



CITY OF REDONDO BEACH

BLUE FOLDER ITEMS

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 March 2, 2016

XI. New Business

11. Discussion and input to the City Manager for Fiscal Year 2016-2017 Budget.

- Powerpoint Presentation



Commission Budget Presentation

FY 2016-17 City Budget
City of Redondo Beach

Commission Budget Presentation

- Outreach in Advance of New Fiscal Year on July 1, 2016
- Snapshot of Redondo Beach
 - New Management Team in Place
 - Agreements in Place with all Labor Groups
 - Significant Training Programs
 - Waterfront Project Environmental Review
 - Two Significant Hotel Projects under Construction
 - Long Range Strike Bomber Award to Northrop
 - Loss of Nordstrom and Rising PERS Rates
 - Open Gov Program Launched



Reports > Annual

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Filters Views

SHOW
Revenues vs Expen... ▾

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Revenues vs Expen... ▾

FILTERED BY All >

- Funds >
- Departments >
- Project >
- Revenue & Expens... >

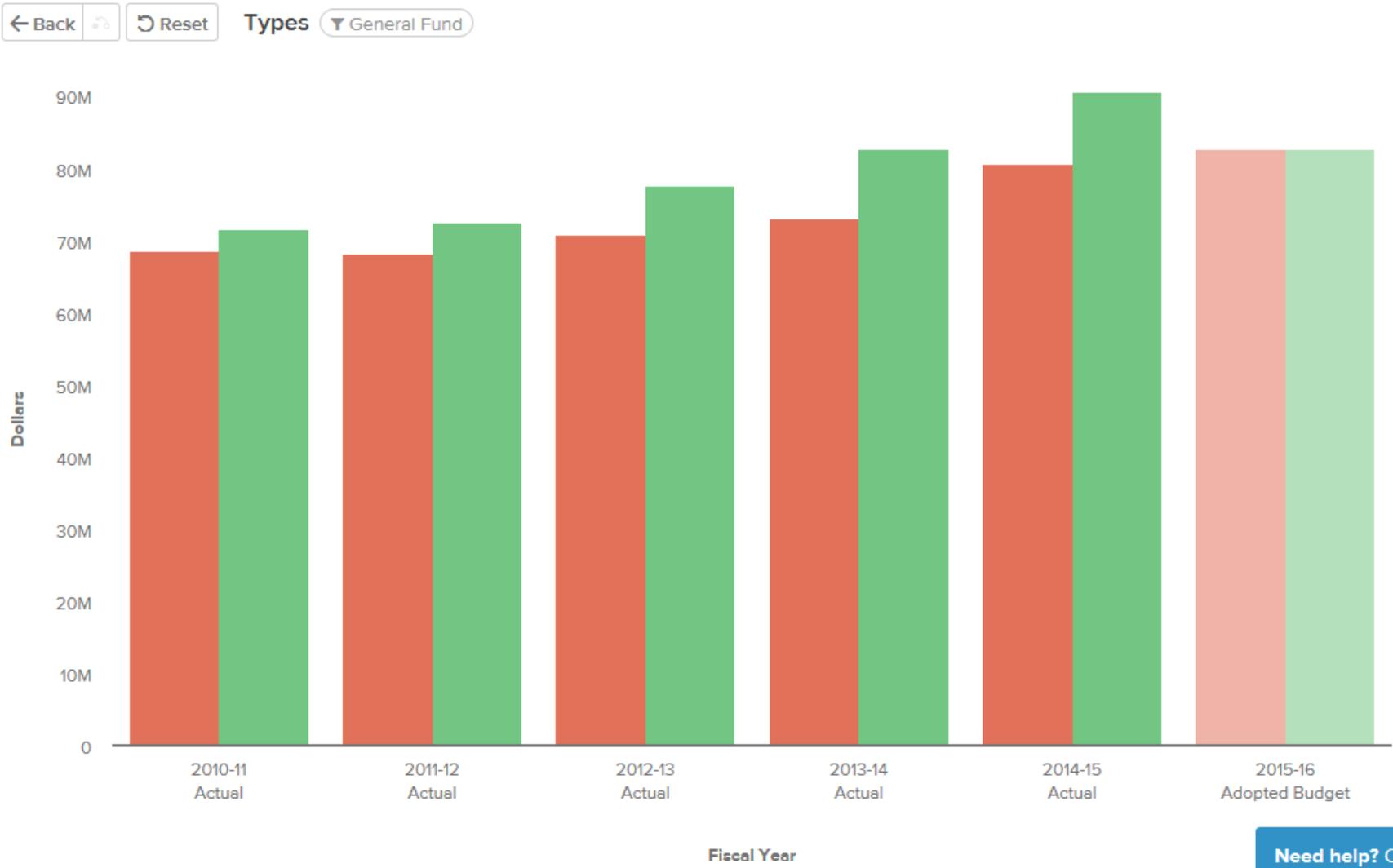
FISCAL YEAR
2011 ————— 2016

DOCUMENTS

- Adopted_Budget_FY_16.pdf
- City_of_Redondo_Bee

CONFIGURE REPORT

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9 Notes in this view

Sort Large to Small ▾

- Revenues
- Expenses



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Revenues Governmental



SHOW

Revenues

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Revenue Type

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Funds

Departments

Project

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FISCAL YEAR

2011 2016

DOCUMENTS

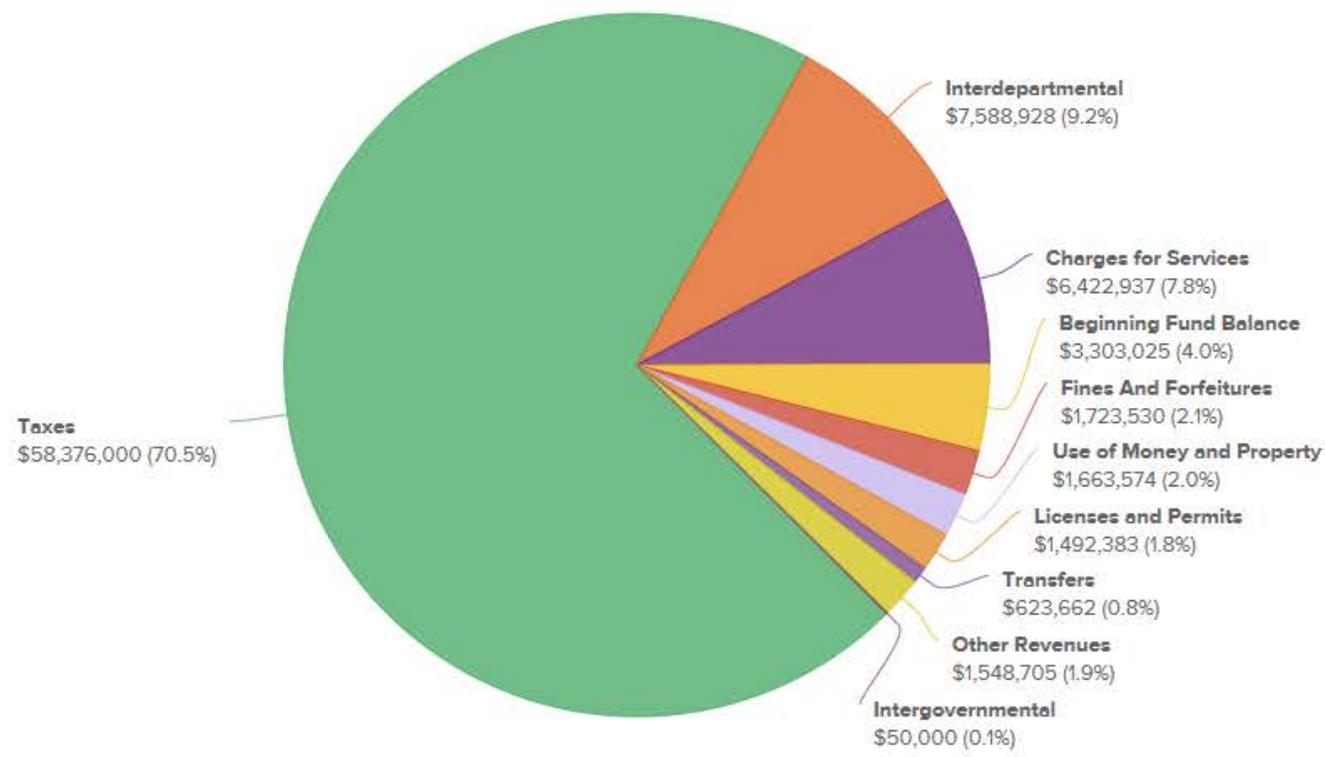
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4 Notes in this view

Sort Large to Small

- Taxes
- Interdepartmental
- Charges for Services
- Beginning Fund Balance
- Fines And Forfeitures
- Use of Money and Prop...
- Licenses and Permits
- Transfers
- Other Revenues
- Intergovernmental



2015-16 Adopted Budget

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Filters Views

SHOW

Expenses

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Departments

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Funds

Departments

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Expense Type

FISCAL YEAR



DOCUMENTS

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Departments

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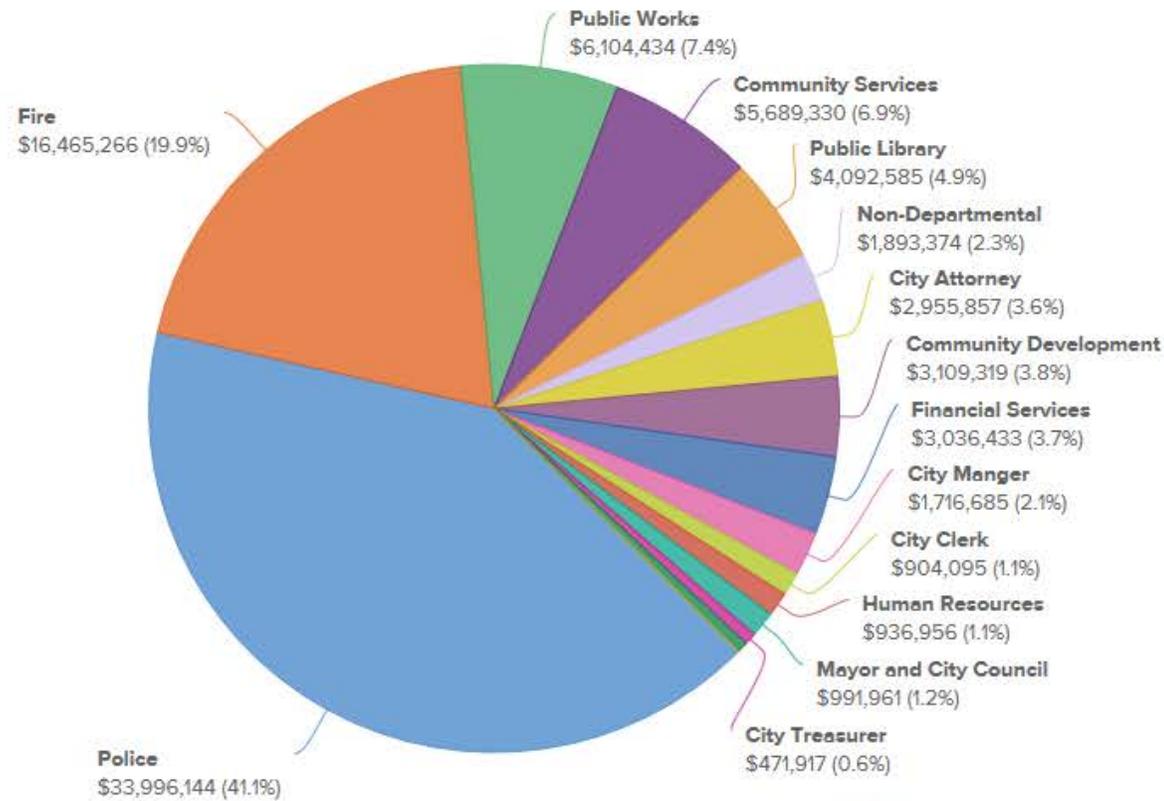
Expenses



7 Notes in this view

Sort Large to Small

- Police
- Fire
- Public Works
- Community Services
- Public Library
- Non-Departmental
- City Attorney
- Community Development
- Financial Services
- City Manger
- City Clerk
- Human Resources
- Mayor and City Council
- City Treasurer



2015-16 Adopted Budget



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Filters Views

SHOW Expenses

BROKEN DOWN BY Expense Type

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- Departments
- Project
- Expense Type

FISCAL YEAR 2015 2016

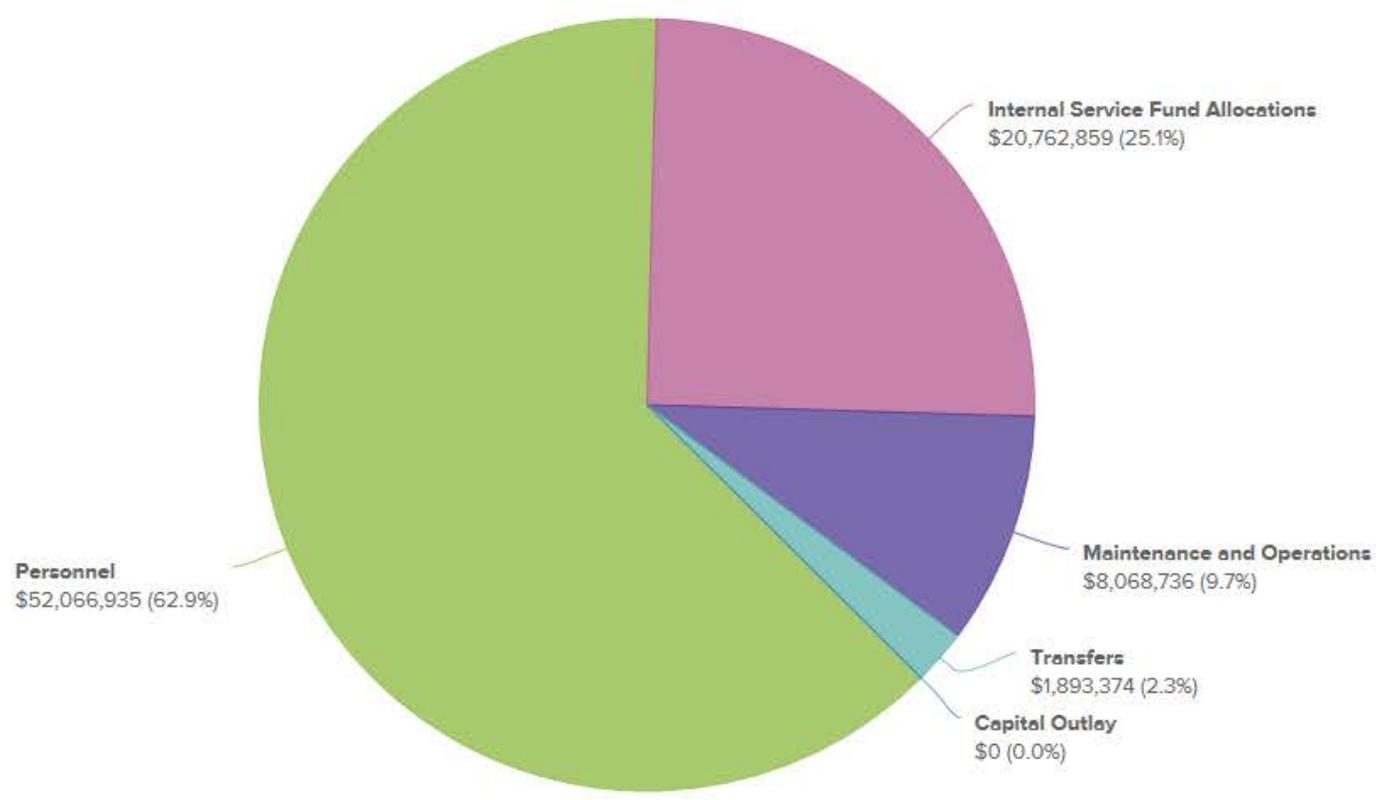
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CONFIGURE REPORT

