July 15, 2014 City Council meeting	Police Chief and City Attorney	Present to the City Council for consideration an ordinance to regulate parking in municipal public parking lots.				
4. Sept. 15, 2014	Police Chief, working with the HR Dir. and with the Mayor who is assisting with recruiting	Hire and retain 96 sworn personnel to reach the budgeted 96 positions.				



---

# Administrative Report

---

**Preservation Commission Hearing Date:** May 7, 2014

**AGENDA ITEM:** 8 (PUBLIC HEARING)

**LOCATION:** 810-814 SOUTH CATALINA AVENUE

**APPLICATION TYPE:** REMOVAL FROM POTENTIAL HISTORIC RESOURCE LIST AND CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION

**CASE NUMBER:** 2014-05-COA-003

**APPLICANT'S NAME:** KIM L. WOODEN

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for removal of the property from the Potential Historic Resource List and Certificate of Appropriateness for demolition pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code.

**RECOMMENDATION**

It is recommended that after considering all evidence and testimony the Preservation Commission make the findings contained in this report:

- 1) Approving an Exemption Declaration; and
- 2) Granting the removal of the subject property from the Potential Historic Resource List; and
- 3) Granting a Certificate of Appropriateness for demolition of the structures.

**EXECUTIVE SUMMARY**

This case was previously presented to the Preservation Commission as a case simply requesting for Removal from the List of Potential Historic Resources on November 6, 2013. The Commission voted to deny the request. However, incomplete findings were made and not all of the criteria were considered. After review by the City Attorney's office and Planning Division staff it was concluded that a new hearing should be conducted by the Preservation Commission and new findings be considered. The new request is for a Certificate of Appropriateness for demolition and a request for Removal from the Potential Historic Resource List for the property located at 810-814 S. Catalina Avenue. The adoption of an Exemption Declaration pursuant to the California Environmental Quality Act (CEQA) is also required.

**BACKGROUND**

At the November 6, 2013 meeting, the Preservation Commission voted to deny the applicant's request for Removal of the property from the List of Potential Historic Resources. Upon further review, of the resolution it was determined that the findings made by the Commission at the November meeting were incomplete. As a result, the case must be presented to the

Commission as a new hearing based on the new complete set of findings applicable to the case.

In addition, the public notice for this case did not clearly state that the demolition request was being considered. The purpose of a public notice is to broadly describe all possible topics or actions that relate to the case and that could be discussed during the hearing. In this case, there was no mention of the requested building demolition only the actual request for Removal from the List of Potential Historic Resources.

The question as to whether this project needed to undergo additional review under the California Environmental Quality Act (CEQA) review arose during staff review as well. Based on the opinion of the City Attorney, it was determined that the Preservation Commission could make the finding for exemption based on verifiable evidence that the project is exempt from review.

All background materials including the Historic Resource Evaluation and the staff report and supporting documents from the November 6<sup>th</sup>, 2013 Preservation Commission meeting are provided to supplement background information.

#### ANALYSIS

Provided below are the complete findings and criteria that must be considered in evaluating this request. For the property to be removed from the list of Potential Historic Resources, the Commission must determine that the structure meets the criteria as defined in the Historic Preservation Ordinance for the removal of properties from the List of Potential Historic Resources. For a Certificate of Appropriateness allowing demolition, the Commission must make the last finding. The Commission must consider only these findings in the formulating their decision. The complete criteria include the following:

- a) It is not identified with persons or events significant in local, state or national history; or
- b) It is not representative of notable work of a builder, designer, or architect; or
- c) Written verifiable documentation has been provided refuting the property meets the criteria for designation as a landmark as described in the Preservation Ordinance.
- d) Removal of the resource to another site is not feasible or practical.

In staff's evaluation all of the findings above can be made. This conclusion is supported by the following evidence. The City's directories were utilized to determine prior residents of the property, and it was concluded that there is no record of any persons or events significant in local state or national history that are associated with this property. Staff is also able to verify that the structure was built by local contractors over an extended period of time, and that this property is not the work of notable builder, designer or architect. The applicant has submitted their written verifiable evidence in the form of a Historic Structure Evaluation for the property prepared by Kaplan Chen Kaplan in May 2013. The report makes these findings and has concludes that the structure does not merit a "B" rating based on evidence provided in the report. Staff concurs with the results of this evaluation.

## ENVIRONMENTAL EVALUATION

Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines Implementation of the California Environmental Quality Act (CEQA).

## CONCLUSION

It is important that the commission focus their decision on whether the evidence and testimony support the required findings. The applicant has provided written and verifiable documentation in the form of a full historic resource evaluation to demonstrate that the subject property does not merit a "B" rating. Based on the substantial evidence in the record, staff recommends that the Commission grant the removal of the subject property from the Potential Historic Resource List and grant the Certificate of Appropriateness for demolition.

## FINDINGS:

1. In accordance with Section 10-4.311 of the Redondo Beach Municipal Code, the proposed removal from the list of Potential Historic Resources is in accordance with the criteria set forth therein for the following reasons:
  - a. It is not identified with persons or events significant in local, state or national history.
  - b. It is not representative of the notable work of a builder, designer, or architect.
  - c. Written verifiable documentation has been provided refuting that the property meets the criteria for designation as a landmark as described in the City's Preservation Ordinance.
2. In accordance with Section 10-4.404 of the Redondo Beach Municipal Code, the proposed demolition of a Potential Historic Resource is in accordance with the criteria set forth therein for the following reasons:
  - a. Removal of the resource to another site is not feasible or practical.
3. The Preservation Commission based on written verifiable documentation hereby finds that the subject property does not meet the criteria to be considered a Potential Historic Resource.

**Administrative Report**

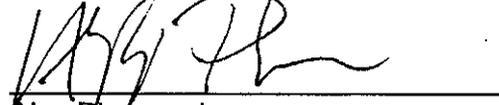
810-814 S Catalina Ave - Removal From Potential Historic Resource List

Page 4

May 7, 2014

4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

Submitted by:



---

Alex Plascencia  
Assistant Planner

Attachments:

- a. Staff report materials 11.6.13
- b. Historic Resource Evaluation, Kaplan Chen Kaplan



---

# Administrative Report

---

Preservation Commission Hearing Date: November 6, 2013

**AGENDA ITEM:** 10 (PUBLIC HEARING)  
**LOCATION:** 810-814 SOUTH CATALINA AVENUE  
**APPLICATION TYPE:** REMOVAL FROM POTENTIAL HISTORIC RESOURCE LIST  
**CASE NUMBER:** 2013-11-COA-002  
**APPLICANT'S NAME:** KIM L. WOODEN

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for removal of the property from the Potential Historic Resource List and advisory review of conceptual development plans for the construction of a 6 unit residential condominium project pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

**RECOMMENDATION**

It is recommended that after considering all evidence and testimony the Preservation Commission:

- 1) Grant the removal of the subject property from the Potential Historic Resource List (Resolution No. 2013-11-PR-004)

**EXECUTIVE SUMMARY**

The applicant requests that the Preservation Commission grant a request for removal from the Potential Historic Resource List for the property located at 810-814 S. Catalina Avenue. The applicant's property is listed as a "B-" rated Moderne style bungalow court in the historic resources inventory. The applicant has provided a Historic Resource Evaluation with related evidence to support the request per the Historic Preservation ordinance.

The applicant intends to demolish the structures within the near future for construction of a 6-unit condominium project. A conceptual rendering of the front elevation has been prepared and submitted by the applicant for the commission's advisory review.

**BACKGROUND**

The City's Historic Preservation ordinance distinguishes different types of potential historic resources in the historic resources survey through a rating system. A potential historic resource is defined as any improvement, building, structure, landscape, sign, feature, site, place or area that is: (1) listed in the City's Historic Resources Inventory with a National Register rating of 1-5 or a local survey rating of A or B; and/or (2) listed in the National register of Historic Places or California Register; and/or (3) that has been evaluated pursuant to the California Environmental

Quality Act and determined by the Planning Director to meet the criteria listed in (1) or (2) above. The importance of this classification is that per the City's Preservation ordinance, any "A" or "B" rated structures require Preservation Commission approval for any exterior alterations and "C" or "D" rated structures do not require Commission approval.

The City's Historic Preservation ordinance was amended in 2004. The update included among other amendments a provision for property owners to request removal of their property from the list of Potential Historic Resources. This provision of the Preservation Ordinance reads as follows:

***"Removal of a Property from the Potential Historic Resource List***

*The property owner of a property identified by the City as a potential historic resource may request that the property be removed from the list if he/she provides specific written and verifiable documentation refuting that the property meets the criteria for designation as a landmark as described herein. An example would be that the documentation is discovered that unknown architect designed a property that was thought to have been designed by a famous architect, or the structure has been altered to an extent that the historic integrity has been lost. The Commission shall review the request for removal following the same procedures identified in Sections 10-4.306, 10-4.308 and 10.4.309 herein."*

The subject property is listed in the Historic Resources Survey as a "B-" rated Moderne style bungalow court and incorrectly identifies the structure as built in the 1930's. The Resources Survey has established the rating system for all historic structures and defines the "B" rating as the following:

*"B rated buildings are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on results of research."*

**DESCRIPTION OF RESOURCE**

The property consists of three buildings: two one-story buildings facing each other, and a two-story building at the rear of the property with dwelling units over garages. The property was built in different phases according to the City's building permit records. The earliest buildings constructed on the property were in 1941 and consist of the southern half of the bungalow building and a portion of the rear building. In 1948, northern half of the bungalow court was constructed. In 1954 permits were granted for construction of the remaining portions of the rear building. The building placement is designed around a centered courtyard with larger yard area separating the rear building from the other two structures. In terms of design, the buildings are modest in design with stucco exterior building finishes, flat roof designs, and minimal ornamentation.

The structure has limited exterior alterations, but also has visible deterioration to the building. Some of the exterior wood is clearly damaged along with moisture and dry rot visible around the structures. A detailed inspection report has been submitted by the application as part of this application.

**ANALYSIS**

For the property to be removed from the list of Potential Historic Resources, the Commission must determine that the structure currently does not meet the criteria for designation as defined in the Historic Preservation Ordinance. The criteria include the following:

- 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
- c) It embodies distinctive characteristics of a style, type, period, method of construction, or is a valuable example of use of indigenous materials or craftsmanship; or
- d) It is representative of notable work of a builder, designer, or architect; or
- e) Its unique location or singular physical characteristics represent an established and familiar visual feature or landmark of a neighborhood, community, or the City.

The applicant has submitted documentation in the form of a Historic Resource Evaluation to support the request and as required by the Historic Preservation ordinance. The report was prepared by Kaplan Chen Kaplan in May 2013, a consultant firm who meets the Secretary of Interior's Standards for the preparation of said reports. The report concludes that the subject property and structure does not merit a "B" rating based on evidence provided in the report.

With respect to criteria a), the structures do not exemplify the City's cultural, social, aesthetic or architectural history. The structures were all built in a period outside of the City's "Early Development Period 1888-1923" as defined by the City's Historic Context Statement. In addition, they were also constructed outside of the period of significance for bungalow court style housing in Southern California.

Furthermore, these buildings are not as architecturally elaborate as other bungalow courts in the City (ex: 207 S Broadway) that are in "B" rated category. Other bungalow courts which are better executed examples of the Bungalow Court style have lower ratings than the subject property (ex: 518 S Catalina Avenue). This property does not merit a "B" rating as other potential historic resources are better executed examples of the Bungalow Court style.

The "B" rating is a classification intended for structures that are "well designed buildings which research may prove to have a relationship to important events or persons in history." The building is not well designed, as it is a simple building with little ornamentation, and not a representative example of the Moderne or bungalow court style. The "B" rating is meant for buildings that are not quite as distinctive and well executed with respect to design as an "A" rated building, but that are "less unusual or distinctive in terms of age or architecture."

Properties in the "C" category include buildings that "reveal much of their original architectural style or design (not substantially altered) and are less likely to have historical importance. These buildings are fairly modest in architectural style or design and are less likely to have historical importance." This definition most closely resembles the resource since there are limited exterior alterations, the building is of modest design and because there are no important historical links or historical importance to the property and/or building.

With respect to Criteria b), c) d), and e), research of the City's Building Permits and Resident and Business directories has shown that the property is not identified with persons significant in

**Administrative Report**

November 6, 2013

810-814 S Catalina Ave - Removal From Potential Historic Resource List

Page 4

local, state or national history as per criteria b). The consultant's Historic Resource Evaluation report demonstrates that the building does not meet criteria c) as the property was not constructed as a bungalow court, but was instead built in phases with simple materials. In terms of criteria d), the structure is not associated with or a notable work of a builder, designer, or architect. Lastly, the building is not in a unique location or does it represent a singular physical characteristic representing an established and familiar visual feature or landmark of a neighborhood, community, or the City as listed in criteria e). The context for the neighborhood along Catalina Avenue has changed substantially from the time structure was built.

**ADVISORY DESIGN REVIEW**

With requests for removal of Potential Historic Resources from the Resources survey, plans are typically provided for the replacement project. The plans are submitted for the Commission's advisory review of the project design. The applicant has provided conceptual colored renderings of the front elevation of the project. The structure has been designed to incorporate some Craftsman and Bungalow influences to the exterior of the building.

However, in the past the Commission has deemed that it would review the design of replacement projects associated with demolition of potential historic resources if the neighborhood context was made up of historic buildings. In this case, there are limited historic structures along this portion of Catalina Avenue. The majority of the buildings in this area are condominiums and mid-century buildings.

**SUMMARY AND CONCLUSION**

The applicant has provided documentation to demonstrate that the subject property does not merit a "B" rating based on a comparison of other historic resources and independent evaluation of the structure. Based on this evidence, staff recommends that the Commission grant the removal of the subject property from the Potential Historic Resource List

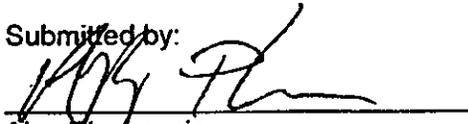
**COORDINATION**

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

**FISCAL IMPACT**

None.

Submitted by:



Alex Plascencia  
Assistant Planner

**Attachments:**

- a. Resolution No. 2013-11-PR-004
- b. Inspection report, 7.11.13
- c. Historic Resource Evaluation, Kaplan Chen Kaplan

**RESOLUTION NO. 2013-11-PR-004**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING THE  
REMOVAL OF PROPERTY LOCATED AT 810-814 S.  
CATALINA AVENUE FROM THE LIST OF POTENTIAL  
HISTORIC RESOURCES PURSUANT TO THE  
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE  
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to remove the property located at 810-814 South Catalina Avenue from the List of Potential Historic Resources pursuant to Chapter 4, Title 10 of the Municipal Code; and

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

WHEREAS, on November 6<sup>th</sup>, 2013, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history. The buildings were not constructed in in the "Early Development Period 1888-1923" nor do they reflect special elements of the architectural history.

SECTION 2. The building is not identified with persons or events that are significant in local, state or national history.

SECTION 3. The building does not embody distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. The structure is not a valuable example of the Moderne or bungalow court style.

SECTION 4. The building is not representative as a notable work of a builder, designer, or architect.

SECTION 5. The property is not of unique location or of singular physical characteristic(s) which represent an established and familiar visual feature or landmark of a neighborhood, community or the City.

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

**SECTION 1.** Based on the findings contained herein, the Preservation Commission hereby approves the removal of the property located at 810-814 S. Catalina Avenue from the List of Potential Historic Resources.

**SECTION 2.** That the building be made available to any interested parties to salvage materials from the existing building, or that all wood windows be removed and donated to a salvaged materials organization.