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7 Notes in this view

Sort Large to Small

- Personnel
- Internal Service Fund Al...
- Maintenance and Opera...
- Transfers
- Capital Outlay



2015-16 Adopted Budget

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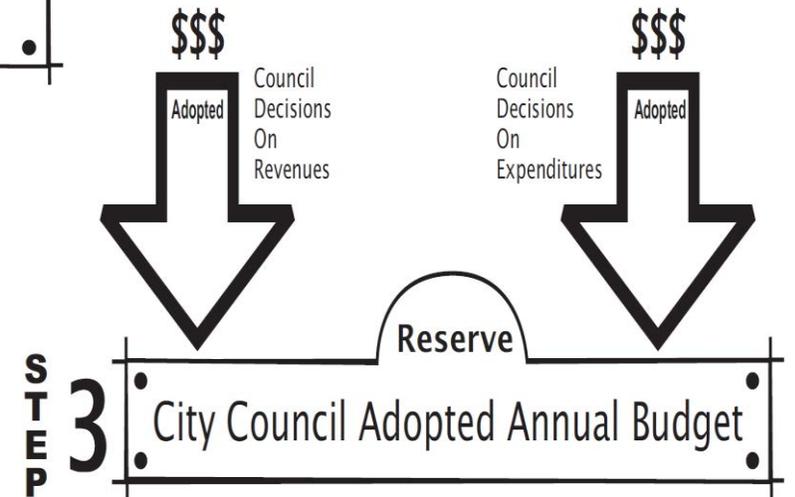
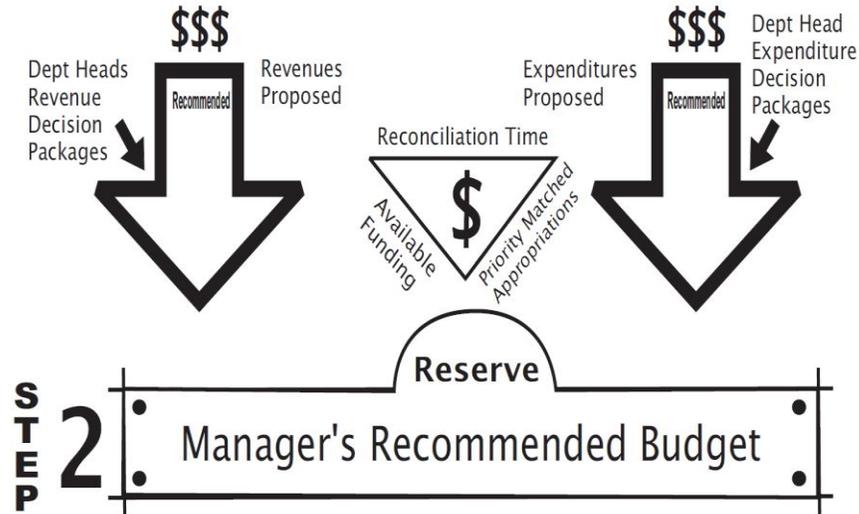
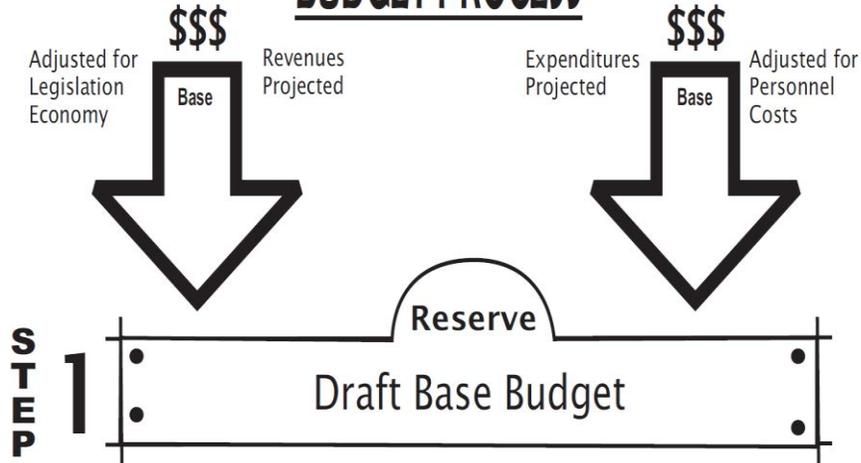
2016 BUDGET CALENDAR

Jan & Feb 2016	City Manager Request for Commission FY 2016-2017 Budget & CIP Feedback
January 5, 2016	2016 Budget Calendar Approval
January 14, 2016	FY 2014-2015 Comprehensive Annual Financial Report (CAFR) Review w/ Budget and Finance Commission
January 19, 2016	City Treasurer's Update on Investments and Economic Trends
January 19, 2016	Strategic Plan Monthly Update
February 16, 2016	Strategic Plan Monthly Update
March 2016	Commission Input for Strategic Plan
March 15, 2016	FY 2015-2016 Midyear Budget Report
March 15, 2016	FY 2016-2017 CIP Budget Priorities Review
March 15, 2016	Strategic Plan Monthly Update
March 29, 2016	Strategic Plan Workshop
April 14, 2016	FY 2015-2016 Midyear Budget Review/FY 2016-2017 Budget Planning w/ Budget & Finance Commission
April 19, 2016	City Treasurer's Update on Investments and Economic Trends
April 19, 2016	Strategic Plan Adoption
April 28, 2016	Presentation of FY 2016-2017 CIP to Joint Budget & Finance and Public Works Commissions
May 16, 2016	FY 2016-2017 Proposed Budget and CIP Budget Delivered to Mayor and City Council
May 17, 2016	FY 2016-2017 Proposed Budget and CIP Budget Received and Filed / Budget Challenges Discussion
May 17, 2016	FY 2016-2017 Proposed Budget Public Hearing Date Set
May 17, 2016	Strategic Plan Monthly Update
May 26, 2016	City Manager FY 2016-2017 Proposed Budget Review with Budget & Finance Commission



June 7, 2016	FY 2016-2017 Proposed Budget & CIP Public Hearing
June 16, 2016	Fiscal Year 2015-2016 CIP Review for Consistency with General Plan by Planning Commission
June 21, 2016	FY 2016-2017 Budget and CIP Adoption
June 21, 2016	Strategic Plan Monthly Update
July 1, 2016	New Fiscal Year Begins
July 19, 2016	City Treasurer's Update on Investments and Economic Trends
July 19, 2016	Strategic Plan Monthly Update
August 16, 2016	Strategic Plan Monthly Update
September 2016	Commission Input for Strategic Plan
September 2016	Strategic Plan Workshop
September 20, 2016	Strategic Plan Monthly Update
October 18, 2016	Strategic Plan Adoption
October 18, 2016	City Treasurer's Update on Investments and Economic Trends
November 15, 2016	Strategic Plan Monthly Update
November 15, 2016	Budget Carryovers from FY 2015-2016 to Fiscal Year 2016-2017
November 15, 2016	FY 2015-2016 General Fund Balance Reserves and Designations
November 15, 2016	Capital Improvement Program Activity Update
November 30, 2016	Adopted FY 2016-2017 Budget Document Printed
December 20, 2016	Independent Auditor's Report on City Finances
December 20, 2016	FY 2015-2016 Comprehensive Annual Financial Report (CAFR) Received and Filed
December 20, 2016	Strategic Plan Monthly Update

BUDGET PROCESS



Commission Budget Presentation

Recommendation – Provide Input

-- Receive and File Presentation



**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY MARCH 2, 2016 - 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

II. APPROVAL OF ORDER OF AGENDA

Recommendation to re-order the agenda and consider the following items prior to the Consent Calendar in the order listed below:

- 1) New Business Item #11 Discussion and input to the City Manager for Fiscal Year 2016-2017 Budget
- 2) Old Business Item #10 Preservation Commission Nominations and Election of Chair and Secretary.

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 March 2, 2016.
5. Approval of the following Minutes: Regular Meeting of January 6, 2016.
6. Receive and file the Strategic Plan Update dated February 16, 2016.
7. Receive and file written communications.

IV. AUDIENCE OATH

V. 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.

VI. EXCLUDED CONSENT CALENDAR

VII. 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.

VIII. 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.

IX. PUBLIC HEARINGS

- 8. A Public Hearing to consider a request for designation of the building and property as a local Historic Landmark pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and consideration of a Certificate of Appropriateness to allow alterations to a potential historic landmark building and property, including rehabilitation of the existing single-family residence and proposed construction of a detached second unit within the rear portion of the property, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA).

APPLICANT:	Doreen Sato
PROPERTY OWNER:	Same as applicant
LOCATION:	517 S. Catalina Avenue
CASE NO.	2016-03-PR-002
RECOMMENDATION:	Staff Recommends Approval

- 9. A Public Hearing to consider a request for designation of the building and property as a local Historic Landmark, and consideration of a Certificate of Appropriateness and recommendation to the Planning Commission of a Historic Variance to allow alterations to a potential historic landmark property including rehabilitation of the existing single-family residence, construction of a detached garage with reduced setbacks, and reduced minimum separation between buildings for future development within the rear of the property in order to preserve and maintain the potential historic building, pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA).

APPLICANT:	Rick Boulger
PROPERTY OWNER:	Same as applicant
LOCATION:	124 S. Guadalupe Avenue
CASE NO.	2016-03-PR-003
RECOMMENDATION:	Staff Recommends Approval

X. OLD BUSINESS

- 10. Preservation Commission Nominations and Election of Chair and Secretary.

RECOMMENDATION:

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

XI. NEW BUSINESS

- 11. Discussion and input to the City Manager for Fiscal Year 2016-2017 Budget.

XII. SUBCOMMITTEE REPORTS

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

XIII. 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.

XIV. ITEMS FROM STAFF

XV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **May 4, 2016** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

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

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

APPEALS OF PRESERVATION COMMISSION DECISIONS:

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

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

February 26, 2016

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

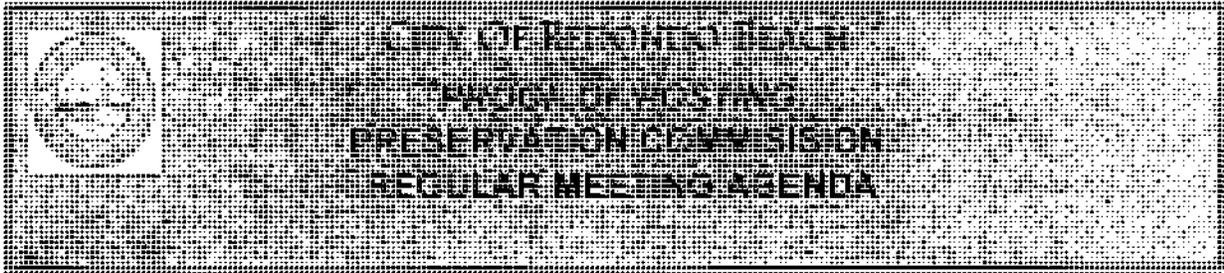
AFFIDAVIT OF POSTING

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 Analyst of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the March 2, 2016 Regular Meeting of the City of Redondo Beach Preservation Commission on Friday, February 26, 2016, 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 Analyst



I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of March 2, 2016
(agenda date)

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

Posted on: 2/26/16 at 3:30 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

2/26/16

Date:

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
JANUARY 6, 2016**

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 Chairperson Jackson.

ROLL CALL

Commissioners Present: Caldwell, Jackson, Mayebdadash, Matsuno
Commissioners Absent: Ritums, Freeman
Officials Present: Aaron Jones, Community Development Director
Stacy Kinsella, Associate Planner
Sean Scully, Planning Manager
Margareet Wood, Recording Secretary

APPROVAL OF THE ORDER OF AGENDA

The motion by Commissioner Matsuno and seconded by Commissioner Caldwell to consider Agenda item 8, Public Hearing for Certificate of Appropriateness, at the beginning of the meeting was unanimously approved.

PUBLIC HEARINGS

A Public Hearing to consider a Certificate of Appropriateness requesting removal of the property from the list of Potential Historic Resources and proposing a one-story addition pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA)

The motion by Commissioner Mayebdadash and seconded by Commissioner Matsuno to open the public hearing was unanimously approved.

Upon inquiry by Chairperson Jackson, the Commissioners reported no ex parte communications.

Planner Kinsella described the location, zoning, and history of the property, pointing out that the structure has been relocated from another site. She displayed photos of the structure and adjacent properties. She cited the historic resource study and construction history, which she said deem the property ineligible for a *B* rating. She displayed the conceptual plans for remodeling, the proposed site plan, and conceptual elevations. She concluded by recommending approval of the Certificate of Appropriateness.

Jennifer Spenser, property owner, spoke in favor of the request. She explained she and her husband have no plans to alter the style of the house; however she said an additional bedroom and bathroom will better accommodate her family.

In response to Chairperson Jackson who asked about the process, Director Jones said the Preservation Commission is authorized to review *A* and *B* rated properties on the Potential Historic List. He said removal from the list will prevent potential conflicts. He recalled several similar cases over the past 10 years and added that sometimes removal is requested along with the demolition request. He said the owners desire to preserve the property and he felt this is a good option.

Commissioner Matsuno spoke in favor of the proposed remodel project.

Director Jones stated that historic property owners are encouraged to make reasonable alterations, thereby investing in the properties. He said it has been shown the property is not eligible for the *B* rating. He said the remodel plans are reasonable and he recommended approval of the request.

In response to Commissioner Caldwell regarding the historic designation, Planner Kinsella explained the existing ratings were determined via windshield survey conducted in 1984 by a historic resources consultant.

Chairperson Jackson added that many structures were missed and mislabeled in the survey; and the goal is to obtain an accurate and detailed survey.

Glen Salcedo, project architect, supported the project and said the property is a provocative piece of architecture.

In response to Commissioner Mayebdadash, Planner Kinsella, said there is no record of the original location of the structure.

The motion by Commissioner Caldwell and seconded by Commissioner Mayebdadash to close the public hearing and approve the request for Certificate of Appropriateness was unanimously approved.

SALUTE TO THE FLAG

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

CONSENT CALENDAR

- Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of January 6, 2016
- Approval of minutes of the March 4, 2015 regular Preservation Commission meeting
- Receive and file the December 15, 2015 Strategic Plan Update
- Receive and file written communications

The motion by Commissioner Mayebdadash and seconded by Commissioner Matsuno to approve the Consent Calendar was unanimously approved with Commissioner Caldwell abstaining from approval of the minutes because he was not present.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair and Secretary

The item was continued to the March meeting due to the absence of 2 members.

Director Jones stated the positions do not have term limits. He advised the members not to speak with more than 1 other commissioner outside the meeting; and he suggested Chairperson Jackson as the contact to express interest. He planned to meet with Chairperson Jackson prior to the next meeting.

Chairperson Jackson also suggested postponing committee appointments until the next meeting.

SUBCOMMITTEE REPORTS

Education Subcommittee

Commissioner Matsuno reported he is working with the Library Director to schedule a public viewing in March or April of the film *Bungalow Heaven* about the historic district in Pasadena. He hoped the Preservation Commissioners and City staff can attend and he said he will report further details.

Chairperson Jackson reported that he recently visited Portland, Oregon and was impressed with the historical homes there.

COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Commissioner Jackson regarding meeting requirements, Director Jones clarified the Preservation Commission is scheduled to meet every other month; however the Commission is not jeopardized when meetings are canceled. He said there were no matters requiring the Commission's attention during the interlude since the last meeting.

ITEMS FROM STAFF

Director Jones introduced recently-hired staff members Stacy Kinsella, Associate Planner and Sean Scully, Planning Manager.

Director Jones advised the City Manager will attend the March 2 Commission meeting to solicit input on the 2016-17 budget and CIP; and he requested the members to be prepared to provide input.

Director Jones said a review of meeting procedures and agenda format will be provided. He said he is always available to meet with the members.

The motion by Commissioner Matsuno and seconded by Commissioner Caldwell to adjourn to the next meeting on March 2, 2016 was unanimously approved.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Aaron Jones
Community Development Director



Administrative Report

Council Action Date: February 16, 2016

To: MAYOR AND CITY COUNCIL

From: JOE HOEFGEN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES

RECOMMENDATION

Receive and file the monthly updates to the six-month strategic objectives established at the Strategic Planning Retreat held on October 14, 2015.

EXECUTIVE SUMMARY

On October 14, 2015, the City Council held a Strategic Planning Workshop to establish six-month objectives. The objectives set were adopted by the City Council at the October 14, 2015 Council Meeting. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. This current update is the third of the October 14, 2015 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March, 29, 2016.

BACKGROUND

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

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, Environmental Responsibility, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. Finally, the sixth three-year strategic plan was developed on September 12, 2013. The following are the six strategic plan goals for 2013-2016. They are not in priority order:

- Vitalize the waterfront, Artesia Corridor, Riviera Village and North Redondo Beach Industrial complex
- Improve public infrastructure and facilities in an environmentally responsible manner
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement
- Review and identify a process for updating the City's General Plan

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

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update.

FISCAL IMPACT

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2015-2016 Adopted Annual Budget.

Submitted by:

Joe Hoefgen, City Manager

Attachment:

- Strategic Plan Update - Six-Month Objectives dated February 16, 2016

CITY OF REDONDO BEACH  **SIX-MONTH STRATEGIC OBJECTIVES**
October 14, 2015 – March 15, 2016

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

THREE-YEAR GOAL: <i>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND NORTH REDONDO INDUSTRIAL COMPLEX</i>							
WHEN	WHO	WHAT	STATUS			COMMENTS	
			DONE	ON TARGET	REVISED		
1. By March 15, 2016	ACM and WED Director	Conduct Public Outreach meetings (Feb – March 2016) regarding alternative locations for installation of a new boat ramp including a meeting with Harbor Commission and present the results to the City Council.		X			
2. At the March 1, 2016 City Council meeting	WED and PW Director, working with regional agencies	Report on the status of the analysis of sea level rise and its potential impact on the Redondo Beach waterfront.			X	Moved to March 15, 2016 City Council Meeting to complete data collection	
3. At the February 16, 2016 City Council Meeting	PW Director	Present to the City Council for review the cost of fully implementing the Riviera Village sidewalk landscaping improvement plan along Catalina Avenue from Palos Verdes Boulevard to Avenue I.		X			
4. At the March 1, 2016 City Council Meeting	CD Director working with WED Director	Present to the City Council for consideration options for further modification of parking requirements Citywide to help encourage economic development.			X	Initial research and option identification completed. Major project workload requires additional time to complete. Reschedule to April 6, 2016	
5. At the November 17, 2015 Council Meeting	City Manager	Agendize a report on the appointment of a Mayor/City Council Subcommittee to work with staff on issues that may arise during the time that AES is marketing the AES site for non-industrial uses.	X				
5.a. FUTURE OBJECTIVE between April 4, 2016 and June 15, 2016	City Manager with the CD Director and City Attorney	City and AES representatives to meet and confer as necessary and discuss implementation of the AES Task Force, its purpose, organization, and membership, and other details relevant to the formation of the AES Task Force prior to a City Council Report on July 5, 2016 for appointment of the Task Force		X			
5.b. FUTURE OBJECTIVE	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the Task Force following the RFP Process.					

5.c. FUTURE OBJECTIVE	Task Force, working with Consultants	Task Force/Consultants present findings and recommendations to the City Council.				
6. FUTURE OBJECTIVE	WED working with CD Director	Explore the feasibility and recommend to the City Council whether or not to create a Storefront Improvement Program in key business areas.				

THREE-YEAR GOAL: *IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES IN AN ENVIRONMENTALLY RESPONSIBLE MANNER*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director working with PW Director	Present to the City Council for review the fiscal impact for financing the construction of a replacement pier parking structure and other Harbor Area public infrastructure.	X			
2. By the March 15, 2016 City Council meeting	PW Director	Present to the City Council a report on the status of the Tri-City Aviation Boulevard Bikeability Plan Grant.		X		
3. At the March 1, 2016 City Council meeting	ACM working with PW Director, Finance Director, Police Chief and Fire Chief	Report on the status of the Major Facilities Repair Fund and the City's long-term major facilities needs list.		X		
4. At the February 2, 2016 City Council meeting	PW Director	Present to the City Council for consideration a Conceptual Plan for improvement of Anderson Park restrooms and the demolition of the Park's vacant Annex Building.	X			
5. By March 15, 2016	CS Director working with PW, Finance and CD Directors	Review and report to the City Council the City's park and open space inventory and funding sources for acquisition and rehabilitation of parks and open space.		X		

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 15, 2016	City Attorney, working with the CD Director	Present to the City Council for direction options for the restructuring of the Redondo Beach Sister City Committee as a separate non-profit 501(c)(3) and/or an official city committee or commission.			X	Performing research at this time. Policy option report can be ready by April 20, 2016
2. By March 15, 2016	IT Director working with City Manager, City Attorney and other Department Heads	Report the results to the City Council of a social media pilot project that explores additional methods of public outreach (social media e.g., Facebook, Twitter) through launch of the City's new webpage.		X		Waiting for CA approval of Social Media Pilot Program Guidelines
3. At the January 5, 2016 City Council meeting	PW Director	Review the Administrative Policy and Procedure (APP) regarding purchase and replacement of zero emission vehicles and present the results to the City Council.	X			APP to be updated in the coming weeks
4. By March 15, 2016	PW Director working with IT Director	Explore and recommend to the City Council for consideration the potential use of technology to better regulate pedestrian and bicycle traffic crossing where the beach bike path meets the south end of the pier for improved safety and traffic flow.		X		
5. Prior to March 1, 2016	City Manager, HR Director and all City Departments	Implement a Customer Service Training Program for applicable City employees on a city-wide basis.	X			Training held for City staff from Jan 21st through February 12th, 2016

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director	Research and report to the City Council on the new State tax increment financing law to fund public infrastructure and other projects.	X			
2. By the February 1, 2016 City Council meeting	CD Director working with Finance Director	Present a report to the City Council on current regulation of short-term rental activity and obtain direction, if any, from the City Council.			X	Options being developed in coordination with Finance. Will be ready for presentation on March 1, 2016
3. At the March 15-2016 City Council meeting	Finance Director working with HR Director and all involved Departments	As part of the Mid-Year Budget Review, recommend to the City Council for consideration a budget modification to be able to hire or contract with a Grant Specialist to identify and apply for grants and coordinate with departments to facilitate implementation.		X		

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

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By February 16, 2016	PW Director and Police Chief	Develop plans and specifications for security fencing around the police station.			X	Plans & specs to the City Council on 3-1-16.
2. By March 15, 2016	Police Chief, working with the PW Director and CS Director	Research and present to the City Council for direction options for construction of a canine training facility on an existing unused city parcel.		X		
3. By January 1, 2016	HR Director working with Police and Fire Chiefs	Create hiring and promotional lists to fill all vacancies as they arise within the Fire and Police Departments.	X			Ongoing recruitment process and eligibility lists in place for all PD and FD vacancies
4. At the March 15, 2016 City Council meeting	City Manager working with Fire Chief, ACM and Finance Director	As part of the Mid-Year Budget Review, explore and make a recommendation to the City Council for consideration the possible restoration of two Fire Prevention Inspectors and one Fire Training Officer in the Fire Department.		X		
5. By March 15, 2016	Police Chief	Increase Neighborhood Watch participation by 30%, and improve assistance from homeowners associations.		X		

THREE-YEAR GOAL: *REVIEW AND IDENTIFY A PROCESS FOR UPDATING THE CITY'S GENERAL PLAN*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the February 16, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council and community a General Plan 101 workshop(s) overview on the General Plan's current status and content including potential amendments to the mixed use zoning section of the municipal code.			X	This objective will be combined with objective 2 below and presented on March 1, 2016
2. At the March 1, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council a budget process and timeline for either a comprehensive or "living" (incremental) update of the General Plan.		X		
3. Consider in context of FY 2015-2016 Mid-Year Budget Review	CD Director working with Finance Director, ACM and City Manager	Present to the City Council for action a budget appropriation to conduct a community assessment and engagement process for updating the General Plan.		X		



Administrative Report

Preservation Commission Hearing Date:

March 2, 2016

AGENDA ITEM: 8 (PUBLIC HEARING)

LOCATION: 517 SOUTH CATALINA AVENUE

APPLICATION TYPE: LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS

CASE NUMBER: 2016-03-PR-002

APPLICANT'S NAME: DOREEN SATO

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property as a local historic landmark and consideration of a Certificate of Appropriateness to allow alterations to a potential historic landmark building and property including rehabilitation of the existing single family residence and proposed construction of a detached second unit within rear portion of the property.

RECOMMENDATION

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

- 1) Make the findings set forth for Landmark Designation in the attached Resolution No. 2016-02-PR-002;
- 2) Make the findings set forth for the Certificate of Appropriateness in the attached Resolution No. 2016-02-PR-003,
- 3) Adopt the Exemption Declaration;
- 4) Grant local landmark designation for the property; and
- 5) Grant the Certificate of Appropriateness requesting the approval of the rehabilitation of the existing residence and proposed construction of a detached second unit at the rear of the property.

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant local landmark designation and grant a Certificate of Appropriateness for the rehabilitation of the

existing residence and the proposed construction of a second unit for the property at 517 South Catalina Avenue.

The applicant's property is listed as a "C" rated Craftsman building in the historic resources survey. The house is located within a row of four (4) Craftsman homes, two of which have already been landmarked. The two landmarked sites are 519 and 521 South Catalina 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:

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

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

Description of Nominated Property

The nominated property consists of a two-story single family residence of approximately 2,349 square feet and an existing detached two-car garage of approximately 440 square feet on the rear of the property.

The Historic Resource Survey identifies the architectural style of the building as Craftsman. This style of architecture was popular in the United States from 1905 until the early '20s. It is also the historic architectural style that is most prevalent in Redondo Beach.

The property is located on the west side of South Catalina Avenue, between Sapphire Street and Ruby Street. The parcel has a lot width of approximately 40 feet and lot depth of 163 feet, for a total lot size of approximately 6,540 square feet. The zoning of the property is Low Density Multiple-Family Residential (R-3A).

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style and was given a "C" rating. 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.

Construction History

City records show construction of a residence and garage in 1925. The Los Angeles County Assessor, however, notes that the house was constructed in 1907. A stairway was added to the site in 1947 and in 1953, the original garage was demolished, the current garage was built, and a small addition of approximately 110 square feet was constructed at the residence.

Design and Architecture

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

The two-story residential structure at 517 S. Catalina Avenue has a prominent front gable centered on the second floor. The roof details include wide overhanging eaves, exposed wood beam ends throughout the building and exposed rafter tails. The front door is located inside a small covered porch facing the street and there are concrete steps leading to the front yard area. The entry is flanked by large windows featuring decorative single-paned glass over large rectangular windows.

There have been some alterations to the original residence. The columns along the front enclosed façade expose the fact that the original structure had a larger front porch.

The building currently has stucco on all four sides, covering the original wood siding. There are also various windows and doors that have been replaced over the years.

Historical Background

City directories reflect that Joseph L. Gabriel lived at the site with his wife, Alice A., from approximately 1923 until at least 1931. Joseph Gabriel is noted to be the president of American Commercial and Savings Bank. By 1947, the directories note that K. K. Keith lived at the subject site.

This property reflects special elements of the City's cultural, social, and economic history. In the early 1900's, houses along Catalina Avenue were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is seven blocks away, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and their families. This structure served as the home for working and middle class families who served in the community. This residence is representative of the early period of growth and development in Redondo Beach.

CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness application requests permission to address the alterations to the building since its original construction. This includes removal of the stucco and restoration of the wood siding underneath, the replacement of all non-original windows and doors, and the 1953 rear addition with upper deck and exterior stairs are to be removed. The applicant is proposing restoration of the front porch on left, southern side of the front elevation. The applicant notes that the original notched eaves are to remain and the original columns are to be carefully sanded and repainted.

The application also proposes various additions to the site. Approximately 387 square feet is proposed on the rear elevation of the original home to create a large family room on the first floor and a Master Bedroom on the second. As the proposed plans reflect, many of the interior walls are shifting to create more modern, open living spaces.

The existing two-car garage at the rear of the site, which City records show is not original to the property, is proposed to be removed and replaced by a four-car garage with a dwelling unit above. The garage will be 1,018 square feet and the second dwelling unit above will be 1,192 square feet. Access to the garage will be from the rear alley.

As an R-3A zoned site over 5,000 square feet in lot area, the property can accommodate a second dwelling unit. In fact, a two-story rear unit was approved by the Planning Commission back in March of 2002. Staff has been unable to locate the

previously approved project files, however, the current project appears to meet minimum Zoning requirements.

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 517 S. Catalina Avenue is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure serves to make the property a valuable historical resource to the community; the property merits designation as a landmark.

If approved, this landmark will be referred to as the "Gabriel House" after the first known residents.

The detached garage at the rear of the site is to be demolished for the construction of a new four-car garage and second dwelling unit. All new construction will be required to be complementary in design to the remaining historic structure.

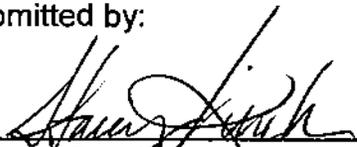
COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Stacey Kinsella
Associate Planner

Attachments:

Draft Resolution No. 2016-03-PR-002

Draft Resolution No. 2016-03-PR-003
Exemption Declaration
Draft Certificate of Appropriateness
Applications Submitted
Building Permit Card

RESOLUTION NO. 2016-03-PR-002

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
HISTORIC LANDMARK DESIGNATION FOR THE
PROPERTY LOCATED AT 517 SOUTH CATALINA
AVENUE 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 517 South Catalina Avenue; and

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

WHEREAS, on March 2nd, 2016, 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 1907 and is currently 109 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 style of architecture that was popular in California 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 in 1907 during a time when Redondo Beach was a thriving resort with a growing residential community for working men and their families. This structure served as a home for working and middle class families who served the community. 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 517 South Catalina as an historic landmark.

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2016

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on March 2nd, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

RESOLUTION NO. 2016-03-PR-003

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING A
CERTIFICATE OF APPROPRIATENESS AND AN
EXEMPTION DECLARATION FOR RESTORATION AND
REHABILITATION OF AN HISTORIC RESIDENTIAL
BUILDING ON A PROPERTY DESIGNATED AS A
LANDMARK LOCATED AT 517 S. CATALINA AVENUE**

WHEREAS, on March, 2, 2016, the Preservation Commission designated the building and property at 517 South Catalina Avenue as a locally designated historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application was filed on January 27, 2016, by Doreen Sato to permit the restoration and rehabilitation of a single family craftsman building consistent with the existing structure and site, which is designated as an historic landmark.

WHEREAS, on March 2, 2016, the Preservation Commission of the City of Redondo Beach considered the applications for a Certificate of Appropriateness and Exemption Declaration and all relevant testimony and evidence related thereto.

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

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

SECTION 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the new additions and alterations are generally consistent and compatible with the style, design, and proportions of the existing historic buildings.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the renovation proposed in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

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

1. The approval granted herein is for renovations to the existing single family residence, as are reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on March 2, 2016.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, Coastal Commission, and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision. The decision of the Preservation Commission shall be final.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring, and subject to the approval of the Building and Planning Divisions as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections as required by the Preservation Plan shall be scheduled with Planning Staff to verify compliance.

9. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Prior to issuance of building permits, the applicant shall prepare and submit a Specific Preservation Plan, which shall be reviewed by Planning Division for conformance with the Certificate of Appropriateness conditions and the Secretary of the Interior's Standards for Rehabilitation. The Plan shall address how any of the proposed alterations will affect the integrity of identified character-defining elements. It is recommended that the applicant consult with their design consultants, and contractor to complete this Plan. The approved Specific Preservation Plan shall be attached to the cover sheet of the drawings. It is the responsibility of the property owner to see that the work is carried out in conformance with the Specific Preservation Plan, notwithstanding the approvals of the Building Division or the actions of the Contractor or any of his subcontractors. Any deviations from this plan must be approved by the Redondo Beach Preservation Commission at one of their regularly scheduled meetings.
11. Work performed shall preserve the following character-defining features of the property, as described in the staff report for the landmark designation and Certificate of Appropriateness application, and except as approved for alterations herein:
 - Windows, doors, hardware, decorative glazing, surrounds
 - Exterior wood siding and any associated decorative patterns, except at the addition
 - Decorative elements (wood)
 - Roof materials, shape, eaves, rafters and details
 - Building massing
 - Front porch
 - Existing or replacement landscaping
12. Original exterior siding material shall be retained and preserved. Any new structural systems must preserve the exterior siding, materials and finishes. New materials in the addition shall be compatible with the original in composition, texture and color (e.g. siding requiring removal and replacement).
13. Original windows shall be retained and preserved. Any new windows that are installed as part of the new construction shall be otherwise compatible with original window designs in size, pane configuration, materials (wood), design and trim. Windows, hardware and other building components not used for the property shall be made available for local salvage and reuse.

14. Original roofing material and features shall be retained. New roofing and/or replacement roof materials shall closely match the existing in size, color, and design. The materials and installation shall match existing patterns.
15. Original doors including trim and surround molding of doorways shall be retained. Any doors that need to be replaced and new trim shall match or be compatible with existing to the extent feasible.
16. Preparation and painting of the original exterior siding shall be undertaken using the gentlest means possible. Sandblasting is not permitted.
17. Original landscape features, including but not limited to grading, planters, large trees, historic plant material, paving, walls, steps, shall be retained as feasible. Landscaping surrounding the structure shall be relocated within the property, if feasible, or replaced with similar period landscaping palates. Any new landscaping areas created adjacent to the structure shall be landscaped with historic plant materials.
18. Consistent with the Secretary of the Interior's Standards, the proposed project surrounding the structure shall be differentiated from the historic structure, but compatible in size, scale, design, material, color and texture.
19. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the building at 517 S. Catalina Avenue, including identified historic landscaping shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Detailed design plans shall be submitted to the City's Planning Division, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.
20. That all glass on 517 S. Catalina Avenue, facing the street, shall be retained or replaced with salvaged historic patterned glass.
21. In the event that the sidewalk needs repair or replacing, that it be repaired or replaced to match the existing sidewalk.
22. That a landscaping survey is prepared and that original materials are used.
23. That staff work with the landscape architect, utilizing the recommended plant palette.

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

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2016.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on March 2, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: March 2, 2016

PROJECT ADDRESS: 517 South Catalina Avenue

PROPOSED PROJECT: Consideration of a request for designation of the building and property as a local historic landmark and consideration of a Certificate of Appropriateness to allow alterations to a potential historic landmark building and property including rehabilitation of the existing single family residence and proposed construction of a detached second unit within rear portion of the property.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to Sections 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that infill residential development projects as defined are categorically exempt from further analysis. This pertains to project sites of less than 5 acres served by existing utilities.

The proposed project will not result in a significant environmental impact, and is exempt from further analysis. This finding is supported by the categorical exemptions listed above.



Stacey Kinsella
Associate Planner



CITY OF REDONDO BEACH

CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS: 517 S. Catalina Avenue

PUBLIC HEARING DATE: March 2, 2016

PROPOSED PROJECT: Request for designation of the building and property as a local historic landmark and consideration of a Certificate of Appropriateness to allow alterations to a potential historic landmark building and property including rehabilitation of the existing single family residence and proposed construction of a detached second unit within rear portion of the property, pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA)

In accordance with Chapter 4, Title 10 of the Redondo Beach Municipal Code, the above-referenced project was approved to be designated as a landmark and to allow alterations to the site by the Preservation Commission per the findings set forth in Resolution No. 2016-03-PR-002.

No appeals have been filed during the appeal period, therefore, this action is considered final.

Aaron Jones
Community Development Director

LOT 7 BLOCK 189 189 TRACT 317 TS
 ST. ADDRESS 517 S. Catalina ZONE R-3A
 SIZE BLDG _____ FIRE ZONE _____
 CONTRACTOR _____
 USE OF BUILDING Outside stairway SF

PERMIT NO.	DATE	NAME	DESCRIPTION
265-66	6/22/25	John Trentale	Res. garage
9971	2/17/47	G. R. Halstead	21' stairway
11434	11/10/47	"	10x18 gar. cancelled
22978	4/9/53	John F. Nursall	10x11 res. add.
22979	"	"	20x22 gar.
22980	"	"	demolish old garage
		(Over)	

Address: 517 SOUTH CATALINA AVENUE

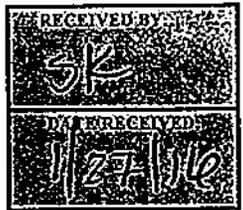
Application: Consideration of an Exemption Declaration, a Conditional Use Permit, Planning Commission Review and Modification No. 02-01 to allow the construction of a two-story, rear-unit and to remodel the existing residential dwelling, on property located within a Low-Density Multiple Family Residential (R-3A) zone.

Case #: (PC) 02-15

Resolution: 8953

Planning Commission approved: March 21, 2002

CITY OF REDONDO BEACH
PLANNING DEPARTMENT



APPLICATION FOR LANDMARK DESIGNATION

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

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 517 and 517 1/2 South Catalina Ave, Redondo Beach CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 7 BLOCK: 189 TRACT: ASSESSOR'S PARCEL NUMBER:	ZONING:
	RECORDED OWNER'S NAME: <i>Name change</i> Doreen Endo (to SATD) MAILING ADDRESS: 1525 Aviation Blvd #441 TELEPHONE: RB, CA 90278 FAX #: 310-200-8158	AUTHORIZED AGENT'S NAME: MAILING ADDRESS: TELEPHONE: FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
	1. Indicate the type and use of building (residential, commercial, etc.): <i>For section B, please see attached sheet</i>	
	2. Indicate type of construction (wood frame, masonry, etc.)	

3. Indicate architectural style:

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

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):

I am applying for landmark designation for the property at 517 S. Catalina Ave.

1) Indicate the type and use of building (residential, commercial, etc:)

Single family home situated on a lot which allows two legal residences. R-3A

2) Indicate type of construction (work frame, masonry, etc)

Two story wood framed building with a high-pitched cross gabled roof with wide unenclosed eave overhangs with decorative triangular knee braces. The gabled dormer prominently located at the middle of the second level adds to the classic craftsman style.

3) Indicate architectural style:

Craftsman

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

Built in 1907

5) Indicated if is listed in the Redondo Beach Historic Resources Survey: Yes or No. Other information (provide any useful additional detail regarding the proposed landmark's architectural style, history etc.

Yes, 517 So. Catalina Avenue is listed as having a C+ rating by the Historical Society in Redondo Beach)

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

The house at 517 South Catalina Ave sits on the south side in middle of the block between Ruby and Sapphire Avenue. There are four houses with similar construction and built around the same time. 517 So Catalina Ave (house for review) was built in 1907, 519 So. Catalina built in 1912, 521 So Catalina Ave built in 1909. (523 So Catalina Ave states it was built in 1949 but the architecture is similar.) 519 and 521 are already registered as historical homes with the city. Additionally, on the north side of Catalina at 518 there is a courtyard apartment complex that is listed as historical.

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

RECEIVED BY:
SJC
 DATE RECEIVED:
11/27/10

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.

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY: <i>517 South Catalina Avenue, RB, CA 90277</i>	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: <i>7</i> BLOCK: <i>189</i> TRACT:	ZONING:
RECORDED OWNER'S NAME: <i>Doreen Sato</i>	AUTHORIZED AGENT'S NAME:
MAILING ADDRESS: <i>1525 Aviation Blvd #441, RB, CA 90278</i>	MAILING ADDRESS:
TELEPHONE: <i>310-200-8158</i>	TELEPHONE:
FAX:	FAX:

B PROJECT DESCRIPTION: 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.
Remodel 517 So. Catalina Ave, RB CA 90277
Build 517 1/2 So. Catalina Ave RB CA 90277

Existing use(s) of site:
single family home with a buildable rear yard for the second unit.

Existing condition of structure:
1907 Craftsman

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.
Working with an architect, Gordon Iekletson to maintain character of house.

Property Dimensions:

Dimension all property lines.
Location and dimension easements (existing and proposed).

Buildings:

Indicate: location and dimensions of all structures (existing and proposed) and required setbacks.
Show structures to be demolished with dashed lines.
Dimension space between buildings.
Indicate dimensions from all structures to property lines.

Softscape:

Indicate: existing major vegetation (note major vegetation to be removed and/or relocated) and proposed landscaped areas.

Parking/Access:

Indicate and dimension: all curb cuts, driveways, and walkways, all parking spaces, access aisles and loading areas.
Indicate: all adjacent streets, street dedications and improvements.

Improvements:

Indicate: location, height, and material of walls and fences.
Indicate: location, size and height of signs.
Indicate: location and general nature of exterior lighting.

2) ARCHITECTURAL ELEVATIONS

Minimum scale: ¼ inch = 1 foot
Minimum scale for details 1 ½ inch to 3 inches = 1 foot.
Where existing elevations are required; show all sides of the building or improvement.
Where proposed elevations are required: provide separate elevations showing all sides of new buildings and improvements and all affected sides of altered buildings and improvements.
Indicate height of all structures.
Identify all types of exterior architectural materials.
Significant architectural features and historic fabric must be shown in detail (doors, fenestration & design details).
Show existing and finished grades.

3) PHOTOS:

Minimum size 4" x 6" color prints (not polaroids) showing all sides of existing building(s), with additional photos showing features to be altered at close range. (Digital submittal of photos in addition to prints is also encouraged.)

4) COLOR BOARD:

Through use of color samples or colored elevations, show the paint or finish colors for all exterior surfaces.

5) ROOF PLAN:

Minimum scale: 1/8 inch = 1 foot
Plan must illustrate relationship of new roof to roof(s) of existing building(s).

6) MATERIAL SAMPLES:

Samples should include roofing and siding materials, trim, and other significant features; and should be of a sufficient size to evaluate the qualities of materials when actually applied to the building.