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

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of November, 2013.

---

**Vicki Callahan, Chairperson  
Preservation Commission  
City of Redondo Beach**

The foregoing resolution was adopted on November 6<sup>th</sup>, 2013 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED AS TO FORM:**

---

**Cheryl Park  
Assistant City Attorney**

**810-814 South Catalina Avenue  
Redondo Beach, California**  
Historic Resource Evaluation

May 31, 2013

Submitted by:

Kaplan Chen Kaplan  
2526 Eighteenth Street  
Santa Monica, CA 90405

David Kaplan, Historic Architect  
Pam O'Connor, Architectural Historian

### ***Executive Summary***

Kaplan Chen Kaplan conducted an historic resource assessment of a multi-family residential complex located at 810-814 S. Catalina Avenue in Redondo Beach, California. The complex consists of buildings constructed and added onto at different times (1941, 1948, 1953) by different owners. The initial buildings, the southernmost units and a portion of the rear unit were constructed on a single parcel in 1941. The parcel to the north was consolidated with the south parcel and the rear building was added onto in 1948. The northern units were constructed in 1953 and in 1954 additional second-story units were added to the rear building. The two one-story buildings face each other, sited perpendicular to the street, and a two-story building is sited at the rear of the parcel, parallel to the street. The simple, utilitarian construction of the buildings imparts a general Moderne styling. When completed, the configuration was of a bungalow court.

The complex was rated a "B-" in the City's 1986 Historic Resources Reconnaissance Survey. Based on further study and evaluation it appears that the house and setting do not possess the requisite features to merit the B- rating as it was not designed as a bungalow court and did not achieve the bungalow court configuration until mid-20<sup>th</sup> Century well after the period of significance for bungalow courts in Southern California. The design of the buildings is unremarkable and materials and construction techniques were typical of speculative buildings. No historic events or personages are associated with the building at 810-814 S. Catalina Avenue. The bungalow court complex does not meet the criteria for eligibility to the National Register of Historic Places or the California Register of Historical Places nor is it a potential contributor to a historic district.

### ***Residential Development in Redondo Beach***

Utilized by the earliest human inhabitants, current day Redondo Beach became part of the Dominguez Rancho in 1854 when Manuel Dominguez received the patent for the Rancho San Pedro. Portions of the Rancho were sold off and some early attempts at industrialization occurred in the 1860s with the intermittent operation of the Pacific Salt Works at the Old Salt Lake site. With the dissolution of the Ranchos in the 1860s and the coming of the railroads in the 1870s, Southern California changed from open range to small farms and towns. In 1889 the Santa Fe Railroad reached Redondo Beach and the city also began developing as a port.

Thus began the urbanization of Redondo Beach. The *City of Redondo Beach Context Statement* states: "The boom of the 1880s was largely an urban phenomenon. Although land was sold in farm size parcels as well as town lots and continued to be prized for farming and orchards, the emphasis had clearly shifted to town building." The early town was laid out under Charles Silent and partners including N. R. Vail and Dan McFarland. The village plan used "romantic street names evocative of the Spanish period and, cleverly included names of Dominguez family women" (i.e., Lucia, Juanita, Maria, Irena). "Pebbles from the beach front included a variety of precious and semi-precious stones, so the intersecting streets were given jewel names like Diamond, Emerald and Carnelian and Agate.

Early town developers envisioned a resort and commercial center. Development of piers, ship and pleasure boat landings as well as beach and beachfront amusements began to take place. The large Redondo Hotel with park-like grounds was to the south while railroad yards and industrial functions lay to the north. The evolution of rail transportation was important to the development of Redondo Beach. The Santa Fe Railroad, with its interstate connections, chose Redondo Beach as its terminus. It incorporated the Redondo Beach Railway (later consolidated with the Southern California Railway) to connect to Los Angeles. Several other rail lines including the Redondo Railway and the Los Angeles and Redondo Railway were developed in the late 19<sup>th</sup> century. Into the early 20<sup>th</sup> century these rail lines grew providing important passenger and freight connections to Redondo Beach. As the Context Statement notes, "the years immediately following the electrification of the LA and Redondo Railway were prosperous ones for the city."

While previous real estate development groups established the physical character and development pattern, Henry E. Huntington spurred a significant period of development with his purchase of the Redondo Beach Improvement company and the Los Angeles and Redondo Railway in 1905. Buoyed by Huntington's confidence in the area, others followed. As the Context Statement observes: "within the original townsite, development also occurred as investors who had purchased lots prior to Huntington's investment subdivided and developed these sites, nearly completing the settlement of coastal Redondo Beach...the final result was that the region developed steadily, with a variety of areas to appeal to incoming residents."

Civic boosters also contributed to the City's growth in the early 20<sup>th</sup> century who established organizations including the Chamber of Commerce. The Context Statement states that "as a result of the community support, everyone who came to Redondo, left a booster with advertising buttons or brochures...efforts paid off. In 1900 the population had been 855; by 1910 it had grown to 2,935." And the population continued to grow with 4,913 residents in 1920 and almost doubling by 1930. Population growth pace slowed during the decade following the Great Depression growing to 13,092 in 1940 and picked up after World War II with 25,226 in 1950 and 46,984 by 1960.

### ***Courtyard Housing in Southern California***

In describing courtyard housing as a type, in *Courtyard Housing in Los Angeles*, authors Polyzoides, Sherwood and Tice state that "the dominant southern California multi-family dwelling type is the low-rise, high-density courtyard building...the earliest and most numerous examples of courtyard housing are simple repetitions of the single-family house arranged in series. The salient architectural rules of the typology were based on the pragmatics of construction, development, and user expectations. They were actually so obvious and explicit that most courts up to about 1925 were built not by architects, but by contractors who erected them with little understanding of their historical or social value. As the location, density, and quality of courtyard housing shifted to accommodate a growing upper-middle-class clientele, however, architects became increasingly involved with their design. Some architects made particular contributions within the specific typologies of the courtyard house, most notably Irving Gill in his Lewis Courts in Sierra Madre (1910) and the Horatio West Courts in Santa Monica (1919), Rudolph M. Schindler in his proposed Korsen Apartments in Hollywood (1921), and Richard Neutra

in the Strathmore Apartments in Westwood (1938).” They also observe “courts designed after 1910 reflected a strong concern with the architectural development of both the buildings and of the various aspects of the landscape. They introduced the possibility of variation from unit to unit within the confines of a strong overall typological idea.”<sup>1</sup>

The authors note that as “the dominant high-density type in the southland” courtyard housing could be “seen as a significant alternative to the illusory American dream of the freestanding house (or apartment house) in the landscaped park.” They also observe that the space enveloped by the court units is the primary organizing element. In its space-oriented, rather than object-oriented, approach, the courts’ sympathies lean toward the traditional city virtues of a defined public realm of streets and squares.” They go on to say “the ideal image of the suburban landscape (coupled with early buildings regulations safeguarding against earthquakes) kept the courts to a two-story limit. Within these limits courts had no need to advance or radically depart from common building technologies of the period from 1910 to 1930. Western frame and stucco or siding were their standard construction...the simplicity and inherent economy of the court model brought it wide support from contractors well into the 1930s.” In terms of design they state “the most dominant precedent, from both an organizational and an iconographic point of view, was the so-called Hispanic tradition.”<sup>2</sup>

In an article on “New Idea in Apartments” in 1912 the bungalow court was described as: “The community court’ idea, or plan, consists of taking two, and sometimes three or more city lots, each about 40 or 50 feet wide and from 120 to 150 feet deep, located reasonably close to the business part of the city, and constructing on the plot thus created a number of up-to-date and modernly equipped cottages, or bungalows, through the center of which runs a sort of park-way, or court. Such plots of ground will allow the building thereon of from eight to fifteen of these little individual homes.”<sup>3</sup>

Polyzoides et. al., provide a typological definition of courtyard housing which is a central courtyard with a “regularly configured public open space that provides both a means of access to private areas and a realm for public activity.” (note: “Public” refers to what today would be known as “common” space, private open space—that may be visually accessible to/from the street—but which is private open space rather and not open space for use by the public.) They go on to note that “in plan, the courtyard is typically rectangular; the area is carefully landscaped with both “hard” and “soft” elements in order to direct movement, to screen dwellings, or merely embellish...pedestrian access is incorporated into the courtyard and vehicular access is usually placed at the periphery. This basic differentiation defines in the dwellings a front and a back, a public and a service side. The internal structure of the dwellings is dominated by these rules of access. The width of the courtyard, and its relationship to the city beyond determine whether it is used as a contemplative place or merely as a route for pedestrian circulation.”<sup>4</sup>

The authors also note “dwellings are arranged around the court. Whether attached or detached, single story or maisonette, they are dominated by the ground plane and the

---

<sup>1</sup> Polyzoides, Sherwood and Tice, p. 9, 11

<sup>2</sup> Ibid, p. 9-10, 16

<sup>3</sup> Byers, Charles Alma, “New Idea in Apartments.”

<sup>4</sup> Ibid, p. 30

living amenities inherent in it. There is direct access from all dwellings, whether ground floor or upper level, to the ground. The passage from court to building or from level to level is always articulated as portico, porch, front yard or stair. Within the limited space of the court, building elements express or generate specific realms of activity and experience. Individual units vary considerably from court to court...despite these variations, the living spaces are always oriented toward the major central space, while services, such as kitchen or bathroom, line the sides and rear."

Polyzoides et. al., state that the courtyard type with units arranged in a "U" shape plan is "the most common and typical courtyard-housing scheme." They identify three types of "U" parti courtyards: those serving as passages; those that "are more generous, but simply define the courtyard as the sum of the pieces belonging to individual units; and those that offer a developed and independently formed courtyard with no focus on any one unit." The "Completed Courtyard" is configured such that an enclosed, landscaped area excludes "the city in all its manifestations." Typically, the central space is a regular grid, a rectangle or square dimensioned to accept a fountain at its center as a major object of sizeable volume. Surrounding surfaces are most often two stories in height and incorporate architectural elements at diverse scales." Closed courtyards "preclude major views from the buildings to their surroundings." The authors observe "where courts of this kind are found close to each other in the city they suggest an inward, closed world separated from the street."<sup>5</sup> The authors identify the evolution of the bungalow court into the "high-density courtyard apartment building" which began to be constructed in the 1950s. These buildings are two or three stories surrounding and opening upon a courtyard garden.<sup>6</sup>

### ***Neighborhood Development and Building Description and History***

The subject property is located on the 800 block of South Catalina Avenue between Knob Hill Avenue and Avenue A. In the early 20<sup>th</sup> Century, the neighborhood was sparsely settled with only a few single-family houses on the 700 block of South Catalina Avenue (note: Knob Hill Avenue was known as Marguerita Avenue at that time). A few houses had also been constructed on nearby parcels to the east. The first building constructed on the 800 South Catalina Avenue block was the one-story, four-unit structure and rear garage on the subject property. In the post World War II 1940s and 1950s the remainder of the block was developed with one and two-story multi-family housing types.

The subject buildings are located on two parcels in Clifton Lots, block one, parcels 14 and 15. The development pattern has the southern parcel being built first followed by construction on the northern parcel; the parcels have since then been consolidated into one property. The first building on the subject parcel at 814 S. Catalina Avenue was constructed in 1941 by the I. H. Hawkins Investment Company, listed as owner and contractor. City of Redondo Beach Building Permit 5503 was for "4 apts" and Building Permit 5504 was for "garages and apartment." The Sanborn Map from 1946 shows those buildings configured as four attached units sited perpendicular to the street and shows the rear units as dwellings.

---

<sup>5</sup> Ibid, pp. 38-41, 46-48

<sup>6</sup> Ibid, p. 212.

In 1948, then owner P. Horjes, constructed more units at the rear (City of Redondo Beach Building Permits 12196-98). This construction extended the rear unit to the north. The contractor was the "Beaty Construction Company." In 1953 the same owner, listed as Pauline Horjes, added four more units at 810 S. Catalina Avenue, the parcel to the north of the 1941 buildings. The front unit is larger than the other units and appears to contain two units listed on the building permit as 30 X 25 and 21 x 30. Three units sized 24 x 28 were also listed on the building permit. The contractor was the "Beattie Construction Co." In 1954 the owner was J. C. Rowan who added additional units over the rear garage (Redondo Building Permit 24665). Thus, the complex as configured today was constructed in segments in 1941, 1948, 1953 and 1954. The 1941 buildings were a speculative project and the potential for future adjacent development of the adjacent parcel with complementary buildings was likely considered, there were no specific plans for design of a complete bungalow court. The later additions appear to be designed to optimize the zoning potential of the site for residential units in addition to the existing units.

The building complex as configured today appears as a bungalow court. The two front buildings are sited perpendicular to the street. The units in each building are staggered, set wider apart at the street and stepping closer together as they move to the rear of the property. However they are not arranged symmetrically. A single walkway leads into the complex. This walkway is not centered but rather is closer to the southern building (814 S. Catalina Avenue) as it was built on that single parcel over a decade before the northern building was constructed. Thus the lawns in front of the northern units are wider than those in front of the southern units.

The buildings are not mirror images since the dimensions of the two parcels vary and the buildings vary as they were built over ten years apart and by different contractors. The one-story buildings have flat roofs. The front units of each building have asymmetrical fenestration arrangement on the street facing elevations. The units' entry doors are flanked by two windows on the courtyard side and by one window on the other side. The north front unit is larger than its southern counterpart. The elevations are stucco-clad and without any decorative elements. The doors of the units are positioned differently on the two facing buildings with the southern building including doors located on both courtyard facing and street facing elevations, while the north building's doors are all facing the central lawn area.

The rear building is two-story stucco-clad structure with flat roof that runs almost the width of the parcel. It has a central stairway that leads to a balcony walkway that provides access to the units. The second floor elevation contains doors and windows while the lower level is mostly blank wall with two doors.

City Directory research was conducted using both City Directory books and electronic records that also confirm the construction sequence. The apartments were rental units and the pattern of tenancy was typical with people living in the units for varying periods, usually only a few years. There were no persons identified who had any historic significance or who were associated with any historic events.

***National Register of Historic Places***

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

In addition, a resource must retain enough integrity to "convey its significance" (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register program provides technical assistance to aid local and state governments in applying criteria and analyzing integrity as well as guidelines for rehabilitation of historic properties, such as the "Secretary of the Interior's Standards for Rehabilitation."

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides criteria to measure whether association with a person or persons meets the threshold for historic significance:

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32 also states that "associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property."

## The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14, Section 4852), "because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar." It further states that "when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences."

California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others are be nominated through an application and public hearing process administered by the California Office of Historic Preservation.

The California Register automatically includes California properties listed or formally determined eligible for the National Register of Historic Places. Other historic resources require action by the State Historical Resources Commission to be listed in the California Register. Some resources including State Landmarks with numbers preceding No. 770 and California Points of Historical Interest require review and action by the Commission prior to listing, but are not subject to formal nomination and application procedures.

All other resources require formal nomination must go through an application process to be listed or formally determined eligible for inclusion to the California Register;

nominations may be made by individuals, organizations, or government agencies. Resources that require nomination include: 1) an historical resource or historic district; 2) an historical resource contributing to the significance of a nominated historic district; 3) a group of historical resources identified in historic resource surveys, if the survey meets the criteria and standards of documentation listed in Title 14, Section 4852(e); 4) an historical resource, a group of historical resources, or historic districts designated or listed as city or county landmarks or historical resources or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Office of Historic Preservation as meeting the California Register and approved by the Commission; or 5) an historical resource or a group of local historical resources designated under any municipal or county ordinance which has not been previously approved by the Office of Historic Preservation.