B. INSTRUCTIONS FOR SUPPLEMENTAL ITEMS – MEET WITH PLANNING DEPARTMENT STAFF

1. PRESERVATION PLAN
2. HISTORIC STRUCTURE REPORT
3. ENVIRONMENTAL ASSESSMENT

OWNER'S AFFIDAVIT

Project address: 517 and 517 1/2 South Catalina Avenue

Project description: Remodel 517 South Catalina and build/
add 517 1/2 to rear of property above
4 car garage

I (We) Doreen Sato, 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): Doreen Sato

Address: 1525 Aviation Blvd #441
Redondo Beach, CA 90278

Phone No. (Res.) _____
(Bus.) 310-200-8158 / 310-245-6597

Subscribed and sworn to before me this 27 day of JANUARY, 2016

Patricia Valle
FILING CLERK OR NOTARY PUBLIC
see ATTACHED
FOR NOTARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } s.s.

Subscribed and sworn to (or affirmed) before me on this 27 day of JANUARY Month

20 16, by DOREEN SATO and
Name of Signer (1)

_____, proved to me on the basis of
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Patricia Valle
Signature of Notary Public



For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe: _____

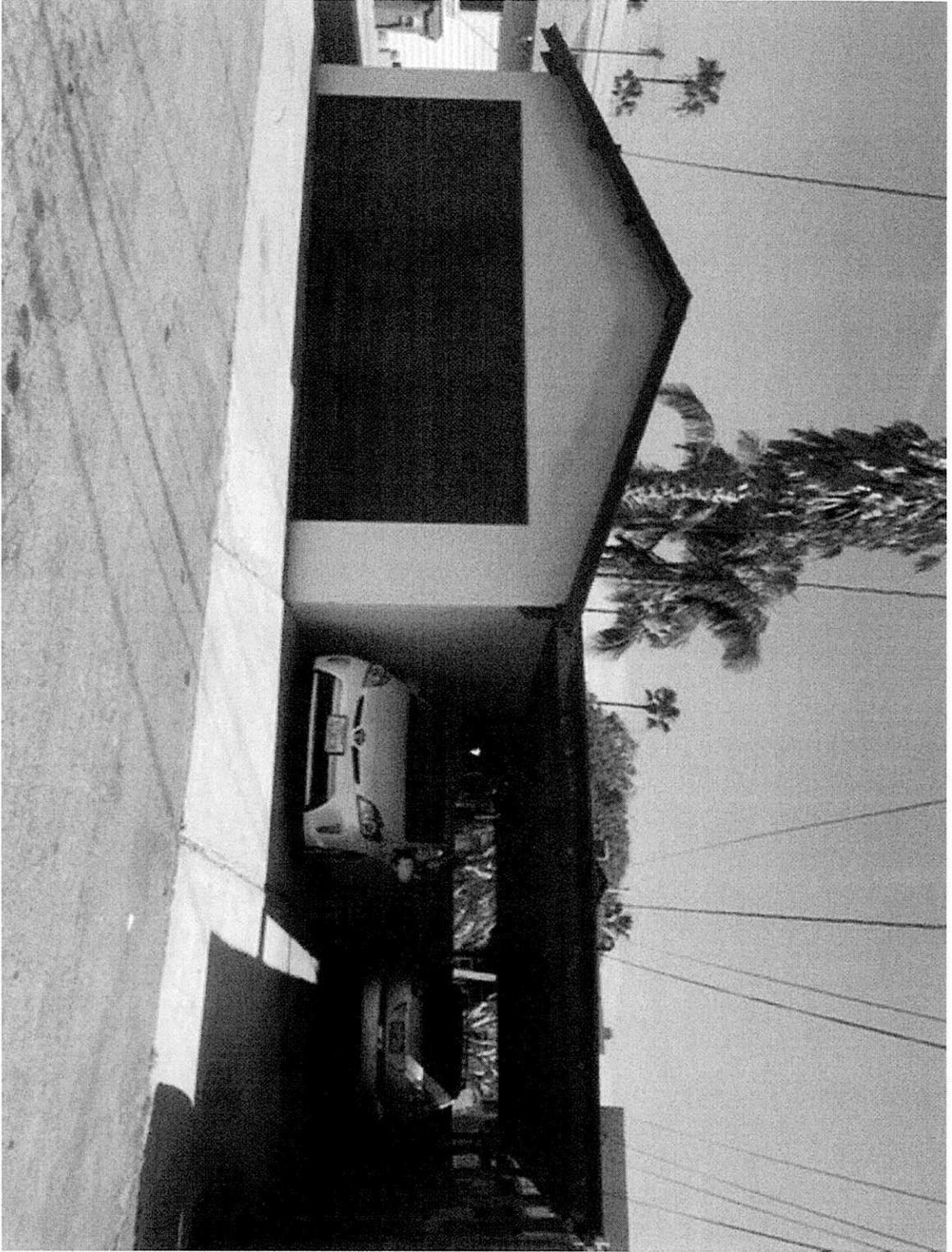


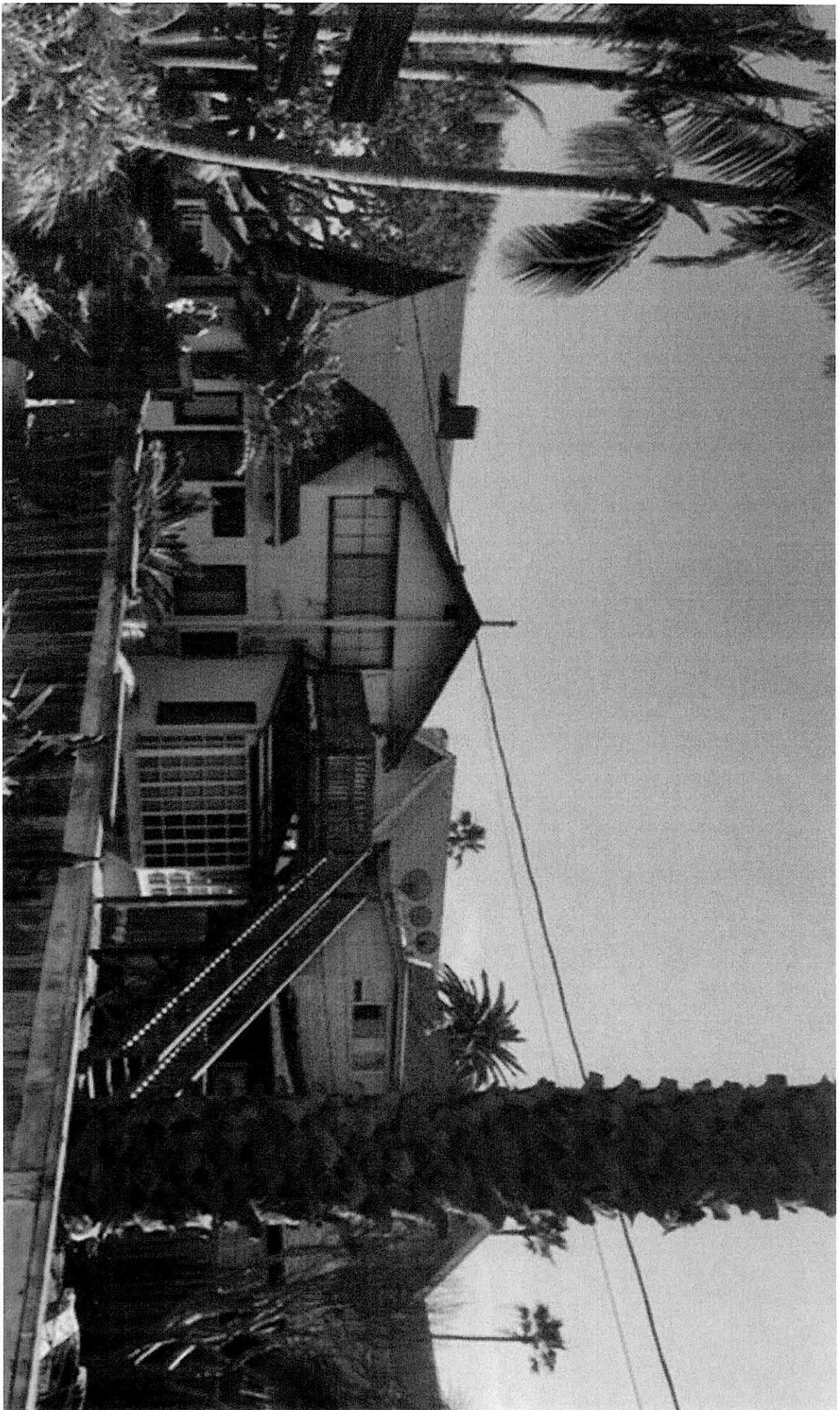






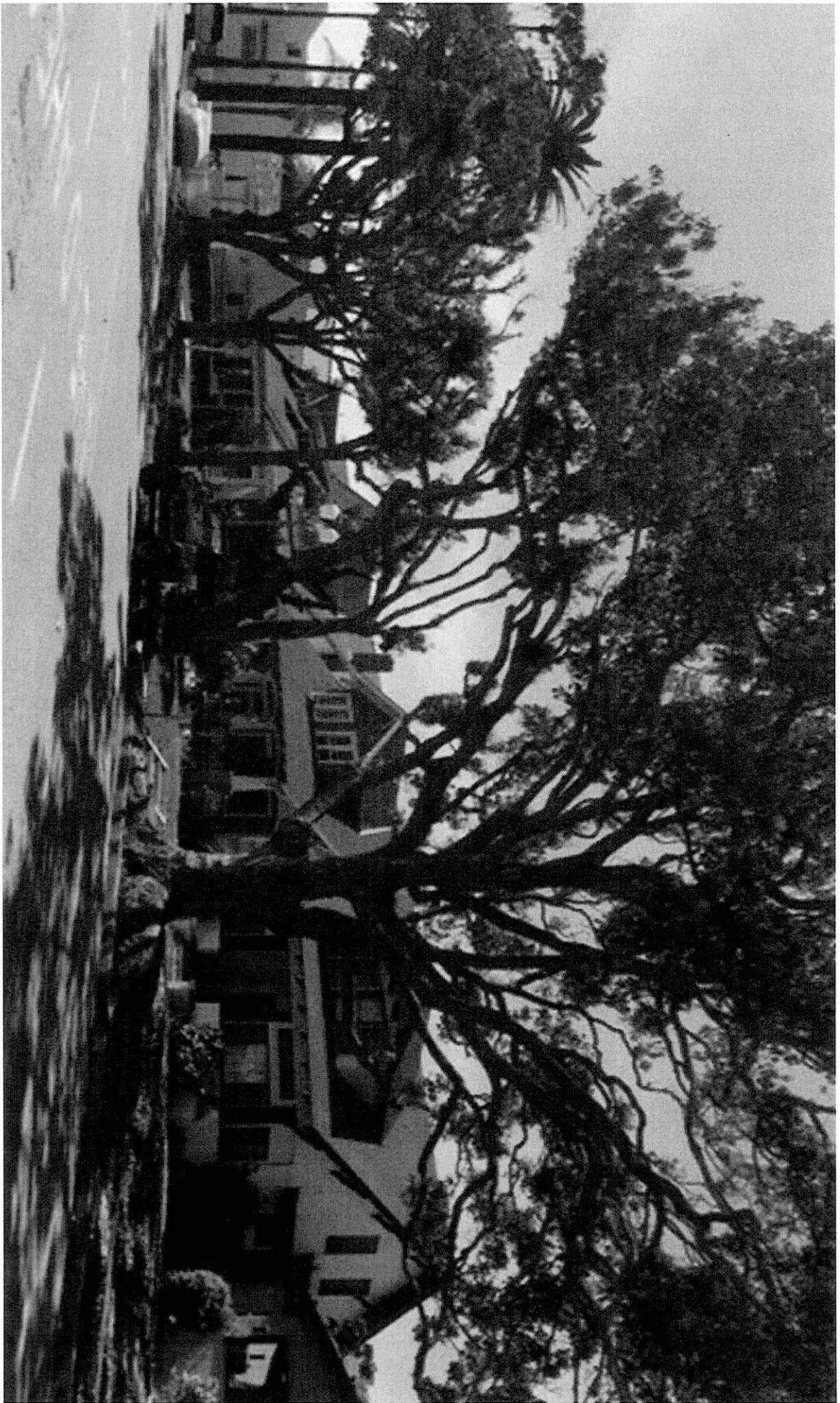












Architectural Drawings on file in the Planning Division office



Administrative Report

Preservation Commission Hearing Date: March 2, 2016

AGENDA ITEM: 9 (PUBLIC HEARING)

LOCATION: 124 SOUTH GUADALUPE AVENUE

APPLICATION TYPE: LANDMARK DESIGNATION, CERTIFICATE OF APPROPRIATENESS, AND HISTORIC VARIANCE

CASE NUMBER: 2016-03-PR-003

APPLICANT'S NAME: RICK BOULGER

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 124 South Guadalupe Avenue as a historic landmark, consideration of a Certificate of Appropriateness, and a recommendation to the Planning Commission of Historic Variances to allow alterations to a potential historic landmark property including rehabilitation of the existing single family residence, construction of a new garage with reduced setbacks, and reduced setbacks for the future development within the rear of the property in order to preserve and maintain the potential historic resource.

RECOMMENDATION

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

- 1) Make the findings set forth for Landmark Designation in the attached Resolution No. 2016-02-PR-004;
- 2) Make the findings set forth for the Certificate of Appropriateness and Historic Variances in the attached Resolution No. 2016-02-PR-005;
- 3) Adopt the Exemption Declaration;
- 4) Grant local landmark designation for the property;
- 5) Grant the Certificate of Appropriateness requesting the approval of the rehabilitation of the existing single family residence; and
- 6) Make a recommendation to the Planning Commission to grant the request for Historic Variances.

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant local landmark designation, grant a certificate of appropriateness for alterations to the potential historic residence, and make a recommendation to the Planning Commission for Historic Variances for the property at 124 South Guadalupe Avenue.

The applicant's property is listed as an "A" rated Colonial Revival building in the historic resources inventory. The applicant has been working with a preservation consultant at Thirtieth Street Architects who has confirmed that the structure is indeed an "A" rated building. The applicant obtained the property recently after his brother, the most recent owner, passed away. However, the property has been in the family since roughly 1925.

BACKGROUND

The City's Historic Preservation Ordinance distinguishes 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) evaluated pursuant to the California Environmental Quality Act and determined by the Planning Director to meet the criteria listed in (1) or (2) above.

Local Landmark Designation and Criteria

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

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

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

Description of Nominated Property

The nominated property consists of a two-story single family residence of approximately 2,200 square feet in floor area. The 1986 Historic Resources Survey identifies the architectural style of the building as Colonial Revival. There is an existing two-story detached structure on the rear of the lot along with a detached one-story garage and a detached wood shed. The survey does not identify these rear structures as having potential significance. The detached two-story structure is one dwelling unit and is approximately 1,144 square feet in total. The square footage of the garage and shed are unknown.

The property is located on the east side of South Guadalupe Avenue, between Garnet and Emerald Streets. The rectangular shaped parcel is approximately 61 feet in width and 200 feet in depth, for a total lot area of approximately 12,030 square feet. The zoning of the property is Low-Density Multiple-Family Residential (R-3).

The existing structure is comprised of a wood frame and a brick foundation. The building features an intersecting gable roof, redwood shiplap (overlapping) siding, wood openings and trim, and composition roof over the original wood shingles.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Colonial Revival architectural style and was given an "A" rating. According to the survey, "A" rated buildings are "obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. 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 local persons or events."

Construction History

City records do not clearly indicate when the house was built as only one permit was pulled in 1923 for repairs. The Los Angeles County Assessor notes that the house was built in 1908 with the rear unit built in 1916. There are no clear permits on record for the detached garage or wood shed at the rear of the site.

Design and Architecture

The nominated structure is classified as an example of the Colonial Revival style of architecture in the Historic Resources Survey. This style of architecture was most popular from around 1900 to 1912. Sometimes referred to as the "Classic Box", Colonial Revival homes tend to have a squared volume with ornamental trim around openings, columns, and front porches. Roofs are often gabled or with a Dutch gable which is a small gabled roof integrated into a larger hipped roof. Siding tends to be clapboard, windows tend to be symmetrically balanced wood double-hung, and entries tend to have an accentuated front door with a decorative crown.

The single family residence at 124 South Guadalupe Avenue exhibits the described features of Colonial Revival architecture. The building has a squared volume with wood siding around all four elevations. There is a prominent gable on the front elevation with decorative columns shown on the first and second floor. The south side elevation has a Dutch gable and the building has several wood double hung windows symmetrically placed around the structure.

There have been some alterations to the building since its original construction. The first floor front porch was enclosed as well as the second floor balcony. The infill of each of these spaces includes new windows and doors that are not in the original wood double hung style. To the rear of the house, a two-story addition was constructed that is not in keeping with the original style of the house. Stucco was also added to portions of the first floor, covering the original shiplap siding.

Historical Background

The earliest resident listing at this property was found in the 1923 resident and business directory which lists S.Y. Faucett as a resident of the property. In the 1925 City directory, Frank A. Boulger – the applicant's grandfather - is listed as the resident. In the 1931 directory, Frank is listed as the owner, Eula G. is noted as his wife, and fellow family members are also listed including E. Merrill, Pauline M., and Robert W. The 1931 listing notes that Frank was a local oil worker.

Frank is noted as the owner in the 1947 directory, but by 1963, only Mrs. Frank A. Boulger is listed. The directories reflect that Robert W. later became a dentist and moved to Helberta Avenue with his wife Elinore. Robert's dental office was located at 400 S. Catalina Avenue and later at 414 E. Torrance Boulevard.

The directory shows that Units A and B were rented by various individuals throughout the years including Lynn Fielder and Frank Dias. While several individuals have lived at this residence, it is clear that the Boulger family has strong roots not only at this site, but within the City.

CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness application requests permission to address the alterations to building since its original construction. Exterior improvements will include repairs to deteriorating rafter tails, wood siding and trim, removal of the stucco covering the original wood siding, restoration of the first floor front porch and second floor balcony, and the removal of the two-story addition on the rear elevation. The applicant also intends to paint the building in its original colors of green siding with white trim.

Interior improvements to the building include electrical upgrades, repairs to cracking walls and ceilings, repairs related to termite damage, and the installation of a new heating system.

Additional site work includes the installation of new landscaping, replacement of existing retaining walls, and construction of new walkways.

HISTORIC VARIANCE AND SUBDIVISION

The applicant has been exploring options for both restoration and development of the site. Staff has been strongly encouraging the property owner to pursue designation and preservation versus demolition. To potentially achieve both goals, the applicant has proposed Vesting Tentative Parcel Map No. 74083 for a Minor Subdivision. The existing 12,030 square foot site would potentially become two parcels. Parcel 1 would be 4,246 square feet with new property lines surrounding the existing Colonial Revival structure towards the front, western side of the site. Parcel 2 would be 7,784 square feet with an 11.5 foot wide driveway leading from the front, southern side of the site to the remaining rear, eastern side of the lot. A conceptual site plan has been provided which reflects the potential for the development of three (3) units on Parcel 2 while the historic residence is preserved in place on Parcel 1.

The minimum lot size for newly created lots is 5,000 square feet per Section 10-5.1528. This section also defines the minimum width as 50 feet at the street and the depth as 100 feet. Parcel 1 will be less than 5,000 square feet and will only have an average depth of 87 feet, however, it will have a 50 foot long front property line. Parcel 2 will be over 5,000 square feet and over 100 feet deep, however, it will only have 11.5 feet of frontage.

The conceptual site plan shows that the historical Parcel 1 will meet the minimum setback requirements once the rear two-story addition – noted as a later alteration – is removed. Parcel 2, however, will not meet the minimum 18 foot average front setback and 15 foot average rear setback.

The applicant discusses the potential for a new two-car garage in the front yard of the historic Parcel 1. The garage is to be located just behind the front property line and

immediately adjacent to the southern driveway. This placement provides no setback to the front and side property lines. Given the topography of the lot with the finished floor of the residence approximately 13 feet above the street level, the proposed location of the new garage is reasonable. This location also allows for the preservation of the original stair and walkway leading the front porch. Lastly, providing the garage brings the historic residence into compliance with the residential parking standards.

Unusual subdivisions have processed with the Preservation Commission in the past to ensure that historical buildings are preserved in place while allowing for modern construction on the remainder of the property. While the new parcels will not meet the minimum lot standards, they will have adequate access to the street, provide the opportunity for development of the rear underutilized lot area, and provide for the preservation of an A-rated Colonial Revival structure.

If approval is granted, the applicant will be required to restore the historic residence prior to the sale of the rear units. Moreover, all new buildings on site will be required to be complementary in design to the remaining historic structure.

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 124 South Guadalupe Avenue is an example of the Colonial Revival style of architecture. This style of architecture was most common from 1900 to the 1912. 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 "Boulger House" reflecting the long standing residency at the property.

The remaining structures on site are to be demolished as they were not identified as part of the original survey and do not appear to have significance. As part of the Historic Variance and Minor Subdivision, two lots will be created preserving the front historic structure, allowing for the construction of a new garage for the historic residence, and allowing for condominium development at the rear of up to three (3) units. All new construction will be required to be complementary in design to the remaining historic structure.

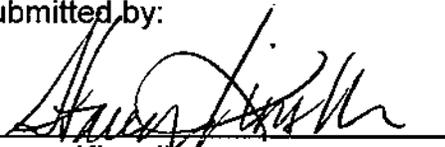
COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Stacey Kinsella
Associate Planner

Attachments:

Draft Resolution No. 2016-03-PR-004
Draft Resolution No. 2016-03-PR-005
Exemption Declaration
Draft Certificate of Appropriateness
Applications Submitted
Building Permit Card

RESOLUTION NO. 2016-03-PR-004

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
HISTORIC LANDMARK DESIGNATION FOR THE
PROPERTY LOCATED AT 124 SOUTH GUADALUPE
AVENUE 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 124 South Guadalupe Avenue; and

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

WHEREAS, on March 2nd, 2016, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed in 1908 and is currently 108 years old.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Colonial Revival style of architecture that was popular in California 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 in 1908 during a time when Redondo Beach was a thriving resort with a growing residential community for working men and their families. This structure served as a home for working and middle class families who served the community. 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 124 South Guadalupe Avenue as an historic landmark.

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2016

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on March 2nd, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

RESOLUTION NO. 2016-03-PR-005

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS AND AN EXEMPTION DECLARATION FOR RESTORATION AND REHABILITATION OF AN HISTORIC RESIDENTIAL BUILDING REQUIRING AN HISTORIC VARIANCE ON A PROPERTY DESIGNATED AS A LANDMARK LOCATED AT 124 SOUTH GUADALUPE AVENUE

WHEREAS, on March, 2, 2016, the Preservation Commission designated the building and property at 124 South Guadalupe Avenue as a locally designated historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application was filed on January 27, 2016 by Rick Boulger to permit the restoration and rehabilitation of a single family craftsman building consistent with the existing structure and site, which is designated as an historic landmark.

WHEREAS, the application included a request for historic variances from various property development standards.

WHEREAS, on March 2, 2016, the Preservation Commission of the City of Redondo Beach considered the applications for Certificate of Appropriateness, Historic Variances, Exemption Declaration and all relevant testimony and evidence related thereto.

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

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

SECTION 2. Pursuant to Article 2, Chapter 12, Title 10, of the Redondo Beach Municipal Code, the applicant is requesting an historic variance intended to provide relief from strict compliance with development standards of Title 10 for designated historic structures.

SECTION 3. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that

the new additions and alterations are generally consistent and compatible with the style, design, and proportions of the existing historic buildings.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the renovation proposed in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

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

1. The approval granted herein is for renovations to the existing single family residence, as are reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on March 2, 2016.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, Coastal Commission, and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision. The decision of the Preservation Commission shall be final.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring, and subject to the approval of the Building and Planning Divisions as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections as required by the Preservation Plan shall be scheduled with Planning Staff to verify compliance.
9. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Prior to issuance of building permits, the applicant shall prepare and submit a Specific Preservation Plan, which shall be reviewed by Planning Division for conformance with the Certificate of Appropriateness conditions and the Secretary of the Interior's Standards for Rehabilitation. The Plan shall address how any of the proposed alterations will affect the integrity of identified character-defining elements. It is recommended that the applicant consult with their design consultants, and contractor to complete this Plan. The approved Specific Preservation Plan shall be attached to the cover sheet of the drawings. It is the responsibility of the property owner to see that the work is carried out in conformance with the Specific Preservation Plan, notwithstanding the approvals of the Building Division or the actions of the Contractor or any of his subcontractors. Any deviations from this plan must be approved by the Redondo Beach Preservation Commission at one of their regularly scheduled meetings.
11. Work performed shall preserve the following character-defining features of the property, as described in the staff report for the landmark designation and Certificate of Appropriateness application, and except as approved for alterations herein:
 - Windows, doors, hardware, decorative glazing, surrounds
 - Exterior wood siding and any associated decorative patterns, except at the addition
 - Decorative elements (wood)
 - Roof materials, shape, eaves, rafters and details
 - Building massing
 - Front porch
 - Existing or replacement landscaping
12. Original exterior siding material shall be retained and preserved. Any new structural systems must preserve the exterior siding, materials and finishes. New

materials in the addition shall be compatible with the original in composition, texture and color (e.g. siding requiring removal and replacement).

13. Original windows shall be retained and preserved. Any new windows that are installed as part of the new construction shall be otherwise compatible with original window designs in size, pane configuration, materials (wood), design and trim. Windows, hardware and other building components not used for the property shall be made available for local salvage and reuse.
14. Original roofing material and features shall be retained. New roofing and/or replacement roof materials shall closely match the existing in size, color, and design. The materials and installation shall match existing patterns.
15. Original doors including trim and surround molding of doorways shall be retained. Any doors that need to be replaced and new trim shall match or be compatible with existing to the extent feasible.
16. Preparation and painting of the original exterior siding shall be undertaken using the gentlest means possible. Sandblasting is not permitted.
17. Original landscape features, including but not limited to grading, planters, large trees, historic plant material, paving, walls, steps, shall be retained as feasible. Landscaping surrounding the structure shall be relocated within the property, if feasible, or replaced with similar period landscaping palates. Any new landscaping areas created adjacent to the structure shall be landscaped with historic plant materials.
18. Consistent with the Secretary of the Interior's Standards, the proposed project surrounding the structure shall be differentiated from the historic structure, but compatible in size, scale, design, material, color and texture.
19. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the building at 124 S. Guadalupe Avenue, including identified historic landscaping shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Detailed design plans shall be submitted to the City's Planning Division, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.
20. That all glass on 124 S. Guadalupe Avenue, facing the street, shall be retained or replaced with salvaged historic patterned glass.

21. In the event that the sidewalk needs repair or replacing, that it be repaired or replaced to match the existing sidewalk.
22. That a landscaping survey is prepared and that original materials are used.
23. That staff work with the landscape architect, utilizing the recommended plant palette.

SECTION 3. The Preservation Commission hereby makes a recommendation to the Planning Commission to grant the request for Historic Variances.

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

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2016.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on March 2, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: March 2, 2016

PROJECT ADDRESS: 124 South Guadalupe Avenue

PROPOSED PROJECT: Consideration of a request for designation of the building and property at 124 South Guadalupe Avenue as a historic landmark, consideration of a Certificate of Appropriateness, and a recommendation to the Planning Commission of Historic Variances to allow alterations to a potential historic landmark property including rehabilitation of the existing single family residence, construction of a new garage with reduced setbacks, and reduced setbacks for the future development within the rear of the property in order to preserve and maintain the potential historic resource.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to Sections 15332 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) states, in part, that infill residential development projects as defined are categorically exempt from further analysis. This pertains to project sites of less than 5 acres served by existing utilities.

The proposed project will not result in a significant environmental impact, and is exempt from further analysis. This finding is supported by the categorical exemptions listed above.

Stacey Kinsella
Associate Planner



CITY OF REDONDO BEACH

CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS: 124 S. Guadalupe Avenue

PUBLIC HEARING DATE: March 2, 2016

PROPOSED PROJECT: Request for designation of the building and property at 124 South Guadalupe Avenue as a historic landmark, consideration of a Certificate of Appropriateness, and a recommendation to the Planning Commission of Historic Variances to allow alterations to a potential historic landmark property including rehabilitation of the existing single family residence, construction of a new garage with reduced setbacks for future development within the rear of the property in order to preserve and maintain the potential historic resource, pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA)

In accordance with Chapter 4, Title 10 of the Redondo Beach Municipal Code, the above-referenced project was approved to be designated as a landmark and to allow alterations to the site by the Preservation Commission per the findings set forth in Resolution No. 2016-03-PR-003.

No appeals have been filed during the appeal period, therefore, this action is considered final.

Aaron Jones
Community Development Director

thirtieth street architects, inc.