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

1. It 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14, Section 4852) "integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance."

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines the seven "aspects of integrity" and provides technical information on their application. Integrity is defined as "the ability of a property to convey its significance." To "retain historic integrity a property will always possess several, and usually most, of the aspects." For a historic 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."

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14): "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."

### ***City of Redondo Beach Historic Resource Preservation***

The City of Redondo Beach designates historic resources such as "buildings, structures, sites, places and districts within the City that reflect special elements of the City's architectural, artistic, cultural, historical, political, and social heritage."<sup>7</sup>

An historic resource may be designated a landmark, and an area may be designated an historic district if it meets one or more of the following criteria:

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

The ordinance also specifies that "nominations of an historic resource as a landmark shall be made only by application of the property owner or property owners representing a majority or controlling interest in the property on which the resource is located."<sup>8</sup>

### ***City of Redondo Beach Historic Resource Surveys***

The City of Redondo Beach conducted a citywide reconnaissance-level historic resources survey in two phases. The first phase was conducted in 1985 and surveyed

---

<sup>7</sup> City of Redondo Beach Zoning Code Section 10-4, 102

<sup>8</sup> City of Redondo Beach Zoning Code, Section 2, Ord. 2554

most of the original townsite area and two adjacent areas to the south: Clifton-by-the-Sea and Clifton Heights. According to the city's 1998 Preservation Plan "the survey results documented 1,400 individual buildings constructed on or before 1946—126 of these were determined individually significant while 712 were considered potentially significant as contributors to historic districts. The buildings reflect a variety of architectural styles and date primarily from the period of early settlement to pre-World War II."

A second phase of the survey was conducted in 1996 and included buildings which were 45 years of age or older and was focused on the North Redondo Beach area. This second survey phase "recorded 1,402 buildings. Sixty-four of the resources were determined potentially eligible for the National Register or for local designation. The majority of the buildings date from the post-World War II period of expansion."

The 1986 survey developed a rating system unique to Redondo Beach. In describing the rating system the 1986 survey stated that the consultant staff "drove through the entire study area on a street-by-street basis" and based on "this initial review, each structure (or group of structures) was assigned to one of four categories (A through D).

This rating system defined "A" resources as those "buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as an early church) and would be included. Many of these buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important persons or events."

The "B" category includes "buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research."

The "C" category includes "pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district."

And the "D" category includes pre-1946 buildings that are clearly not significant in terms of architectural style or have been substantially altered from the original style. While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category that are not altered or can be restored may contribute to a historic district.

### Evaluation of 810-814 South Catalina Avenue for Historic Significance

The apartments at 810-814 S. Catalina Avenue were given a rating of B- and listed as a Moderne Bungalow Court in the 1986 reconnaissance survey of potential historic resources. There was no reference to these buildings in the 2001 survey update.

Research shows that these units were not built as a bungalow court. The 1941 building, the first to be constructed, was not designed by an architect but was built by a speculative contractor. The buildings were constructed in a simple manner with inexpensive materials and construction techniques. In style they are closest to "Moderne" style, which is a streamlined style with minimal decoration. The subject buildings were minimal and utilitarian as speculative structures and thus could be considered to possess general attributes of the Moderne style, though not explicitly designed to be Moderne in style. The complex came to the bungalow court form with the later construction of buildings and additions in 1948, 1953, and 1954. The rear building that was constructed in segments is not of similar design to the bungalow court units from 1941 and 1948. The rear unit is basically a linear apartment building of no discernible style, without any architectural design features.

The bungalow court form was developed in Southern California in the early decades of the 20<sup>th</sup> Century peaking in popularity in the 1920s. Housing construction continued at a slow pace during the 1930s due to the impacts of the Great Depression and also at a slow pace in the World War II years of the 1940s. After the War the pace of housing production increased as the population of Southern California grew. By mid-century multi-family housing model moved toward the garden apartment courtyard and apartment building forms.

Based on further research and analysis, the courtyard buildings at 810-814 South Catalina Avenue do not meet the threshold for a "B/B-" for a number of reasons.

While the "B" rating allows for the inclusion of buildings that are "somewhat less unusual or distinctive in terms of age or architecture," the "B" rating requires that the building must be "well-designed." The bungalow court at 810-814 South Catalina Avenue was not designed as a bungalow courtyard. As a speculative building, it was quickly constructed in a simple manner with simple materials. There was no assurance that the adjacent parcel would ultimately be designed in a complementary manner to create a "courtyard." The period of significance of bungalow court architecture in Southern California was from 1900-1930. The bungalow court at 810-814 South Catalina Avenue came into completion well after this period.

In addition there is no relationship between the subject building and any historic events or persons. In terms of association with historic persons or events, "B" buildings are "those buildings likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research." For "C" buildings they are "less likely to have historical importance," while for "D" buildings the standard is that "information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely." There is no evidence that any person or event with significant links to the history of Redondo Beach lived at 810-

814 South Catalina Avenue and thus the complex does not meet the threshold for historic significance in terms of association or events.

The complex at 810-814 South Catalina Avenue does not meet the criteria for inclusion on the National Register of Historic Places or the California Register of Historical Resources as it is not a significant example of an architectural style or an important example of an early vernacular style nor is it associated with persons or events of historic significance.

The building at 810-814 South Catalina Avenue was rated a "B-" in the City's 1986 Historic Resources Reconnaissance Survey. Based on further study and evaluation it appears that the house and setting do not possess the requisite features to merit the "B-" designation. It is an unremarkable example of a bungalow court, and was not formally designed as a bungalow court. No historic events or personages are associated with the complex at 810-814 South Catalina Avenue. There is no potential for the building to be a contributor to an historic district as there is not a sufficient grouping of buildings for an historic district. Also, the building does not meet the criteria for eligibility to the National Register of Historic Places or the California Register of Historical Places nor is it a potential contributor to a historic district.

**REFERENCES**

Byers, Charles Alma. "New Ideas in Apartments," *Technical World*, Vol. 16 (February 1912).

City of Redondo Beach, Building Permits.

City of Redondo Beach, Planning Department. *A Photographic Collection of Historic Landmark Properties*, 2000.

*City of Redondo Beach Historic Preservation Plan*. 1998. City of Redondo Beach, Historic Preservation Program website:  
[http://www.redondo.org/depts/planning/historic\\_preservation/default.asp](http://www.redondo.org/depts/planning/historic_preservation/default.asp)

*City of Redondo Beach Historic Resources Survey Report*, 1986. Duncan-Abrams, Marguerite, and Milsivich, Barbara. *City of Redondo Beach Historic Context Statement*. 1995.

EDR, Aerial Photographs

EDR, City Directories of Redondo Beach.

Johnson, Kenneth Rayner. *Fun, Frustration and Fulfillment: An Historical Study of the City of Redondo Beach*. 1965.

Los Angeles Public Library, California Index

Polyzoides, Stefanos, Roger Sherwood and James Tice, *Courtyard Housing in Los Angeles*. New York: Princeton Architectural Press. 1992.

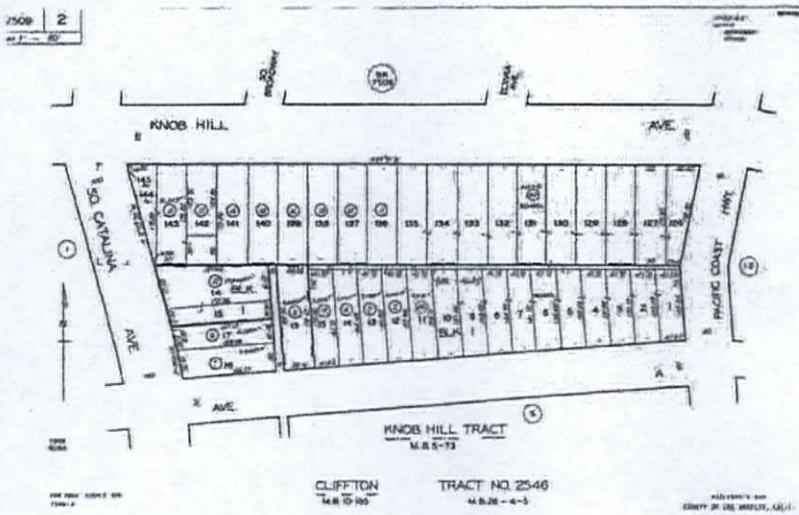
Sanborn Maps, 1916, 1946, 1959.

Shanahan, Dennis. *Old Redondo: A Pictorial History of Redondo Beach, California*. Redondo Beach: Legends Press, c. 1982.

Photographs & Illustrations



Aerial photo ca. 2012



Los Angeles County Assessors' Map



Aerial photo 1928

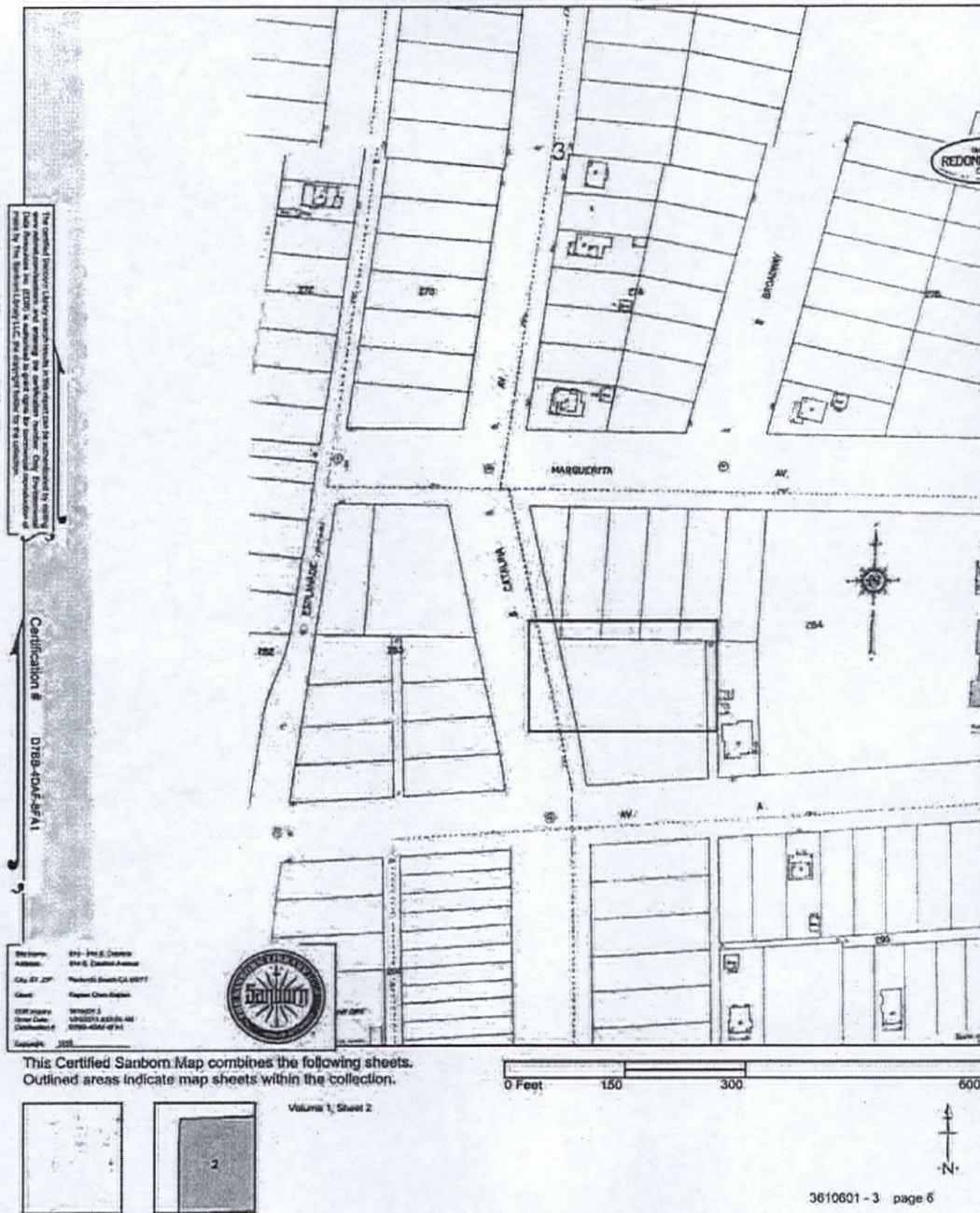


Aerial photo 1947



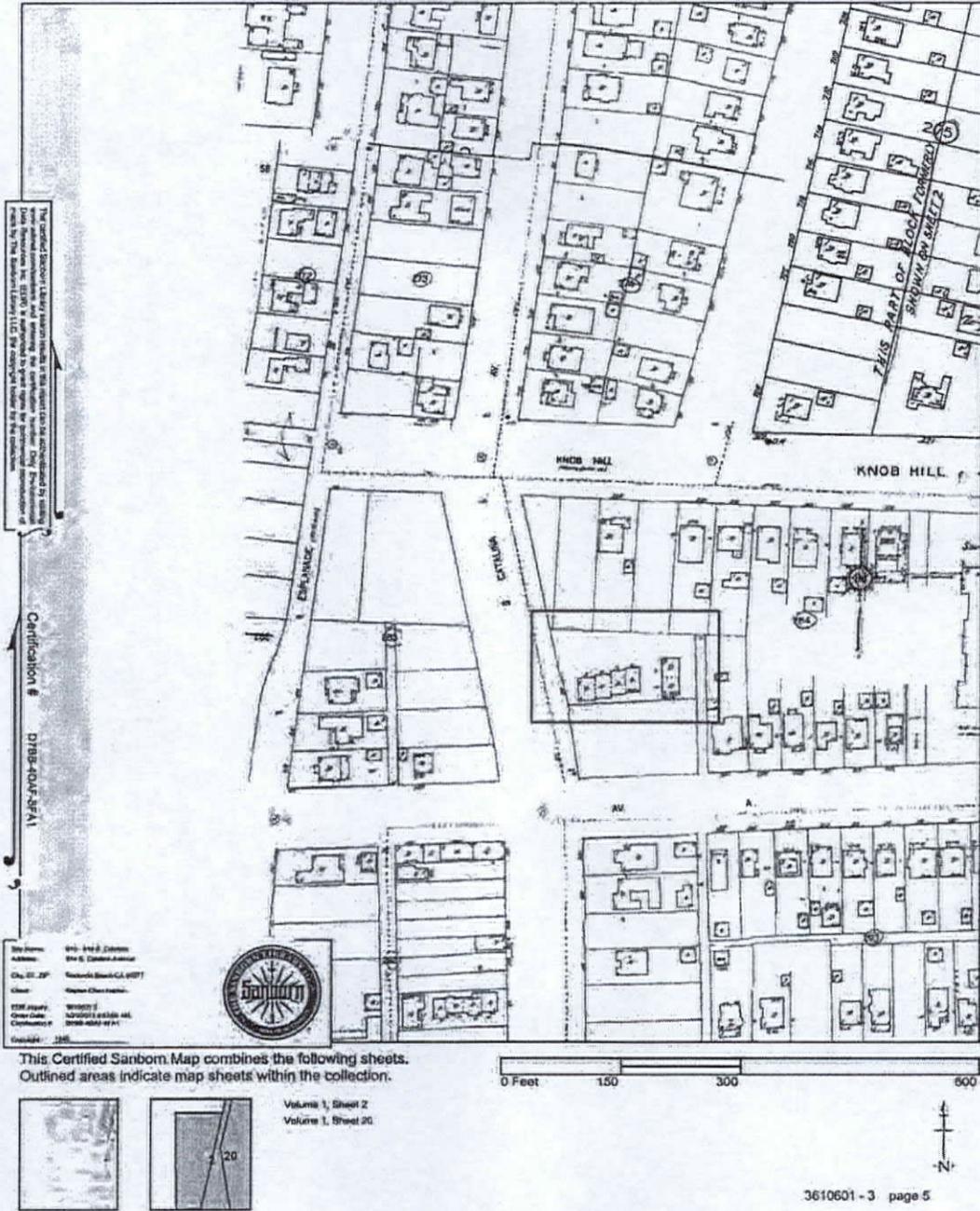
Aerial photo 1956

1916 Certified Sanborn Map



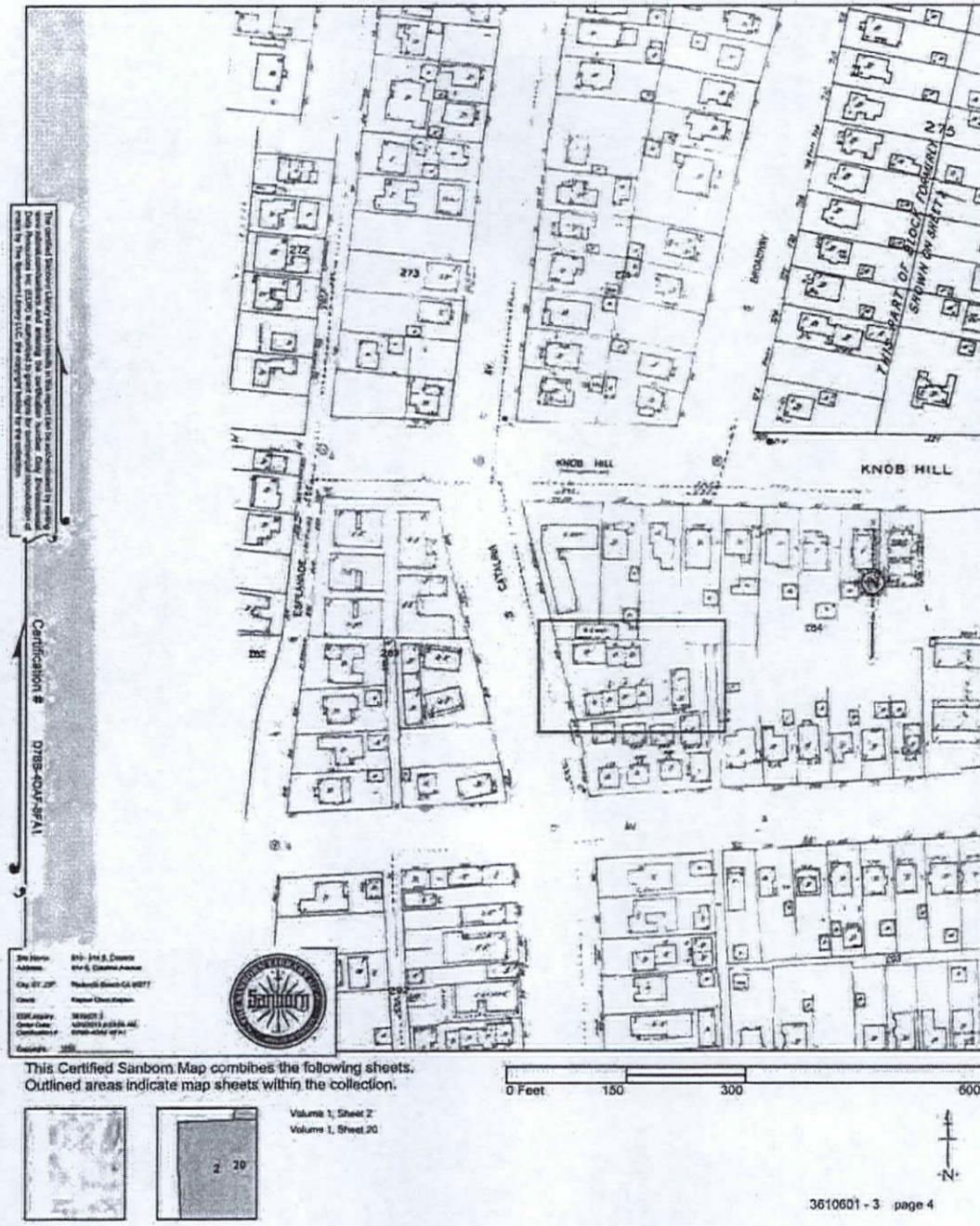
Sanborn Insurance Map 1916

1946 Certified Sanborn Map



Sanborn Insurance Map 1946

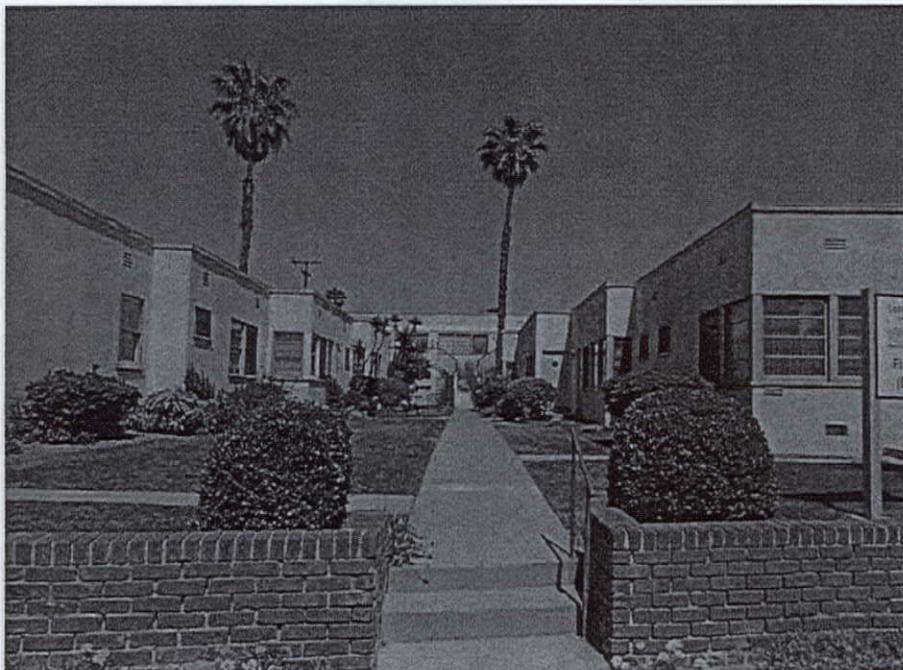
1959 Certified Sanborn Map



Sanborn Insurance Map, 1959



810-814 South Catalina Avenue



810-814 South Catalina Avenue



Westside of 800 block South Catalina Avenue across from 810-814 South Catalina Avenue



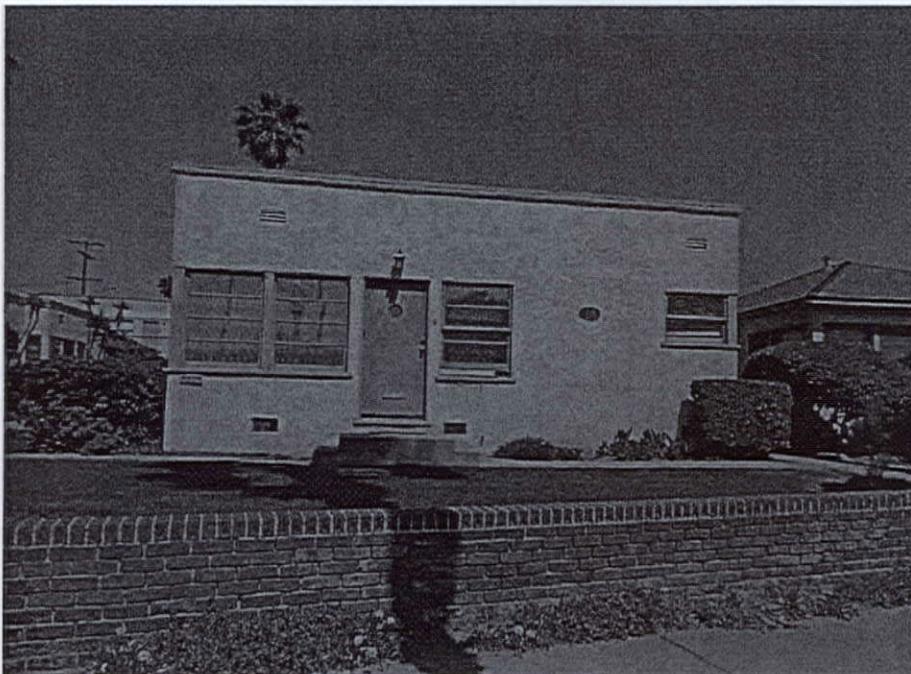
800 Block of South Catalina Avenue, looking north



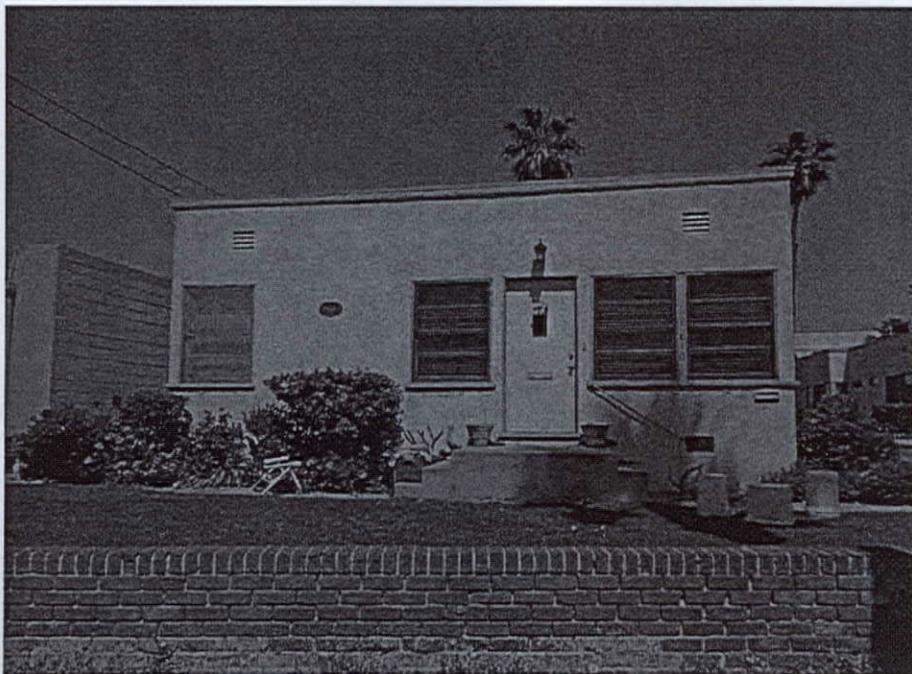
810 South Catalina Avenue



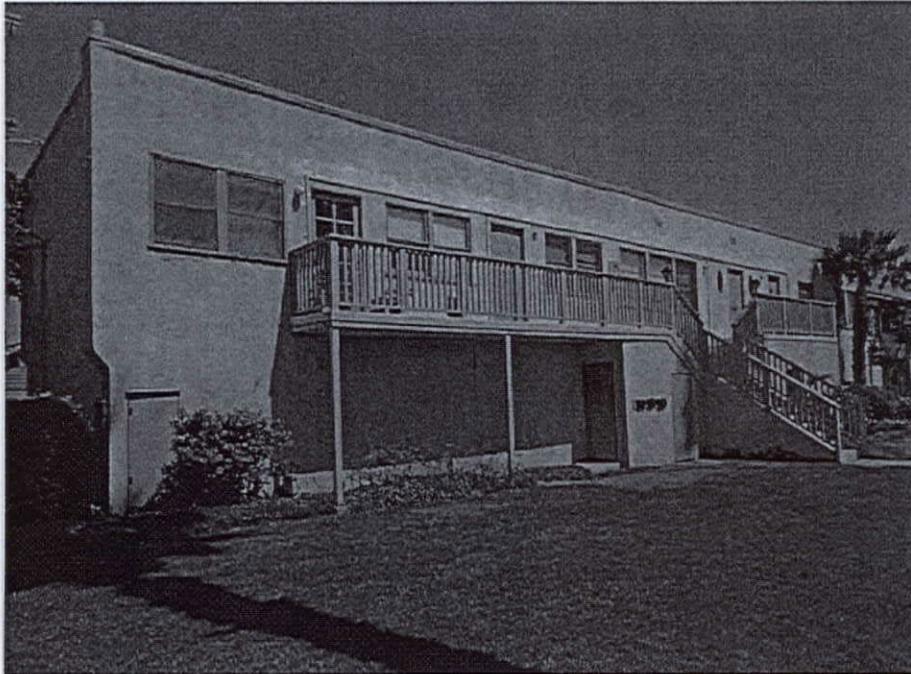
814 South Catalina Avenue



814 South Catalina Avenue



810 South Catalina Avenue



814 South Catalina Avenue



814 South Catalina Avenue



814 South Catalina Avenue

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

<b>A</b>		<b>APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 810 - 814 SOUTH CALALINA AVENUE			
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 14 & 15                      BLOCK: -1-                      TRACT: Clifton Tract			ZONING: R-3
RECORDED OWNER'S NAME: KKM LAUGHLIN LLC, attn.; KIM L. WOODEN MAILING ADDRESS: c/o First Light Property Mgmt./ attn Trevor Henson, 1001 Manhattan Beach Blvd., MB 90266 TELEPHONE: 888 / 773-7573 <a href="mailto:trevor@firstlightpropertymanagement.com">trevor@firstlightpropertymanagement.com</a> FAX:		AUTHORIZED AGENT'S NAME: Srour & Associates, LLC/ attn.: Elizabeth Srour MAILING ADDRESS: 1001 Sixth Street, Ste. 110, Manhattan Beach 90266 TELEPHONE: 310/ 372-8433 x 106 <a href="mailto:bunny@esrour.com">bunny@esrour.com</a> FAX: 310/372-8894	
<b>B</b> <b>PROJECT DESCRIPTION:</b> (Give the following data for the project:			
Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.  PLEASE SEE ATTACHMENT FOR RESPONSE TO THESE ITEMS			
Existing use(s) of site:			
Existing condition of structure:			
Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District.			

20132210



**OWNER'S AFFIDAVIT**

**Project address:** 810-814 S. Catalina, Redondo Beach, CA 90277

**Project description:** APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR  
REMOVAL OF PROPERTY FROM HISTORIC RESOURCES SURVEY LIST

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

Signature(s): *Kim L. Wooden*  
on behalf of ~~Wooden Family Trust~~ KKM Laughlin's LLC

Address: c/o First Light Property Management, attn: Trevor Henson  
1001 Manhattan Beach Blvd.  
Manhattan Beach, CA 90266

Phone No. (Res.) (888)773-7573 (Trevor Henson)

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

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 2013

*Gerri Spira*  
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS



STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

ON October 7, 2013, BEFORE ME, \_\_\_\_\_

NOTARY PUBLIC, PERSONALLY APPEARED Kim L Wooden

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Gerri Spira



ATTACHMENT TO APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
810-814 South Catalina Avenue  
October 2013

Purpose of this application is to request removal of property from the Historic Resources Survey. It presently has a "B-" listing. The Owner intends to demolish the existing 10 unit residential complex contained within three separate buildings. New construction includes six residential condominium units contained in two separate, two story buildings situated horizontally across the width of the lot. A motor court separates the buildings which is accessed via a driveway from the alley at the rear of the site. The entire complex faces Catalina Avenue and is visible from the street.