Prepared for:

Rick & Juanita Boulger
27526 Eastvale Rd.,
Palos Verdes Peninsula, CA 90274

Project Address:

124 S. Guadalupe
Redondo Beach, CA

Scope of Work: Rehabilitation

Maintenance repair, correct code deficiencies and upgrade front house for single family rental or sale. Remove infill at front porch and second floor deck. Replace street front retaining walls. and construct new 2 car garage on Guadalupe Ave. Replace all fencing and landscaping. Work is limited to front portion of lot to a point 6' east of the easterly addition and will be constructed in phases.

Note: All work shall conform to *The Secretary of the Interiors Standards for the Treatment of Historic Properties.*

Site Work

<u>Item</u>	Phase	
	1	2
Demo landscaping.	X	
Infill cesspool.	X	
Replace existing retaining walls.		X
Install new site lighting.	X	
Install new landscaping and irrigation.	X	
Construct new walkways.		X
Construct new garage.		X

Building - Exterior

<u>Item</u>	1	2
Install new composition shingle roof with copper gutters/downspouts.		X
Repair deteriorated rafter tails with epoxy wood filler.		X
Repaint wood siding, trim and rafters to accurately match historic colors.	X	
Demo existing stucco at first floor.	X	
Repair existing wood siding.	X	
Restore first floor porch and second floor balcony.	X	
Upgrade foundation and anchorage.		X
Construct plywood diaphragm at roof.		X

Scope of Work: Rehabilitation

Page 2

Building - Interior

Item

Phase

1

2

Remodel existing powder room.	X	
Install new electrical service.	X	
Replace existing electrical and lighting. Patch/repair	X	
Demo existing abandoned or un-needed plumbing.	X	
Upgrade 2 nd floor bath/demo tile at tub.	X	
Repair cracking at plaster walls and ceilings.	X	
Clean wood floor.	X	
Repaint interior painted surfaces.	X	
Install 2 new gas fired FAU heating system (attic and crawl space).	X	
Repair termite damage.	X	



Overhead Aerial View

124 S. Guadalupe Ave, Redondo Beach, CA 90277



Overhead Close-Up
124 S. Guadalupe Ave, Redondo Beach, CA 90277



124 S. Guadalupe street view looking East

124 S. Guadalupe Ave, Redondo Beach, CA 90277



124 S. Guadalupe street aerial view looking East

124 S. Guadalupe Ave, Redondo Beach, CA 90277



Aerial View looking Northwest

124 S. Guadalupe Ave, Redondo Beach, CA 90277



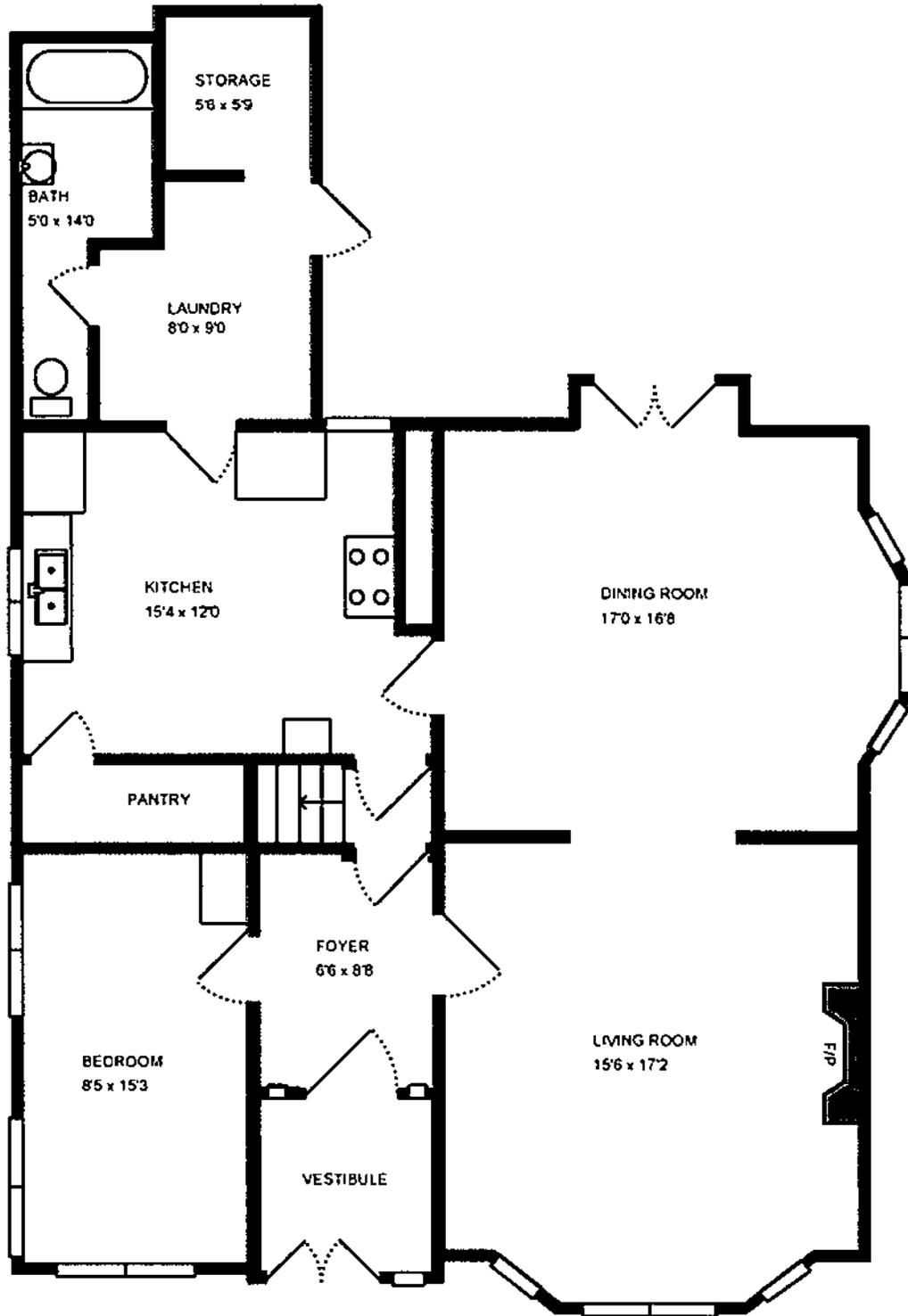
Aerial view looking West

124 S. Guadalupe Ave, Redondo Beach, CA 90277



Aerial View looking Southeast

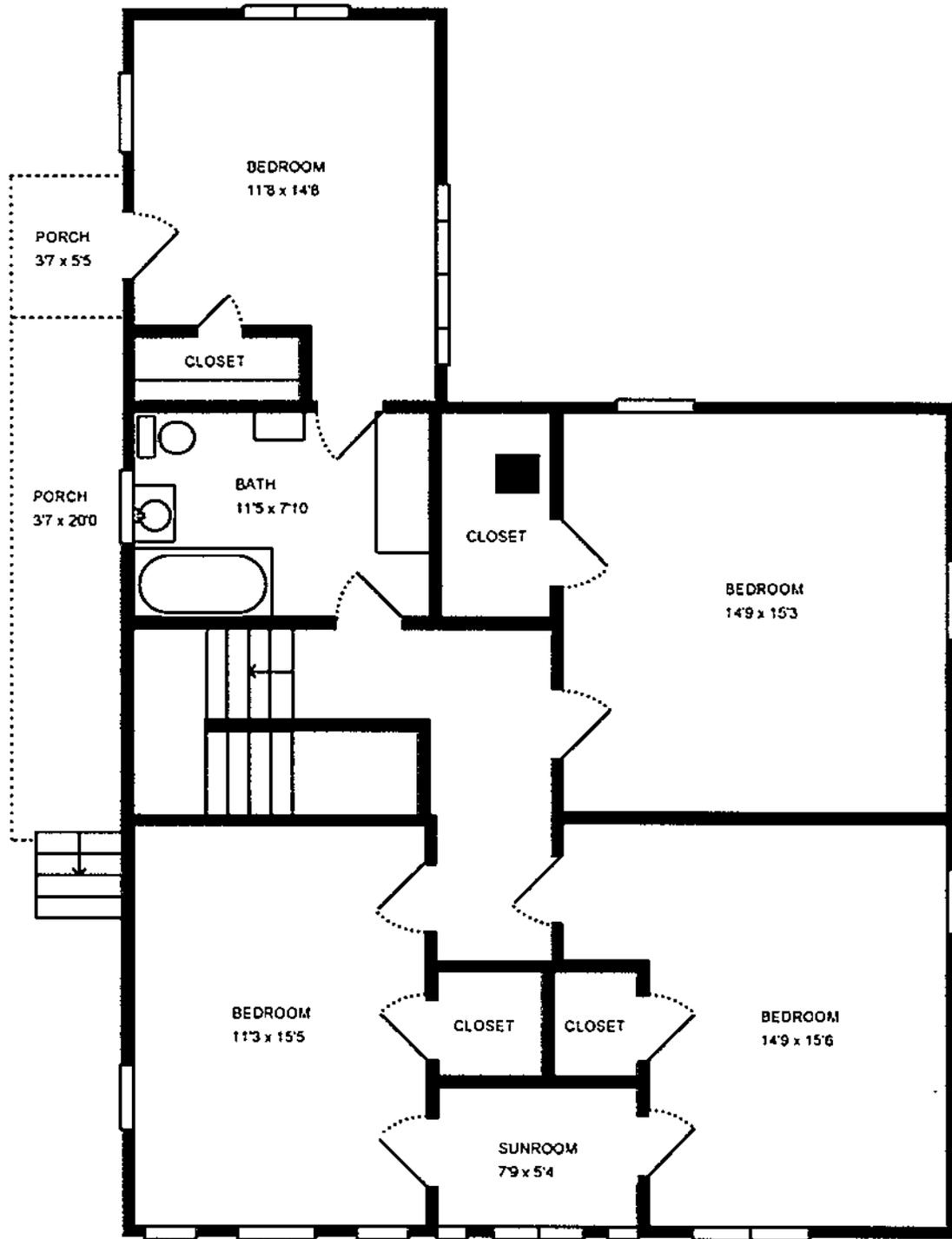
124 S. Guadalupe Ave, Redondo Beach, CA 90277



Total interior square footage on page: 1125 sf

Measurements supplied for marketing purposes only. For full details, please visit <http://www.homesiteinsights.com>. Real estate/AR 01/11/11

FIRST FLOOR PLAN EXISTING
 124 S. Guadalupe Ave, Redondo Beach, CA 90277



Total interior square footage on page: 1069 sf

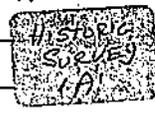
Measurements supplied for marketing purposes only. For full details, please visit <http://www.bonedy.com/measurements.asp> Read state/county laws.

Existing Second Floor Plan Historic Residence

124 S. Guadalupe Ave, Redondo Beach, CA 90277

LOT S.20' of 27 all 28 BLOCK 123 TRACT _____ TS _____
 ST. ADDRESS 124 S. Guadalupe
 SIZE BLDG. _____ ZONE R-3 FIRE ZONE 3
 CONTRACTOR _____

Approx. 60x191



USE OF BUILDING

PERMIT NO.	DATE	NAME	DESCRIPTION
<u>1244</u>	<u>10/20/23</u>	<u>Jerome L. Scott</u>	<u>Repairs</u>
<u>House to House</u>	<u>10/22/76</u>	<u>- single family res.,</u>	<u>1-car att. gar.,</u>
		<u>Duplex, 3-car det. gar.</u>	

(Over)

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY: SK
DATE RECEIVED: 1/27/14

APPLICATION FOR LANDMARK DESIGNATION

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

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 124 S. Guadalupe Ave., Redondo Beach, CA	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: Portion of Lot 27 BLOCK: 123 TRACT: Townsite of Redondo and Lot 28 Beach ASSESSOR'S PARCEL NUMBER:	ZONING: R-3
	RECORDED OWNER'S NAME: Rick Boulger MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Peninsula, CA 90274 TELEPHONE: 310/373-5078 FAX #:	AUTHORIZED AGENT'S NAME: John C. Loomis 30th Street Architects, Inc. MAILING ADDRESS: 2821 Newport Blvd. Newport Beach, CA 92663 TELEPHONE: 949/673-2643 FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
	<p>1. Indicate the type and use of building (residential, commercial, etc.):</p> <p>Existing historic structure is a detached, two story, single-family residence without garage.</p>	
	<p>2. Indicate type of construction (wood frame, masonry, etc.)</p> <p>Existing structure is a stick-built, wood frame supported by a brick foundation with intersecting gable roof, redwood shiplap siding, wood windows, doors and trim and an existing, sheet composition roof over original wood shingles.</p>	

3. Indicate architectural style:

Original residence is Colonial Revival in style. Rear addition is Vernacular Style.

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

The original structure was constructed in 1923. The dates of the rear, two-story addition, and alterations are unknown.

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

If yes, indicate rating: A-Rated

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

Property has been owned by the same family since about 1930.

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

RECEIVED BY: SK
DATE RECEIVED: 1/27/10

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.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 124 S. Guadalupe Ave., Redondo Beach, CA	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: Portion of Lot 27 and Lot 28 BLOCK: 123 TRACT: Townsite of Redondo Beach	ZONING: R-3
	RECORDED OWNER'S NAME: Rick Boulger MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Peninsula, CA 90274 TELEPHONE: 310/373-5078 FAX:	AUTHORIZED AGENT'S NAME: John C. Loomis 30th Street Architects, Inc. MAILING ADDRESS: 2821 Newport Boulevard Newport Beach, CA 92663 TELEPHONE: 949/673-2643 FAX:
B	PROJECT DESCRIPTION: 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. This property is currently listed in the City's inventory of historic structures as an A Rated resource. Application for a Landmark Designation is being submitted simultaneously with this application. The historic property is visible from the Guadalupe Ave. The scope of work may include maintenance, repairs, correction of code deficiencies, reversal of inappropriate modifications, new garage facing Guadalupe and new landscaping, as described in the attached list. Portions of the work, including the construction of the new garage, will likely be implemented in Phase 2 as indicated on the listing.	
	Existing use(s) of site: Existing uses of the site include a single family historic dwelling on the west side of the site facing Guadalupe Ave. a small workshop shed directly behind the historic structure and a second unit and garage at the rear of the site. There are open parking spaces behind the residence but no enclosed garages for the main residence.	
	Existing condition of structure: Built 93 years ago, the existing structure is in remarkably good condition, due in part to the fact that the tenant of the rear structure was a roofer. The site retaining walls are listing, the exterior siding and trim needs to be painted, gutters need to be repaired/replaced, old electrical system needs to be replaced, needs new FAUs, brick foundation and piers are in fair to poor condition, repair of some existing wall and ceiling cracks and TLC needed for interior finishes.	
	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. All work shall comply with the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> . Inappropriate alterations, including the infill of the first floor front porch, second floor balcony and exterior stucco covering the wood shiplap siding at the first floor shall be reversed. Paint colors shall match the original historic colors (green body and white trim). Front yard will be re-landscaped with period appropriate landscaping. New garage will essentially be an in-ground structure with garage doors reflecting style and character of residence.	