Existing structures include two one story buildings, sited perpendicular to the street and oriented to a central entry courtyard, and a third two story structure at the rear of the lot oriented horizontally to the street with second level entries facing the entry courtyard. The one story buildings each contain three units and the two story building contains six units situated over parking garages facing the alley at the rear.

Existing structures were built at different times by different owners in 1941, 1948 and 1953-54. Evidently, units have served as rental units throughout the years. While on the surface the complex appears reasonably maintained, the structures are well past their useful lifetime in terms of amenities and compliance with current Zoning & Building Code standards. All three buildings are in need of serious upgrades and improvements.

The proposed architectural theme borrows its inspiration from the new development adjacent to the south which was approved by the Planning Commission in previous review. It is designed to be complimentary with the new complex. An effort has been made to create a new residential environment that continues the Mediterranean- Italianate aesthetic established at the corner that results in a continuity of design and that offers some contrast without competing with the new homes.

The existing configuration imitates a "bungalow court" style but found to be somewhat "unremarkable" in the *"Historic Resource Evaluation"* recently prepared by the firm Kaplan Chen Kaplan. The location does not constitute a historic district.



---

---

# Administrative Report

---

---

Preservation Commission Hearing Date:

May 14, 2014

**AGENDA ITEM:** 9 (PUBLIC HEARING)  
**LOCATION:** 211 AVENUE E  
**APPLICATION TYPE:** LANDMARK DESIGNATION  
**CASE NUMBER:** 2014-05-LM-001  
**APPLICANT'S NAME:** ALLEN VICK

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for designation of the building and property at 211 Avenue E as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

**RECOMMENDATION**

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of original building square footage of the property at 211 Avenue E (legal description on file) as a local historic landmark subject to the conditions set forth therein. (Resolution No. 2014-05-PR-004)

**EXECUTIVE SUMMARY**

This case involves the consideration of a landmark designation for a Potential Historic Resource that underwent a significant addition and interior remodel in 2002. During construction, unanticipated termite and water damage to load bearing beams was discovered within the existing building's structural framework. This resulted in the replacement of a large percentage of the original building's materials due to irreparable damage. However, the project preserved and rehabilitated many of the building's character defining features that define the architectural style.

The applicant hired a historic preservation consultant to review the project construction history and determine the eligibility for landmark designation. The consultant's recommendation is that original historic property is eligible. Therefore, the applicants are requesting that the Preservation Commission grant local landmark designation for the original square footage of the historic building on property at 211 Avenue E.

## **BACKGROUND**

### **Local Landmark Designation and Criteria**

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.
- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

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

### **Description of Nominated Property**

The nominated property consists of a single-family residence of approximately 3,624 square feet. The 1986 Historic Resources Survey identified the architectural style of the building as Spanish Colonial.

The property is located on the north side of Avenue E, between Catalina Avenue and South Pacific Coast Highway. The rectangular-shaped parcel has a front property line dimension of 42 feet and side dimensions of 142 feet. The zoning of the property is (R-1) Single-Family Residential.

The existing two-story structure is rectangular shaped, has varying roof lines, and partial round turret features. Exterior materials include a stucco exterior finish with wood window trims.

## **ANALYSIS**

### **Historic Resources Survey Rating**

The property was identified in the 1986 Historic Resources Survey as an example of the Spanish Colonial architectural style, and was classified as a "B" rated Potential Historic Resource. These buildings are somewhat less distinctive in terms of age or architecture. In general, however, these are well-designed buildings in which research may prove to have a relationship to important events of persons in history.

Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on results of research. The subject property is listed in the California Register of Historic Properties.

#### Construction History

City records indicate that the structure was constructed in 1930. The City does not have original building permits from 1930, so a copy of the permit was not provided to the Commission. However, building permit records do show the City issued permits #1245 and #1246 in November of 1930 for the construction of a residence and garage respectively.

In 2002, building permits were issued to the current property owner for a 949 square foot first floor addition to the rear of the building, and a 1,053 square foot second floor addition. The existing building was approximately 1,474 square feet. During project construction, significant and unanticipated termite and water damage to the building's load bearing beams was discovered. This resulted in the replacement of a large percentage of the original building's materials due to the irreparable condition. However, the materials were replaced with in-kind materials and the portions of the structure that were salvageable were carefully preserved and restored. In addition, the project preserved and rebuilt many of the buildings character defining features that define the building's Spanish Colonial architectural style.

The applicant hired a historic preservation consultant, Galvin Preservation and Associates, to evaluate the project, and construction history to determine the Landmark and Mills Act contract eligibility. The consultant determined that structure is still eligible and recommends that the original building square footage be eligible for the landmark designation.

#### Design and Architecture

The nominated structure is an example of the Spanish Colonial style of architecture. About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front facing gable. This style of architecture was popular in the United States between 1915 and 1940. This particular building is typical of smaller Spanish influenced examples of buildings that were built throughout California suburbs during the 1920's and 1930's. It is also one of the more prevalent historic architectural styles in Redondo Beach.

The existing building and the rehabilitated building design, along with the addition are evaluated within the consultant's report. Staff would emphasize that the building's primary architectural features were maintained and repaired including the two turrets, and front wall with curved wall surfaces.

The addition was designed to be complimentary to the existing building's Spanish Colonial style in all facets. Emphasis was provided in architectural details and building materials and finishes that were period in style. In addition, the scale of the second floor has a low profile that keeps the emphasis on the building. The second floor is setback behind the building to an extent that majority of the second floor is not visible from the public right of way.

#### Historical Background

The City's Main Branch library has a collection of business and resident directories from the early 1900's to the 1960's. This collection is a useful tool for identifying previous residents of significance who lived in historic properties.

The earliest residents of the property were Harland and Jean Hogue whose residency was first documented at the subject property in the 1931 resident and business directory. Mr. Hogue was a "clothes presser" at W.T. Coury & Son. The Hogue family was also identified in the 1947 resident and business directory still working as a clothes cleaner. Other residents at the subject property included Betty and Patty Hogue. Directories from 1952, 1960 and 1963 show Eugene and Grace Knight resided at the property. Mr. Knight was identified as an accountant, auditor for the State of California, and later an auditor.

#### **MILLS ACT CONTRACT**

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

#### **SUMMARY AND CONCLUSION**

This report has documented that the residential structure at 211 Avenue E is an example of the Spanish Eclectic/Spanish Colonial style of architecture. This style of architecture was common in California from 1915 to the 1940s. This property reflects special elements of the City's cultural, social and economic history.

If approved, this landmark will be referred to as the "Hogue House" reflecting the earliest family's residency of the building.

#### **COORDINATION**

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

#### **FISCAL IMPACT**

None.

Submitted by:



Alex Plascencia  
Assistant Planner

Attachments:

1. Galvin Preservation & Associates report, 3/1/2009

**RESOLUTION NO. 2014-05-PR-004**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING AN  
HISTORIC LANDMARK DESIGNATION FOR PROPERTY  
LOCATED AT 211 AVENUE E, PURSUANT TO THE  
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE  
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 211 Avenue E; and

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

WHEREAS, on May 7<sup>th</sup>, 2014, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed in 1930 and is currently 84 years old.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Spanish Colonial style of architecture that was popular in California, and in the City of Redondo Beach between 1915 and 1940.

SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1931 during a time of resort development and industry boom. Redondo Beach, while a resort, was also a residential community for the merchants, business people and their families. This property was developed within a burgeoning neighborhood in the area known as Clifton by the Sea. This property is representative of the early period of growth and development in Redondo Beach.

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of May, 2014

---

Vicki Callahan, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on May 7<sup>th</sup>, 2014 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

---

Cheryl Park  
Assistant City Attorney



March 1, 2009

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

**RE: Review of the Property located at 211 Avenue E in Redondo Beach for the Mill's Act Program**

Dear Alex:

I am writing in regard to the property located at 211 Avenue E in Redondo Beach. It is my understanding that the owner of the property is interested in applying for the Mills Act Property Tax Abatement Program with the City of Redondo Beach and that the City has requested that he contract a historic preservation professional to assist in the determination as to whether or not his property continues to meet the qualifications for the Mills Act Program. Specifically, I have been requested to:

1. review the property files and the building's construction history
2. determine if the alterations to the property were completed in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks & Grimmer)
3. determine if the property retains sufficient integrity to qualify for the Mills Act program

Therefore, on behalf of the property owner, I have reviewed materials associated with this property to assist the City and the applicant in determining whether or not the property qualifies for the Mills Act property tax abatement program in the City of Redondo Beach.

For a property to qualify for the Mills Act, it must be a "qualified historic property", which is defined as a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest and locally designated landmarks.

To qualify for the Mills Act in Redondo Beach, a building must first be designated as a local landmark or be a contributing structure within a designated local historic district. This requires application to and approval by the City's Preservation Commission.

**your quality preservation team**

regarding the discovery and photographic documentation, the determination was made to replace the structural members in kind. This resulted in the replacement of a large percentage of the original building's materials due to damage. However the building was reconstructed to match the original building so that today, the building looks nearly the same as the original building.

### **Mills Act Contract Regulations**

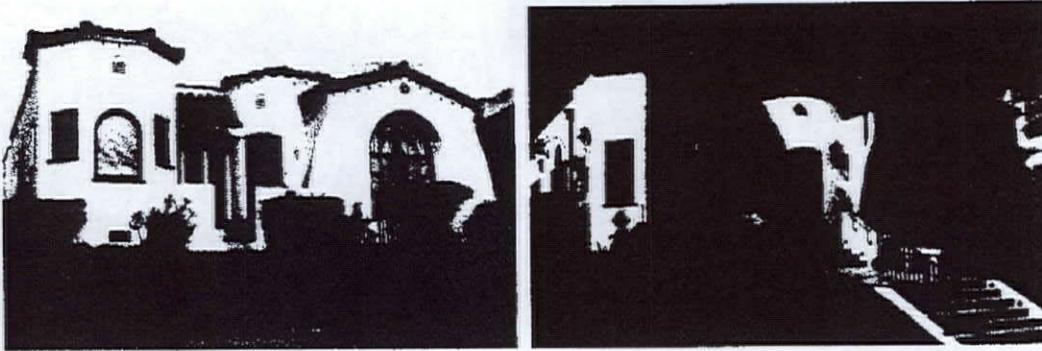
Now that the rehabilitation of the subject property has been completed, the current property owner wishes to enter into a Mills Act Contract with the City of Redondo Beach (Sec. 50282(d) Mills Act). However, the Mills Act program contains a provision to preserve qualified historic properties. The provision states that restoration and rehabilitation of the property must conform to the rules and regulations of the Office of Historic Preservation and the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code (Sec. 50281(b)(1) Mills Act).

Due to the substantial rehabilitation of the building, GPA has been requested to review the actions taken upon the building to determine if the building still qualifies for the Mills Act program. Therefore, the following evaluation reviews the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties (Weeks and Grimmer, 1986).

### **Application of the Secretary of the Interior's Standards**

There are four sets of standards; Preservation, Rehabilitation, Restoration, and Reconstruction. The subject project was a rehabilitation project, which is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

For the purpose of this project, the portion and features of the property that were significant to the value of the community and the section of the building that the City required that the applicant preserve, was the façade of the front portion of the house, including the living and dining room. Therefore, this evaluation only considers the alterations to this section of the building and does not consider the interior or the rear of the building. Also, the City's interest in preservation is with those areas that are of public benefit, or those that are apparent from the public right of way. Therefore, this application of the Standards is only to those areas that are subject to the Certificate of Appropriateness and the Mill's Act program.



The photograph on the left above shows the residence at the time the building was determined historically significant. The photograph on the right above shows the residence today.

According to the National Park Service guidance, the Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards for Rehabilitation are as follows:

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

*The property historically was used as a single family residence; it continues to be used as a single family residence. The rehabilitated building has retained its character of site and environment because it maintains the same setback and scale as the rest of the neighborhood and the façade of the building appears very similar to its original design and materials. The new use has minimally changed the visual characteristics of the façade of the building that is evident from public right of way. Because the project added square footage to the rear of the building, some of the characteristics of the building have been altered on the rear. However, those characteristics were not considered to be significant character defining features of the building. Therefore this project conforms to this Standard.*

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

*Overall, the character of the building appears very similar to the historic character of the building. However, as part of the rehabilitation project, large portions of historic materials were removed and replaced in kind due to their deteriorated state. The exterior spaces (setback, scale, landscaping, etc.) that characterized the property have been recreated. However, some of the interior character-defining spaces were altered. The most significant character defining spaces (the living room, foyer and dining room) have been maintained. The owner, under the direction of City staff,*

*made their best effort to maintain the overall character of the house and the neighborhood. In short, the historic character of the property has been recreated. The original project intent was to preserve all of the original façade, however this was not possible due to the highly deteriorated state of the historic materials. However, the project's intent was not to remove any of the historic materials or alter the features and spaces that characterize the property. Therefore, this project did not conform to this Standard.*

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

*The project did not involve adding conjectural features or architectural elements from other buildings to the historic façade of the building. The rest of the building is considered an addition and is treated under Standards 9 & 10. Therefore, this project meets this Standard.*

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

*There were no features that had acquired historic significance in their own right that were removed as part of this project. Therefore, this Standard is not applicable.*

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

*The distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the property include the setback from the street, the elevated berm, the single story massing in the front, the stucco buttresses supporting the front living room walls, the Spanish clay tile roof, the asymmetrical façade, wood frame construction, stucco siding, no overhanging eaves, rounded windows, front bay, recessed porch, wood window surrounds, large arched, multi-light window, round turret like entrance, wood paneled front door, and the decorative attic vents. These are the most significant features of the house that are visible to public right of way. Due to the deteriorated state of some of these features, they could not be retained in situ. Therefore, the property owner replaced the materials in kind and recreated the façade using photographs of the existing building. The ending result was that all of the distinctive features, finishes and construction techniques and examples of craftsmanship that characterize the property were preserved or reconstructed.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and,

where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The original design intent of this project was to retain all of the original existing historic features on the façade of this building. However, several of the structural members were highly deteriorated under the exterior and interior siding materials. Therefore, these structural members needed to be replaced rather than repaired. To replace the structural members, much of the original siding material was damaged and therefore also had to be replaced; however, all of the new materials matched the old features in design, color, texture, and other visual qualities, including the materials. There was no replacement of missing features. The building's condition and replacement materials were all documented before, during, and after the project was completed. Therefore, this project conforms to this Standard.*

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

*This project did not include chemical or physical treatments. Therefore, this Standard is not applicable.*

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

*There were no archaeological resources that were affected by this project. Therefore, this Standard is not applicable.*

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

*The project included a substantial addition to the rear of the property. The construction of this addition required the removal of the back half of the property; however this part of the building was not indicated as a significant character defining feature and was not subject to the provisions of the Mill's Act as it is not visible from the public right of way. However, the addition to the rear was designed in a manner that was set back from public view, was designed in a style with materials that were compatible with the original building, and was constructed of new materials that are compatible with the architectural features of the historic property and the neighborhood. The massing and size of the addition to the rear of the building is much larger than the original building, but the architect carefully designed the addition so that it was not visible from the street and was in keeping with other*

*similar additions to neighboring buildings on the same street. This protects the visual experience of the passerby from the street level and maintains the continuity and feeling of the neighborhood and streetscape. Therefore, overall this project, even with the addition to the rear, did protect the overall historic integrity of the property and its environment as it continues to read as one of Redondo Beach's early beach cottages and continues to contribute to the historic feeling of the neighborhood.*

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

*The large addition to the rear of the property was constructed in a manner that removed the rear portion of the original building. This section of the building would have to be reconstructed for it to return to its original form and therefore, if the addition were to be removed, the essential form and integrity of the historic property would be impaired. Therefore, the project did not conform to this Standard.*

#### **Conclusion and Recommendation**

GPA was contracted to review the subject residence and determine whether or not the building would meet the requirements of a Mill's Act Contract with the City of Redondo Beach. Prior to the alteration of the building, the building qualified as a historic property within the City of Redondo Beach. The property owner proposed to enlarge the building and worked with the City of Redondo Beach's Planning Staff to preserve those qualities that qualified the residence as a historic property. However, due to unanticipated circumstances, the deteriorated state of the structural members required that the physical fabric of the building be replaced in kind, resulting in a near reconstruction of the building.

After analysis of the building, the project plans, the project history and the City of Redondo Beach's regulatory framework, it is the opinion of GPA that the project did not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and that the existing building is a new building that is similar to the historic building that had gained historic significance.

However, it is also quite evident that significant time and money were expended to retain the significant historic features of this house during the project as much as was possible considering their poorly deteriorated state. Both turrets were maintained with the original red tiles, the entry was maintained through the round turret with a slightly recessed door and peephole window, as well as a large recessed arched window divided by mullions into a center arch and surrounding panes in the round turret with a smaller arched window in the slanted turret and the front wall of the L-wing curves outward on each side. The two elements that were changed with the approval of the historic preservation committee were the louvered vents over the front windows and the courtyard was

Alex Plascencia  
March 1, 2009  
Page 10

removed to comply with the current building code requirements for a minimum of 3' of level surface at outside doors before steps can begin.

Additionally, the ending result of the project looks nearly identical to the original and is in keeping with the overall feeling and character of the neighborhood, which is the intent of the Mill's Act program. It is my understanding that it was the intent of the property owner to maintain as much of the historic fabric and design of the original building as was required by the City and that he actively worked with the City Planning Staff and Historic Resources Commission to revise the project plans in a manner that they felt was appropriate to the building's historic character. The fact that much of the building's fabric had been deteriorated beyond a point of repair was unforeseen and regrettable, but in no manner anticipated by the property owner or the City. In response, the property owner carefully reconstructed the front façade to match the original in design, materials, size, scale, etc.

Therefore, considering the unusual circumstances involved with this project, it is my recommendation to apply the Mills Act to the original building square footage and not include the new addition square footage for this building. Had the building's structural members not been in such a deteriorated state, then the project would have met the Secretary of the Interior's Standards for rehabilitation (for the front portion of the building only that was visible from public right of way) and the new addition was designed in a manner that is compatible with but distinguishable from the original. This project would have been a model project illustrating how sensitive and appropriate additions onto historic buildings are possible such that the historic nature and character of not only the original building remain intact, but also the neighborhood is preserved.



---

---

# Administrative Report

---

---

Preservation Commission Hearing Date: May 7, 2014

**AGENDA ITEM:** 10 (PUBLIC HEARING)  
**LOCATION:** 306 NORTH GERTRUDA AVENUE  
**APPLICATION TYPE:** LANDMARK DESIGNATION  
**CASE NUMBER:** 2014-05-LM-003  
**APPLICANT'S NAME:** STEVEN M. BOPP

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

Consideration of a request for designation of the building and property at 306 North Gertruda Avenue as a historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

## **RECOMMENDATION**

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 306 N. Gertruda Avenue (legal description on file) as a local historic landmark and subject to the conditions set forth therein (Resolution No. 2014-11-PR-005).

## **EXECUTIVE SUMMARY**

The subject property is one of the original properties forming the Gertruda Avenue Historic District approved by the Preservation Commission in 1991. The property is recognized as being a contributing structure to the Historic District, but is not a designated Landmark and does not have a Mills Act contract with the City. The applicants are requesting that the Preservation Commission grant local landmark designation of the property at 306 N. Gertruda Avenue.

## **BACKGROUND**

### **Local Landmark Designation and Criteria**

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

**Administrative Report**

May 7, 2014

Landmark Designation - 306 N. Gertruda Avenue

Page 4

**SUMMARY AND CONCLUSION**

This report has documented that the residential structure at 306 N. Gertruda Avenue is an example of the Craftsman Bungalow style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Carr House" reflecting the earliest known residency of the property.

**COORDINATION**

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

**FISCAL IMPACT**

None.

Submitted by:



Alex Plascencia  
Assistant Planner

Attachments:

1. Draft Resolution
2. 1921 Building Permits (2)
3. Redondo Mill Ad- 1923 Directory

**RESOLUTION NO. 2014-05-PR-005**

**A RESOLUTION OF THE PRESERVATION COMMISSION OF  
THE CITY OF REDONDO BEACH APPROVING A HISTORIC  
LANDMARK DESIGNATION FOR THE PROPERTY LOCATED  
AT 306 NORTH GERTRUDA AVENUE PURSUANT TO THE  
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO  
BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate a landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 306 N. Gertruda Avenue; and

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

WHEREAS, on May 7, 2014, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed in 1921 and is at least 93 years old.

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

SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property circa 1921 during a time of resort development and industry boom. Redondo Beach, while a resort, was also developing as a residential community for working men and their families. Working class families who populated the community constructed modest homes along North Gertruda Avenue and the surrounding area. This property is representative of the early period of growth and development in Redondo Beach.

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 306 N. Gertruda Avenue.

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

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

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of May 2014.

---

Vicki Callahan, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on May 7, 2014 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

---

City Attorney's Office

R

# BUILDING PERMIT

Redondo Beach, Cal., Sept 13<sup>th</sup> 1921 No. 110

Permission is hereby granted to Harold J. Carr, Contractor and Mr. J. J. Carr Owner, to construct, repair or remove in accordance with the provisions of the Building Ordinances of the City of Redondo Beach, a building to cost approximately \$ 1300, to be erected on Lot 27 Block 118, Tract \_\_\_\_\_, City of Redondo Beach.

Kind of Building Garage

Permit fee \$ 1.50

By Deputy M. W. Dick

Harry Polface, City Clerk

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 306 N. Gertruda Avenue.

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

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

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of May 2014.

---

Vicki Callahan, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on May 7, 2014 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

---

City Attorney's Office

R

# BUILDING PERMIT

Redondo Beach, Cal., Sept 13<sup>th</sup> 1921 No 110

Permission is hereby granted to Mrs J. Carr, Contractor and J. J. Carr Owner, to construct, repair or remove in accordance with the provisions of the Building Ordinances of the City of Redondo Beach, a building to cost approximately \$3000, to be erected on Lot 27 Block 118, Tract....., City of Redondo Beach

Kind of Building Garage

Permit fee \$ 1.50

By Deputy M. M. Eich

Harvey Polglase, City Clerk

# BUILDING PERMIT

No. 79

Redondo Beach, Cal., Aug 8<sup>th</sup> 1921

Permission is hereby granted to Robert M. Contractor and J. J. Carr,  
Owner, to construct, repair or remove in accordance with the provisions of the Building Ordinances  
of the City of Redondo Beach, a building to cost approximately \$2,500, to be erected on Lot 27,  
Block 118, Tract \_\_\_\_\_, City of Redondo Beach.

Kind of Building Wagon Repair Shop - 306 So. Jettuda Ave.

Permit fee \$2.50

City Clerk

By Deputy W. M. Eisk

Henry Belgrave

*Ridgley's Dry Goods Store*



**F E E D  
F U E L  
L O U R**

POULTRY FEED AND SUPPLIES  
BEAN CLEANING  
GRAIN STORAGE

—  
Wholesale and Retail  
—

**REDONDO MILLING CO., Inc.**

900 North Pacific Ave.

Phone 51

Manufacturers of Redondo Milling Co. EGG MA.

AUG 0

OFFICE P  
16

H. J.

122½ S. P

F.

SAFE  
Add

104 Di



CITY OF REDONDO BEACH  
PLANNING DEPARTMENT

RECEIVED BY: <i>AKP</i>
DATE RECEIVED: <i>3/24/14</i>

**APPLICATION FOR LANDMARK DESIGNATION**

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

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: <i>306 N. GERTRUDA AVE REDONDO BCH CA 90277</i>	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:  LOT: <i>27</i> BLOCK: <i>118</i> TRACT:  ASSESSOR'S PARCEL NUMBER: <i>7503 026 025</i>	ZONING:
	RECORDED OWNER'S NAME: <i>STEVEN M. BOPP</i>	AUTHORIZED AGENT'S NAME:
	MAILING ADDRESS: <i>306 N. GERTRUDA, RB. 90277</i>	MAILING ADDRESS:
	TELEPHONE: <i>424 236 9778</i>	TELEPHONE:
	FAX #:	FAX #:
<b>B</b>	<b>DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:</b>	
	1. Indicate the type and use of building ( <u>residential</u> , commercial, etc.):	
	2. Indicate type of construction ( <u>wood frame</u> , masonry, etc.):	

3. Indicate architectural style:

CALIF. CRAFTSMAN BUNGALOW

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

1921

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

If yes, indicate rating: ?

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

ATT. PHOTO PAGE R.B. HISTORICAL TOUR

**OWNER'S AFFIDAVIT**

**Project address:** 306 N. GERTRUDA AVE  
REDONDO BCH CA 90277

**Project description:** \_\_\_\_\_  
CA BUNGALOW

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

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

**Address:** 306 N. GERTRUDA AVE  
REDONDO BCH CA  
90277

**Phone No.** (Res.) 424 236 9778  
(Bus.) \_\_\_\_\_

Subscribed and sworn to before me this 24<sup>th</sup> day of March, 2014

  
\_\_\_\_\_  
FILING CLERK OF NOTARY PUBLIC

State of California            )  
County of Los Angeles    )     ss



**CITY OF REDONDO BEACH  
PLANNING DIVISION**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** March 26, 2014

**TO:** Mazin Azzawi (Geraldine Trivedi/John Mate/Cuong Dang) (Engineering Division)  
 Steve Shiang (Building Division)  
 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 Division for consideration. 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 Thursday April 6, 2014.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
1811 Huntington Ln.	Consideration of a 2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
2606 Voorhees Ave.	Consideration of a 2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
521 S. Broadway	Consideration of a 4-unit residential condominium development in the Coastal Zone	Categorically Exempt	Alex Plascencia x2405
527 S. Broadway	Consideration of a 6-unit residential condominium development in the Coastal Zone	Categorically Exempt	Alex Plascencia x2405
519 S. Catalina Ave.	Historic Variance to allow tandem parking and reduced vehicle back-up distance for the construction of 1-story addition to the main residence and a 2-story second dwelling unit with 3-car garage while preserving the original historic structure	Categorically Exempt	Alex Plascencia x2405
665 N. Harbor Dr.	Conditional Use Permit and Coastal Development Permit for the expansion of the outdoor dining patio area for an existing restaurant	Categorically Exempt	Anita Kroeger x2248

**Cc Memo Only:**

Aaron Jones, Community Development Director  
 Mark Campbell, Chief Building Official  
 Anita Kroeger, Associate Planner  
 Alex Plascencia, Assistant Planner  
 Marianne Gastelum, Assistant Planner

Steve Aspel, Mayor  
 Jeff Ginsburg, District 1  
 Bill Brand, District 2  
 Pat Aust, District 3

Steve Sammarco, District 4  
 Matt Kilroy, District 5  
 Bill Workman, City Manager  
 Peter Grant, Assistant City Manager

**ITEM #11**



# CITY OF REDONDO BEACH PLANNING DIVISION

## INTERDEPARTMENTAL REVIEW MEMORANDUM

**DATE:** April 17, 2014

**TO:** Mazin Azzawi (Geraldine Trivedi/John Mate/Cuong Dang) (Engineering Division)  
Steve Shiang (Building Division)  
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 Division for consideration. 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 April 25, 2014.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2108 Harriman Ln.	Consideration of a 2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
2503 Harriman Ln.	Consideration of a 2-unit residential condominium development	Categorically Exempt	Marianne Gastelum x2460
220 N. Lucia Ave.	Consideration of a 2-unit residential condominium development	Categorically Exempt	Alex Plascencia x2405
2804 Phelan Ln.	Conditional Use Permit for the operation of pet grooming salon within a 540-square foot tenant space in an existing commercial building	Categorically Exempt	Anita Kroeger x2248

**Cc Memo Only:**

Aaron Jones, Community Development Director  
Mark Campbell, Chief Building Official  
Anita Kroeger, Associate Planner  
Alex Plascencia, Assistant Planner  
Marianne Gastelum, Assistant Planner

Steve Aspel, Mayor  
Jeff Ginsburg, District 1  
Bill Brand, District 2  
Pat Aust, District 3

Steve Sammarco, District 4  
Matt Kilroy, District 5  
Joe Hoefgen, Interim City Manager  
Peter Grant, Assistant City Manager



## **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

### **Regular Meeting of the Preservation Commission May 7, 2014**

- Correspondence received and filed at the meeting by a member of the public.

MEMO

May 7, 2013

TO: Preservation Commission, City of Redondo Beach

FROM:: Robert DeJernett, former member of the Preservation Commission and Legislative Committee

SUBJECT: Modification of City Preservation Ordinance in accordance with state law.

In 2012 the State Legislature changed the California Government Code 50280-50290 to make cities and counties responsible for the maintenance of landmark homes and periodic inspections to insure that owners are following the Federal Guidelines for the Preservation of Historic Structures.

When I became a Commissioner I read the city preservation ordinance and found it to be very lax. I contacted the head of the State Preservation Section and asked their opinion and they whole heartedly agreed with me and suggested a major revision.. I began, what would become, over a years investigation of how other cities and counties were complying with the law. Based on this, I proposed a series of modifications to our Application, Mills Act Contract and city ordinance.

These proposed revisions were reviewed with Jillian Martins, Asst City Attorney, Aaron Jones, Planning Director and Alex Plescencia, Planner. It was agreed that the application and Mills Act contract could be amended and implemented immediately without further action. It is unknown if this has been done. All that is needed is to add my proposed wording into the city application and Mills Act Contract.

I also proposed a number of major modifications to our ordinance which could help alleviate the \$43,000 loss in tax revenues the city is experiencing every year due to Mill Act contracts. This \$43,000 loss must be made up by other tax payers. The sad fact is that our ordinance does not require that homeowners benefitting from the 50% tax cut spend the money on the preservation of the house. They are, in fact, allowed to spend the money on anything they want. Other cities and counties have closed this loop hole.

About a year ago I discussed my proposals with the Commission and they agreed. In order to give city staff the authorization to work on these proposals it was necessary for the commission to send a request to the city council to add modification of the preservation ordinance to the city strategic plan. This was done about a year ago. The Commission now has the obligation to send a report with recommendation on how the preservation ordinance should be modified. Only the modification of the ordinance itself requires full council action. The modification of the Application or a Certificate of Appropriateness or landmark approval and the Mills Act Contract can be done immediately.

I am willing to meet with the Commission to review this matter

MAYOR STEVE ASPEL

**PROPOSED AMENDMENTS TO THE MILLS ACT  
PROCEDURES TO PROVIDE CITY COMPLIANCE  
WITH STATE LAW CGC 50280-50290  
(NOTE THIS ITEM IS ON THE STRATEGIC PLAN)**

PREPARED BY ROBERT DEJERNETT  
OCT 10, 2013

**LEGISLATIVE COMMITTEE  
PRESERVATION COMMISSION  
CITY OF REDONDO BEACH**

by Robert DeJernett, commissioner

March 1, 2013

**PROLOG**

**AMENDMENT OF THE PRESERVATION ORDINANCE AND MILLS ACT  
CONTRACTS**

Prior to the enactment of AB 654 on September 7, 2011 the Mills Act required the Board of Equalization, the Assessors Office and the State Department of Parks and Recreation to inspect and report on the condition of landmark homes. It was reported to me by Shannon Lauchner, California Office of Historic Preservation that **no one** in the state has ever inspected and reported on the condition of historic homes. This means we don't know if any of the landmark homes still exist, have not been modified far beyond what is allowed or are in a state of collapse due to rot, insects or aggressive vegetation. The consequence of this is that the taxpayers who subsidize this program, may have been cheated out of large sums of money by uncaring or unscrupulous owners. It is the obligation of the Preservation Commission, who investigates and approves landmark designations, to make sure that they are not being cheated as the city has a fiduciary responsibility to the tax payers.

AB 654 (Govt Code 50280-50290) mandates in section 50281 (b)(2) "for an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner's compliance with the contract".

The City of Redondo is **not** in compliance with this law. In order to save the cost to the city for enforcing these rules, I propose that the burden of reporting be shifted to the property owner. It is estimated that the costs would be around \$300 every five years and should not be a burden on the owner. In accordance with good maintenance practices a number of checkpoints have been identified, which should be addressed in the inspection report.

A number of sources were used to prepare the proposed amendments to the ordinance. Among these are the U.S. Dept. Of the Interior guidelines for historic structures, California Office of Historic Preservation Technical Assistance Series 14 "Drafting Effective Historic Preservation Ordinances, the City of San Francisco Preservation Ordinance, Alameda County Preservation Ordinance, City of San Diego Preservation ordinance, the City of Pasadena Preservation Ordinance and the City of New Orleans Preservation Ordinances. All of the above are existing laws.

The purpose of the proposed ordinance or Mills Act contracts is to provide a way for the property owner to bear the costs of the inspections with a minimal burden on the city. Should it appear probable that administrative or other costs above the inspection report fees, then the city should impose a modest "Landmark Inspection Fee" on the owner.

5

October 5, 2013

**AMENDMENT TO APPLICATION FOR LANDMARK APPROVAL OR  
CERTIFICATE OF APPROPRIATENESS**

As part of the application for landmark approval or Certificate of Appropriateness, the applicant shall include a signed inspection report prepared by a licensed building inspector and termite report by a licensed exterminator.

The inspection report will include following items

1. Building elements so attached that they may fall and injure members of the public or property.
2. Deteriorated or inadequate foundation.
3. Defective or deteriorated flooring
4. Members of ceiling or supports, roofs or other horizontal member, walls, partitions or other vertical supports, which sag, split or buckle due to defective materials or deterioration.
5. Fireplaces or chimneys which list, bulge or settle due to defective materials or deterioration.
6. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, floor, windows and floors.
7. Defective water weather protection for exterior wall coverings, lack of paint or weathering due to ineffective protective coverings.
8. Any fault, defect or deterioration in the building which renders it structurally unsafe.
9. Faulty electrical wiring or plumbing which pose a hazard to the structure.
10. Improper drainage and rain gutters which may cause water to pond against the building or which will allow water to leak into or under the structure.
11. Infestation by destructive insects.
12. A licensed chimney contractor shall provide an inspection on the chimney to determine if it is safe to use and able to survive a moderate earthquake.

The inspector will photograph all sides of the structure including the roof, if possible, the interior, ancillary structures and all problem areas. A drawing showing the location of all the structures with tie dimensions to the property line will be included. A signed copy of the report will be given to the city planning department .

Should the structure found to be in noncompliance with the U.S. Dept of Interior Guidelines for the Preservation of Historic Structures, the owner will prepare a preservation plan detailing the work to be performed to bring the structure up to DofI Guidelines. For all repairs costing more than \$1,000 or involving the removal of historic materials or repainting the structure, trim or outbuildings, the owner will obtain the services of an architect, preservation contractor, color historian or other qualified preservation specialist to prepare a restoration plan and a schedule for the completion of repairs which will be included in the application package for the approval of the Preservation Commission. The plan will become part of the construction permit.

The owner will also prepare a 5 year plan detailing proposed modifications to the structure which will up grade its historical qualities.

If the City Planning Department, Building Department, Fire Department or the City Preservation Commission has reason to believe that a resource is being neglected and subject to damage from fire, weather, deterioration or vandalism, they shall direct the Planning Department staff to meet with the owner or other person having legal custody and control of the resource and to discuss with them the ways to improve the conditions of the property. Failure to ameliorate problems may result in the cancellation of the contract.

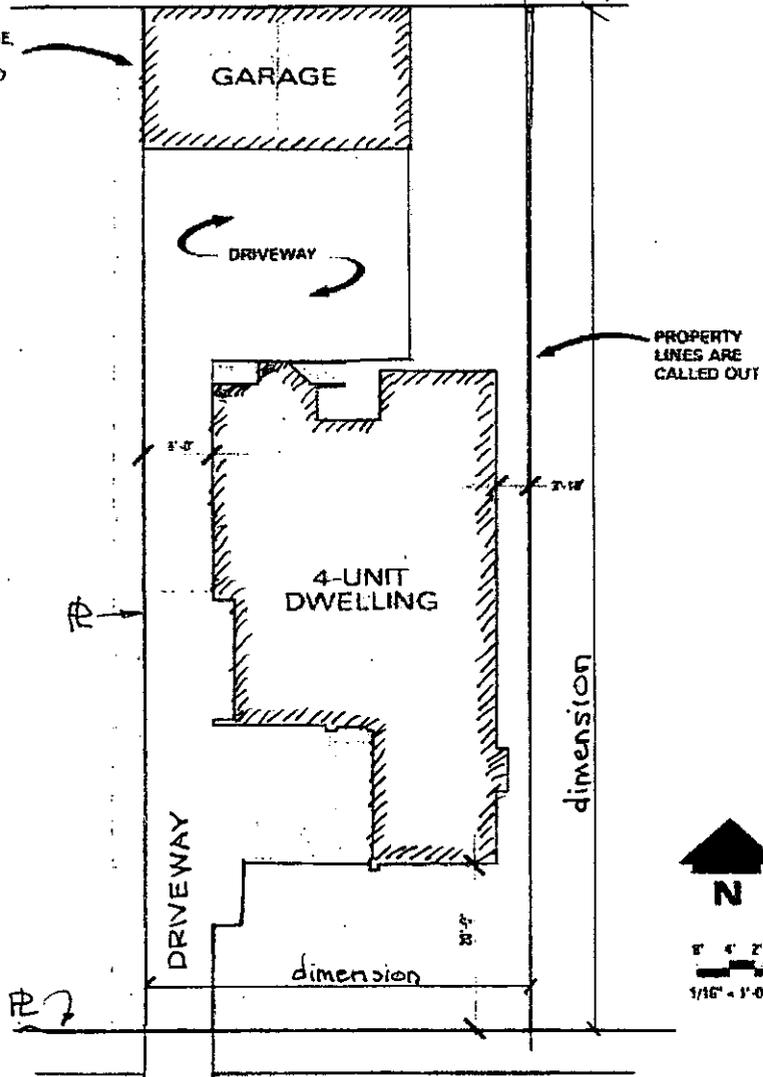
#### LEVELS OF PRESERVATION, U.S. DEPT OF INTERIOR GUIDELINES

1. PRESERVATION - requires retention of the greatest amount of historic fabric along with the building historic form, features and detailing as they have evolved over that time
2. REHABILITATION - rehabilitation standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
3. RESTORATION - allows for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing maters from the period of significance and removing materials from other periods
4. RECONSTRUCTION - the reconstruction standards establish a limited framework for the re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

INSPECTION FEES. The owner shall pay the city an inspection fee for each required inspection of the historic property for the purpose of covering the costs of performing required inspections. Said fee shall be payable to the City of Redondo Beach and shall be remitted to the Planning Department upon demand and prior to the required inspection. The amount of the inspection shall be established by the city and may be revised from time to time, which fee shall be set forth in the City's Master Schedule of Fees and Charges.

**SAMPLE SITE PLAN**

NOTE: IN THIS CASE,  
THE GARAGE IS  
NOT DIMENSIONED  
BECAUSE IT IS  
LOCATED ON  
PROPERTY LINES



**123-126 SOUTH MAIN ST.**

*The site plan provided illustrates a typical multi-family residence with a detached garage on a level parcel.*

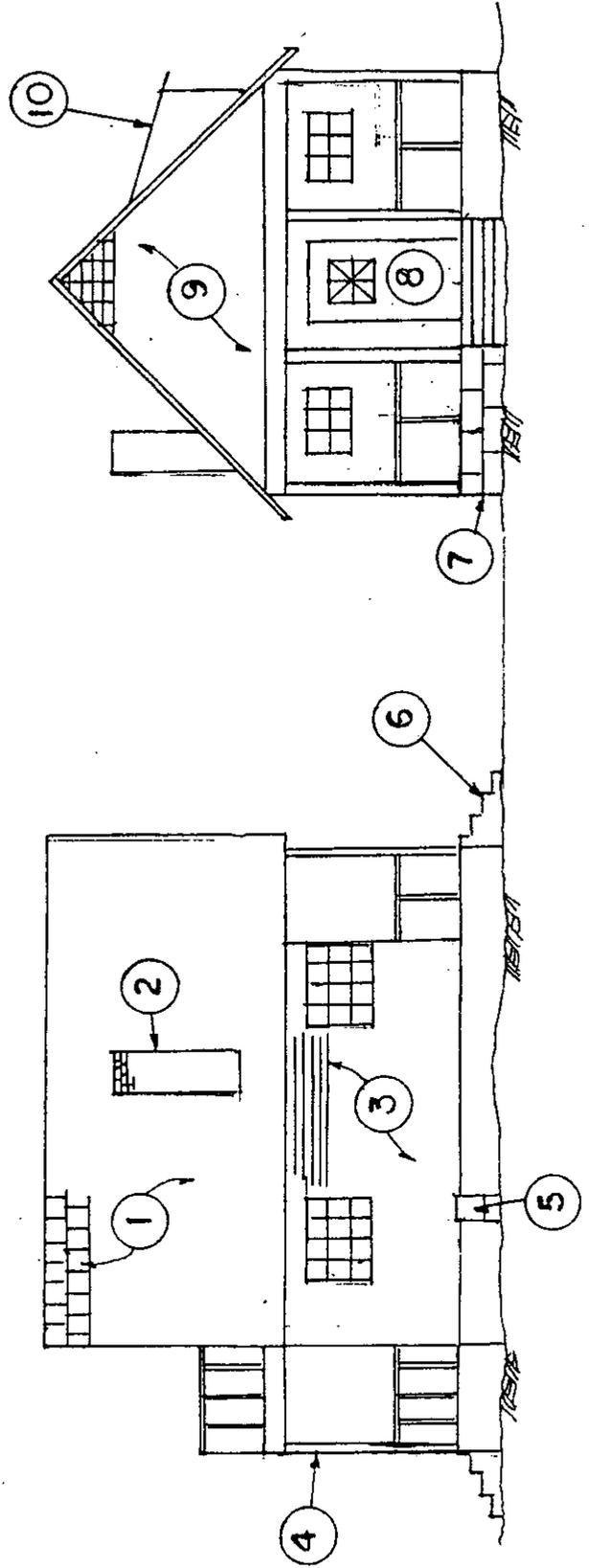
### SAMPLE PRESERVATION PLAN

Restorer will specify the level (Preservation, Rehabilitation, Restoration or Reconstruction) of preservation to be used. All work is to be noted on the plan. U.S. Dept of Interior Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing of Historic Buildings will be followed.

Construction to be performed can be designated by numbers and tabulated on the plan.

For example: (1) Replace roof, (2) Repoint chimney, (3) Replace wood and paint siding, (4) Repair deck, (5) Relocate gas meter, (6) Replace stairs, (7) Repair foundation, (8) Repaint front door, (9) Restore decorative trim, (10) Construct shed dormer.

How and with what each of the tasks is to be done must be detailed. Repainting must be done with colors suitable to the period of time the structure was constructed. All materials used must be appropriate for the period of the structure.



October 10, 2013

## AMENDMENT TO MILLS ACT CONTRACT

E. Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to qualify for a reassessment of valuation of the Historic Property, pursuant to the provisions of Chapter 3, Part 2, Division 1 of the California Revenue and Taxation Code and any corresponding adjustment in property taxes resulting therefrom.

**Whereas, it is the City's expectation that the owner will use the property tax savings accrued under this agreement for improvements to the "Historic Property". To that end, as a condition of renewal, the City will require a revised schedule of improvements every five years showing a plan for the improvements commensurate with the tax savings.**

6. PERIODIC EXAMINATIONS AND REPORTING. Owner agrees to permit the periodic examination, by prior appointment, of the exterior and interior of the historic property by a city building inspector who will report on the following:

1. Building elements so attached that they may fall and injure members of the public or adjacent property
2. Deteriorated or inadequate foundations.
3. Defective or deteriorated flooring.
4. Members of ceiling or supports, roofs or other horizontal members, wallspartitions or other vertical supports which sag, split or buckle due to defective materials or deterioration.
5. Fireplaces or chimneys which list, bulge or settle due to defective materials, settlement or deterioration.
6. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, floors or broken windows or doors.
7. Defective or lack of weather protection (paint, siding, etc) for exterior walls.
8. Any fault, defect or deterioration in the building which renders it structurally unsafe or not properly watertight.
9. Faulty electrical wiring or plumbing.
10. Improper drainage and rain gutters which may wause water to pond against the building or which will allow water to leak into or under the structure.
11. Infestation by termites or other destructive insects. An inspection by a licensed termite control company may be required.
12. A licensed chimney contractor shall be contacted to provide an inspection report on the chimney to determine if it is usable and able to withstand a moderate earthquake.

The inspector will photograph all sides of the structure including the roof, if possible, the interior, ancillary structures and all problem areas. A copy of the report will be given to the owner with a signed original being sent to the city planning department.

Should the structure found to be in noncompliance with the U.S. Dept of Interior Guidelines for the Preservation of Historic Structures, the owner will prepare a preservation plan detailing the work to be performed to bring the structure up to Dof I Guidelines. For all repairs costing more than \$1,000 or involving the removal of historic materials or repainting of the structure, trim or outbuildings, the owner will obtain the services of an architect, preservation contractor, color historian or other qualified preservation specialist to prepare a restoration plan and a schedule for the completion of the repairs which will be included in the application package for the approval of the Preservation Commission. The plan will become part of the construction permit.

The owner will also prepare a 5 year plan detailing proposed modifications to the structure which will upgrade its historical qualities.

If the City Planning Department, Building Department, Fire Department or the City Preservation Commission has reason to believe that a resource is being neglected and subject to damage from fire, weather, deterioration or vandalism, they shall direct the Planning Department staff to meet with the owner or other person having legal custody and control of the resource and to discuss with them ways to improve the conditions of the property. Failure to ameliorate problems may result in cancellation of the contract.

The owner shall pay the city an inspection fee for each required inspection of the historic property for the purpose of covering the cost of performing required inspection as work is completed. Said fee shall be payable to the City of Redondo Beach and shall be remitted to the Planning Department upon demand and prior to the required inspection. The amount of the inspection fee shall be established by the city and may be revised from time to time, which fee shall be set forth in the City's Master Schedule of Fees and Charges.

May 12, 2013

**PROPOSED REVISION TO HISTORIC RESOURCES PRESERVATION  
ORDINANCE**

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

**BACKGROUND**

The Mills Act, prior to enactment of AB 654 , assigned responsibility for the supervision of landmark structures to the County Assessor, Board of Equalization and the State Department of Parks and Recreation. The truth of the matter is that none of these agencies ever inspected or reported on any landmark structures. This allowed potential grievous damage to be done by neglect, inappropriate modifications and outright demolition. In September 2011 AB 654 changed Government Code Sections 50280-50290 to charge cities and/or counties with the responsibility of inspecting and reporting on structures every 5 years. The City of Redondo Beach has been in violation of that law since 2011.

Because of reduced staffing, resources and time the Planning Department cannot properly evaluate historic structures being applied for landmark approval. The burden of proof should fall on the applicant. The Planning Department and Preservation Commission needs sufficient detailed information on the structure to determine whether or not it is a suitable candidate for a certificate of appropriateness. One of the proposed amendments will provide the data at no cost to the city.

Currently the city has no way of monitoring the maintenance of the building subsequent to the issuance of landmark status. The responsibility of maintaining the structure and the reporting of the maintenance schedule should be on the owner. It is proposed that the following amendments be made to the cities preservation ordinances.

**1. AMENDMENT OF SECTION 10-4.402 (b)**

The following conditions will be added:

(b)(1) All new applications for a certificate of appropriateness will include an inspection report by certified building and termite inspectors in conformance with the Department of Interior Guidelines for the Preservation and Restoration of Historic Structures. Inspection will include, but not limited to the checklist in Sec 10.4.702. Photographs of the exterior and interior of the structure and a plot plan showing the approximate location of the structure on the lot and other buildings will be provided. Should the structure found to be in noncompliance with the U.S. Dept of Interior Guidelines for the Preservation of Historic Structures, the owner will obtain the services of an architect, preservation contractor or

other qualified preservation specialist to prepare a restoration plan to be included in the application package for the approval of the Preservation Commission. The plan will become part of the construction permit.

2. ADD THE FOLLOWING TO SECTION 10-4.702

Every 5 years, on the anniversary of the Mills Act Contract, the property will be subject to an inspection by City Inspectors to determine if the property is being maintained in accordance with the Department of Interior Guidelines. The cost of inspections to be paid for by the property owner. Copies of these reports may be passed on to the State of California Department of Parks and Recreation and the State Board of Equalization for review. All deficiencies in the inspection report must be taken care of within a period of 6 months. The applicant may apply for Economic hardship relief per Sec 10-4.402(d) should it be necessary.

3. AMEND SECTION 10-4.702 AS FOLLOWS:

Delete existing ordinance and add

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

In the event that the property elects to enter into a Mills Act contract with the city the following will apply. Consistent with all other state and city codes requiring that buildings and structures be kept in good repair, the owner or other person having legal custody and control of a property shall repair such building or structure if it is found to have any of the following defects:

1. Building elements so attached that they may fall and injure members of the public or property.
2. Deteriorated or inadequate foundation.
3. Defective or deteriorated flooring.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
5. Members of ceilings, roofs, ceiling or roof supports or other horizontal member which sag, split or buckle due to defective materials or deterioration.
6. Fireplaces or chimneys which list, bulge or settle due to defective material, settlement or deterioration.
7. Deteriorated, crumbling or loose exterior plaster.
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

9. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective coverings.
10. Any fault, defect or deterioration in the building which renders it structurally unsafe or not properly water watertight.
11. Faulty electrical wiring which may cause a fire.
12. Faulty plumbing which can leak and cause damage to the structure.
13. Improper drainage and rain gutters which may cause water to pond against the building or which will allow water to leak into the structure.
14. Infestation by termites or other destructive insects.
15. A licensed chimney contractor shall be contacted to provide an inspection report on the chimney to determine if it is usable and able to sustain a reasonable earthquake.

#### NOTIFICATION OF INSPECTION REPORT

The City of Redondo Beach will notify the landmark owner on the anniversary of the Mills Act contract that an inspection is required. Owner has 30 days to comply with the requirement or be subject to a noncompliance investigation. Failure to present an inspection report and make the improvements recommended there in will cause the issuance of a Noncompliance Certificate. A noncompliance certificate will trigger the cancellation of the Mills Act which will be sent to the County Assessors Office, the Board of Equalization and the State Department of Parks and Recreation.

The inspector will photograph all sides of the house including the roof, if possible, the interior, ancillary structures and all problem areas. A copy of the report will be given to the owner with a signed original copy being sent to the Redondo Beach Planning Dept.

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

## MILLS ACT 101 PART 2

Nov 20, 2013

An important thing to remember when granting Mills Act contracts is that every time a contract is granted that there is a corresponding cut in the property tax for that structure. That loss in revenue must be made up by other tax payers in the county. The reason that Prop 13 was passed was to prohibit tax increases. The owners who must pay additional taxes because of this program did not vote an approval for the Mills Act, but they are required to pay for it. This is unfair and can create hardships for some in the country who are struggling to pay their property taxes.

It should be remembered that there are a lot of old houses over 50 years of age in Redondo that are in good shape and are NOT receiving Mills Act Contract benefits. There are a number of ways to encourage the preservation of historic structures without punishing other tax payers. I would like to reiterate that there is nothing in the California Government Code that requires the owner of a historic house who has received a Mills Act property tax reduction to spend the savings on the preservation of the house. This is a major omission! Other cities have solved this problem by including wording in their Mills Act Contracts that the owner is to use the savings for repairs and that they must make up a 5 year program explaining the improvements they intend to make.

The following suggestions are options:

1. Contracts can be limited to only those structures in dire need of repair
2. Instead of reducing taxes, historic structures can be recognized by permitting the placement of a plaque on the structure stating that it is a historic house. This is the approach that the City of Manhattan Beach uses.
3. The number of Mills Act contracts awarded can be limited to 1 or 2 per year.. This has been used by some counties.
4. Calculating how much the Mills Act Contract would reduce property taxes and giving a tax credit for that amount for major repairs.
5. Make it obligatory that owners use the savings on their taxes only for historic home repair.
- 6.. Stop issuing Mills Act Contracts all together.

Cities and counties are facing hard times and are having cash shortfalls. Reducing the tax base is not an equitable answer. It is a breach of the fiduciary and moral obligations to the tax payers to continue this program in its present form.

The Planning Department should be required to notify applicants for a certificate of appropriateness or landmark status that they are required by state law to have their structures inspected by a city inspector every 5 years at their expense. This will prevent any problems with future inspections.

The city should also give all Mills Act Contract applicants a complete copy of the Dept. Of Interior Guidelines For The Preservation of Historic Structures so that they will know what is expected and what they can and cannot do. Failure to include this in the contract may invalidate it.

The percentage of tax reduction under the Mills Act is 50%. Assuming that the This is sufficient reason to reduce or eliminate participation in the Mills Act program and find other ways to encourage preservation.

City treasurer calculations for tax revenue loss under Mills Act.  
\$516,719 avg value X 94 parcels = \$48,571,586 total assessed valuation  
\$48,571,586 X 1% (prop 13 taxing limitation) = **\$40,314 annual city Mills Act tax loss** This must be made up by other tax payers.

It is suggested that the chairperson instruct the legislative committee to investigate what other counties and cities participating in the Mills Act are doing and to report on at least three cities or counties and make recommendations as to which useful features could be incorporated into the Redondo preservation plans. For example, the City of Orange is supposed to have the largest historic district in California. Their Mills Act contract is far more progressive than ours and many of their ideas would be of use in our program. Ideas should be submitted to the commission without prejudice at each meeting. The commission should prepare their own mission statement and change from just a reactive to proactive agency.

It is recommended that the Planning Department prepare a summary of the 2013 applications as there were some unusual cases approved by the Commission, namely the Eagle's Lodge restoration project and the house on 225 S. Francisca. The Francisca project is unusual in that it is a historic structure, which was on the verge of collapsing, and is to be restored while the owner is constructing a new home in the rear of the lot. Major conditions of approval were imposed by the Commission and follow ups need to be performed to make sure that the conditions are being complied with.

CITY OF LOS ANGELES**MAINTENANCE AND REHABILITATION STANDARDS AND CONDITIONS****SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**PROPERTY MAINTENANCE**

All buildings, structures, yards and other improvements shall be maintained in a superior manner. All current building and zoning codes will be enforced. The following conditions are prohibited:

- a. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
- b. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
- c. Stagnant water or open excavations.
- d. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
- e. Peeling exterior paint or unremoved/uncovered graffiti.
- f. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
- g. Other substandard conditions as cited by the Cultural Heritage Commission, the Director of Planning, or the City's Historical Property Contracts Manager.

**CONDITIONS**

This Historical Property Contract provides the potential for property tax reduction in exchange for agreement to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior's Standards, may be required to be removed and the original conditions remedied as part of this contract.

<b>EXHIBIT "B"</b>
--------------------

HISTORICAL PROPERTY CONTRACT APPLICATION  
REVISED JANUARY 2009

CITY OF LOS ANGELES

**REHABILITATION/RESTORATION/MAINTENANCE PLAN**

PROPERTY ADDRESS: \_\_\_\_\_

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

Rehabilitation/Restoration     Maintenance

Building Feature: \_\_\_\_\_

Cost \$ \_\_\_\_\_ (round to nearest dollar)

Completed     Proposed                      Contract Year of Proposed Work Completion: \_\_\_\_\_

Description of work: \_\_\_\_\_

Rehabilitation/Restoration     Maintenance

Building Feature: \_\_\_\_\_

Cost \$ \_\_\_\_\_ (round to nearest dollar)

Completed     Proposed                      Contract Year of Proposed Work Completion: \_\_\_\_\_

Description of work: \_\_\_\_\_

Rehabilitation/Restoration     Maintenance

Building Feature: \_\_\_\_\_

Cost \$ \_\_\_\_\_ (round to nearest dollar)

Completed     Proposed                      Contract Year of Proposed Work Completion: \_\_\_\_\_

Description of work: \_\_\_\_\_

Rehabilitation/Restoration     Maintenance

Building Feature: \_\_\_\_\_

Cost \$ \_\_\_\_\_ (round to nearest dollar)

Completed     Proposed                      Contract Year of Proposed Work Completion: \_\_\_\_\_

Description of work: \_\_\_\_\_

Rehabilitation/Restoration     Maintenance

Building Feature: \_\_\_\_\_

Cost \$ \_\_\_\_\_ (round to nearest dollar)

Completed     Proposed                      Contract Year of Proposed Work Completion: \_\_\_\_\_

Description of work: \_\_\_\_\_

**EXHIBIT "A"**

ROBERT DeJERNETT  
Legislative Committee  
Preservation Commission

September 3, 2013

TO: Members of the Preservation Commission

SUBJECT: Ideas for consideration by the Commission

Attached are items for consideration by the Commission. While the preservation of historic structures is a noble idea, however it is not without considerable economic consequences. The designation of landmark status can reduce property taxes for that structure for up to 50%. This represents a considerable loss of revenue to the city. Many cities in the south bay area have elected not to participate in the Mills Act program. Some recognize the historic nature of the structure, but only award a plaque of historic significance. Some governmental agencies have already started reducing the number of historic landmark awards.

The City of Orange, California reputedly has the largest historic district in the state. Their ordinances governing historic districts are exemplary. I recommend that each member read the City of Orange Historic Preservation Design Standards for Old Towne and City of Orange Cultural Resources & Historic Preservation ordinances. If you are interested in getting a copy of these documents I can email you a PDF copy.

## QUESTIONS FOR THE COMMISSION TO CONSIDER

- 1 Should the city use the 10 year termination date of a Mills Act Contract to impose our new standards for inspections and maintenance of the interior as well as the exterior?
- 2 Does the city want to enforce the U.S. Dept of Interior guidelines for the maintenance of the interior of historic structures?
- 3 Our enforcement of the D.I. Guidelines for the maintenance are too weak. Many cities are want detailed photos of structures and are very concerned about cracks, paint failures damaged trim etc. Under our new inspection requirements should the Commission bear down and start an aggressive maintenance program. Structures found to be in a poorly maintained condition should be sent a warning to improve conditions and to provide a schedule when the upgrades will be completed.
- 4 The Mills Act can have a considerable negative impact of the revenue for the county. In order to help mitigate this problem should the City of Redondo Beach limit the number of Mills Act contracts to 2 or 3 per year?

2) The Mills Act program shall allow for execution of preservation agreements with qualifying Napa County Landmarks as specified in Section 15.52.037 of the Napa County Code.

3) To limit the fiscal impact of the Mills Act program on the County, the County shall not enter into or execute more than three (3) preservation agreements per calendar year. Applications for preservation agreements shall be processed on a first-come basis to the first three qualifying, completed applications received in a calendar year. If less than three preservation agreements are recorded during a calendar year, the remainder may be rolled over to the next calendar year.

- 5 U.S.N.P.S. " Guidelines cannot serve the same legal purpose as the design review provisions of the ordinance. An ordinance is LAW, but local design guidelines are typically NOT law."

It is therefore essential that our proposed changes be folded into the Preseservation Ordinance so as to become law.

## ALTERNATE APPLICATION OF THE MILLS ACT CONTRACT

The County of Los Angeles and the City of Redondo Beach are struggling with revenue shortfalls which is affecting a number of important programs. A Mills Act contract can reduce the taxes on a property by as much as 50%. This represents a significant loss of income for government agencies. The problem is that neither the county nor the city know for certain that the tax savings are being used to maintain the structure, in fact most of the structures considered for a Mills Act contract by the Preservation Commission are in very good condition. Some cities are taking the position that **only those structures badly in need of repair will be considered for a Mills Act contract.** A good example would be the house at 225 South Francisca Street which was recently approved for a Certificate of Appropriateness. The ones who don't get a certificate or a plaque stating that the building is a historic structure.

If the Commission decides that an application for a Certificate of Appropriateness will enable the preservation of a historic home then the request will be approved for a Mills Act Contract. Historic structures not in dire need of preservation will be recognized as city "Historic Structures" and will be given a certificate or a plaque so stating.

The Preservation Commission needs to consider whether or not the Mills Act is a viable program considering the condition of County and City finances. It is commonly believed that a Mills Act contract is nothing more than a cash cow.

The Commission needs to make a recommendation.

PRESERVATION COMMISSION  
CITY OF REDONDO BEACH

LIMITATION ON CERTIFICATES OF APPROPRIATENESS  
FOR RESIDENTIAL STRUCTURES

The issuance of a Certificate of Appropriateness or Mills Act Contract for residential structures shall be limited to a total of \_\_\_\_ per year ending on June 4<sup>th</sup> of each year. Applications will be reviewed by the Preservation Commission in the July 3<sup>rd</sup> meeting and the most historic and best example of architectural design will be selected for the issuance of a Certificate of Appropriateness or Mills Act Contract. Structures not selected, which are considered to be of historical and architectural significance, will be awarded a certificate recognizing the importance of the structure.

**USE OF TAX SAVINGS TO REPAIR HISTORIC STRUCTURES 10-5-2013**

There is nothing in CGC 50280-50290 that will guarantee that homeowners will use their tax savings from a Mills Act contract to maintain their homes. Some cities have added the statement that the city expects the savings are to be used for the intended purpose and that the owner must come up with a 5 year plan for repair and maintenance.

---

Rather than give a homeowner an across the board tax reduction, the owner can get a refund or credit on property taxes by preparing a plan or list of proposed improvements and submit the list to the Preservation Commission for approval. If approved the property will receive a credit from the next years taxes in the amount of the calculated tax reduction under the Mills Act. In this way the city can be assured that the owner will make required improvements.