**CITY OF REDONDO BEACH
PLANNING DIVISION**

RECEIVED BY:
DATE RECEIVED:

APPLICATION FOR MINOR SUBDIVISION

Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Minor Subdivision on the property described below.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 124 S. Guadalupe, Redondo Beach, CA		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
	LOT: Portion of Lot 27 and Lot 28	BLOCK: 123	TRACT: Townsite of Redondo Beach R-3
	RECORDED OWNER'S NAME: Rick Boulger	AUTHORIZED AGENT'S NAME:	
	MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Peninsula, CA 90274	John C. Loomis 30th Street Architects, Inc 2821 Newport Boulevard Newport Beach, CA 92663	
	TELEPHONE: 310/373-2078	TELEPHONE: 949/673-2643	

B	CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:
	<p>1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Minor Subdivision.</p> <p>The existing property is one large parcel with a historic single-family residence on the west side of the lot, facing Guadalupe and a shed, rear, two story, detached residential unit and garage at the rear of the lot. The proposed subdivision will divide the property into two lots. The front lot will retain the existing historic single-family residence. The existing structures at the rear lot will be demolished and replaced with three, two story, detached condominiums with garages.</p>

B	<p>CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:</p>
	<p>2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.</p> <p>The westerly parcel will have approximately 50 ft. of frontage directly on Guadalupe. Interim access to existing open parking behind the residence will be via a new driveway of adequate width along the south side of the property. Reciprocal access easement will be required. A new, 2-car garage will be constructed for the historic residence in a future phase fronting Guadalupe, just north of the new driveway. The easterly parcel will be a flag lot with direct access from Guadalupe.</p>
	<p>3. Indicate how the proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.</p> <p>Proposed subdivision is consistent with lot patterns and the zoning requirements in the area. The proposed subdivision results in the formation of two very large lots that will be consistent with the prevailing lot size in the area where they are located.</p>
	<p>4. Indicate how the proposed Minor Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.</p> <p>Proposed subdivision is consistent with the goals and objectives of the General Plan because it will facilitate retention of existing A-Rated historic resource. Proposed subdivision will allow development consistent with the existing R-3 Zoning requirements in terms of lot size, lot area per living unit, parking, open space and street access.</p>

**CITY OF REDONDO BEACH
PLANNING DIVISION**

RECEIVED BY:
DATE RECEIVED:

APPLICATION FOR HISTORIC VARIANCE

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Historic Variance, pursuant to Section 10-2.2516 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION		
STREET ADDRESS OF PROPERTY: 124 S. Guadalupe Ave., Redondo Beach, CA		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: Portion of Lot 27 LOT: and Lot 28 BLOCK: 123 TRACT: Townsite of Redondo Beach		ZONING: R-3
RECORDED OWNER'S NAME: Rick Boulger	APPLICANT'S NAME: Rick Boulger	AUTHORIZED AGENT'S NAME: (if different than applicant) John C. Loomis 30th Street Architects, Inc.
MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Peninsula, CA 90274	MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Peninsula, CA 90274	MAILING ADDRESS: 2821 Newport Boulevard Newport Beach, CA 92663
TELEPHONE: 310/373-5078	TELEPHONE: 310/373-5078	TELEPHONE: 949/673-2643
EMAIL:	EMAIL:	EMAIL: tsainc@aol.com

B REQUEST		
Describe the proposed project and indicate the development standards from which a Historic Variance is requested:		
Parcel/Yard	Zoning Requirement	Proposed Variance
Westerly Parcel		
Front Yard (New Garage)	Avg. 18 ft. (14 min)	0 ft.
Side Yard (New Garage)	5 ft.	3 ft.
Rear Yard (Residence)	Avg. 15 ft. (10 min)	6 ft.
Easterly Parcel		
Front Yard	Avg. 18 ft. (14 min)	5 ft.
Rear Yard	Avg. 15 ft. (10 min)	5 ft.
Distance between Buildings	20 ft.	6 ft.

C SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2516(c) of the Zoning Ordinance.

1. Indicate how the Historic Variance is necessary to provide for the appropriate adaptive reuse of the existing building, and/or to provide for the design and alteration of the building or site in a manner that will enhance its functional use and utility.

The requested historic variances will facilitate the functional and efficient design of a proposed new garage for the historic residence and three new condominium units on the rear parcel. These requested variances help protect and preserve the existing historic residence while allowing enhanced design flexibility in terms of buffering the existing historic residence from new development, unit layout directly adjacent to open space areas and convenient parking, fostering the construction of a high quality project.

2. Indicate how the Historic Variance will not prevent the use from being able to adequately function on the site.

The requested variances will facilitate the use of the property by maximizing the functionality of the development while meeting the intent of the General Plan and City Zoning Standards and meeting all Building Code and Fire Code requirements to protect public safety and welfare in general.

3. Indicate how the Historic Variance will not adversely impact property within the neighborhood and historic district, if a district has been formed.

Requested historic variances providing reasonable and realistic setbacks and distance between building requirements that are consistent with and respectful of the development patterns of many neighboring properties. If a historic district, was to be formed, the proposed historic variances will not adversely impact the historic buildings setting and views from Guadalupe Ave.

**CITY OF REDONDO BEACH
PLANNING DIVISION**

APPLICATION NO.

APPLICATION FOR MODIFICATION

DATE RECEIVED:

Application is hereby made to the Land Use Administrator of the City of Redondo Beach, for a Modification from the Zoning Ordinance, pursuant to Section 10-2.2508 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: 124 S. Guadalupe Ave., Redondo Beach, CA		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: Portion of Lot 27 LOT: and Lot 28 BLOCK: 123 TRACT: Redondo Beach Townsite of Redondo Beach		ZONING: R-3
	RECORDED OWNER'S NAME: Rick Boulger	APPLICANT'S NAME: Rick Boulger	AUTHORIZED AGENT'S NAME: (if different than applicant) John C. Loomis 30th Street Architects, Inc.
MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Penninsula, CA 90274	MAILING ADDRESS: 27526 Eastvale Rd. Palos Verdes Penninsula, CA 90274	MAILING ADDRESS: 2821 Newport Blvd. Newport Beach, CA 92663	
TELEPHONE: 310/373-5078	TELEPHONE: 310/373-5078	TELEPHONE: 949/673-2643	

B	REQUEST
	Describe the proposed project and indicate the development standards from which a Modification is requested: The modification that is requested is to allow the construction of a new, 2 car garage to be constructed in the front yard setback fronting and taking access directly from Guadalupe Ave. The proposed structure will be built into the hillside on the west side of the lot, directly abutting the property line, with a patio above.

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2508(B) of the Zoning Ordinance.

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

The existing property has a very steep slope up to a flat lawn area 10 ft. above the street with a 40 ft. front yard setback to the historic residence (18 ft. required). The result is an unusually large front yard, much larger than most front yards in the area. There is currently no garage for the main residence, but open parking is provided behind the residence to the east.

2. Indicate how the strict application of the zoning provisions, in light of the above circumstances, deprives your property of privileges enjoyed by other property in the vicinity and in the same zone, and that the granting of such Modification would not be a special privilege not enjoyed by other properties in the same zone.

To bring the parking into conformity with the Zoning Code, two enclosed garage spaces are required. Given the existing setback requirements and physical location of the existing historic residence, the only place that a new garage could be constructed would be behind the existing residence. Unfortunately, this would reduce the area of the proposed rear parcel, resulting in a 2-unit development, instead of a 3-unit development. This would result in an economic hardship and would deprive the Owner of development rights enjoyed by neighboring properties. If the garage was allowed in the front yard, a 3-unit development would be allowed.

3. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.

The proposed construction of a new 2 car garage abutting Guadalupe Ave. would essentially be an in-ground structure, tucked in to the existing steep slope. The balance of the adjacent slope would be retained. A patio would be constructed on top of the garage, becoming an extension of the existing lawn area. Proposed, new period, landscaping will soften and screen the above ground edges of the new garage where the structure abuts the adjacent lawn.

4. Indicate how the building(s) will be harmonious and consistent within the proposed architectural style regarding roofing, materials, doors, openings, textures, colors, and exterior treatment, and how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

Since the mass and bulk of the proposed new garage will be buried into the hillside, the only visual features of the proposed garage will be the garage doors and roof top patio. The garage doors will be designed to be compatible to the style of the existing doors of the residence. The patio guardrail will be designed to reflect, but not be identical to, other existing rails at the historic residence. The proposed development, by tucking the garage into the existing slope, will preserve existing public vistas to the historic resource.

5. Indicate how the granting of a Modification will not be materially detrimental to the public welfare or injurious to the properties and improvements in the zone in which the property is located.

The proposed project will not be detrimental to other properties in the neighborhood because it minimizes visual change, preserves the existing historic residence and its setting and provides required covered parking for the existing historic residence. The development will also be similar to the adjacent development to the south, but much smaller in scale. Given the wide sidewalks on Guadalupe, there is adequate backing area to provide good visibility to the driver as well as pedestrians and other vehicles on Guadalupe Ave.

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

NAME	ADDRESS	LOT	BLOCK	TRACT

OWNER'S AFFIDAVIT

124 S. Guadalupe, Redondo Beach, CA

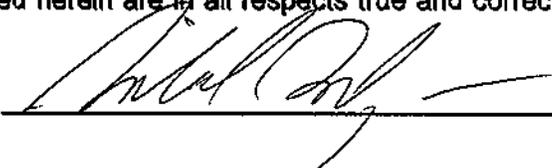
Project address: _____

Project description:

Maintenance repair, correct code deficiencies and upgrade front house for single family rental or sale. Remove infill at front porch and second floor deck. Replace street front retaining walls. Replace street front retaining walls. Replace all fencing and landscaping. Work is limited to front portion of lot to a point 5' east and easterly addition.

I (We) Richard Boulger, 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: _____

27526 Eastvale Rd., Palos Verdes Peninsula, CA 90274

Phone No. (Res.) _____

310/373-5078

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this 27th day of January, 2016

See Attached

by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles)

ss

Seal

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

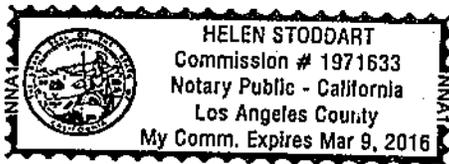
on this 27 day of JANUARY, 2016,
by _____ Date Month Year

(1) RICHARD BOULGER

(and (2) _____)
Name(s) of Signer(s)

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

Signature [Handwritten Signature]
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

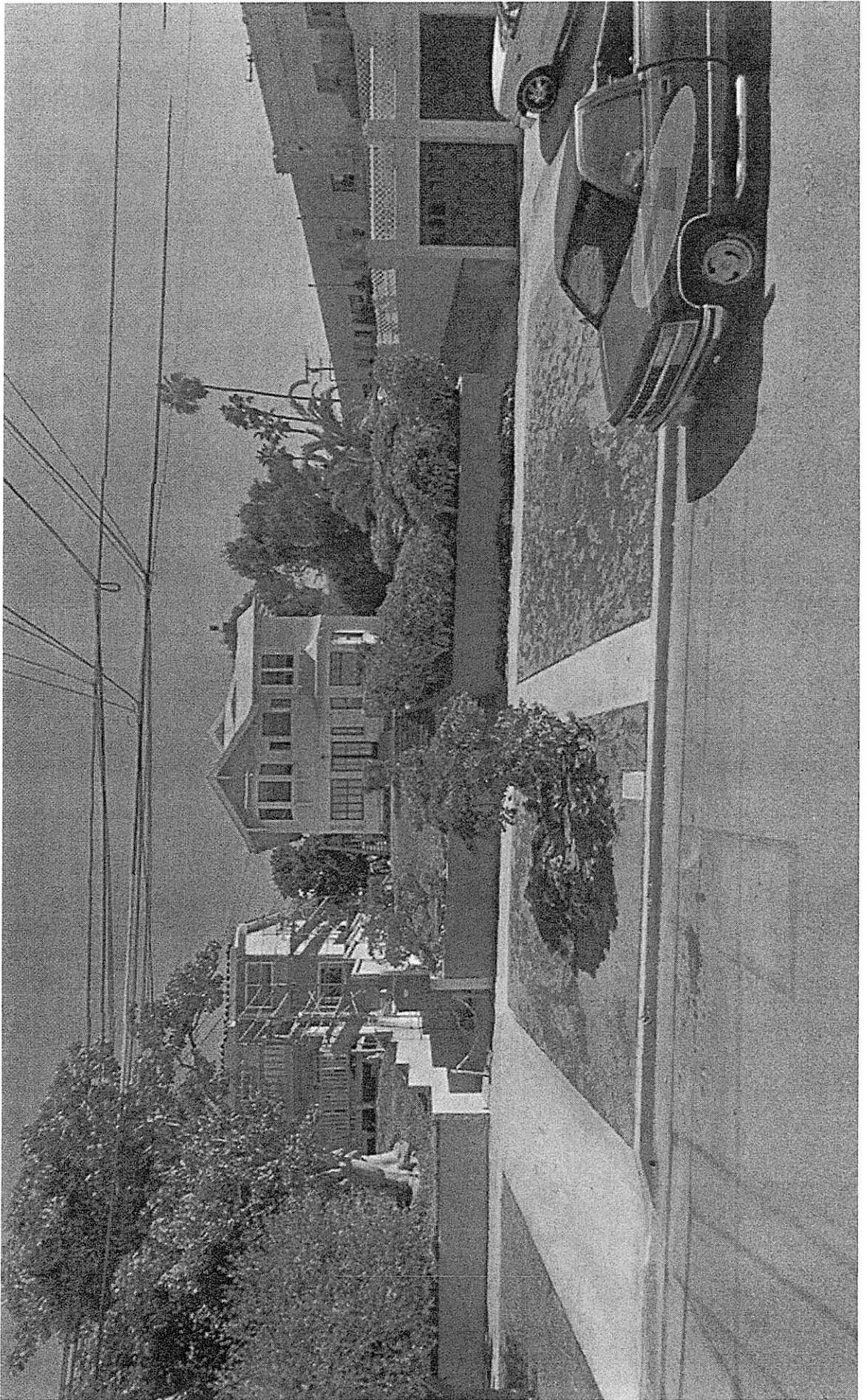
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

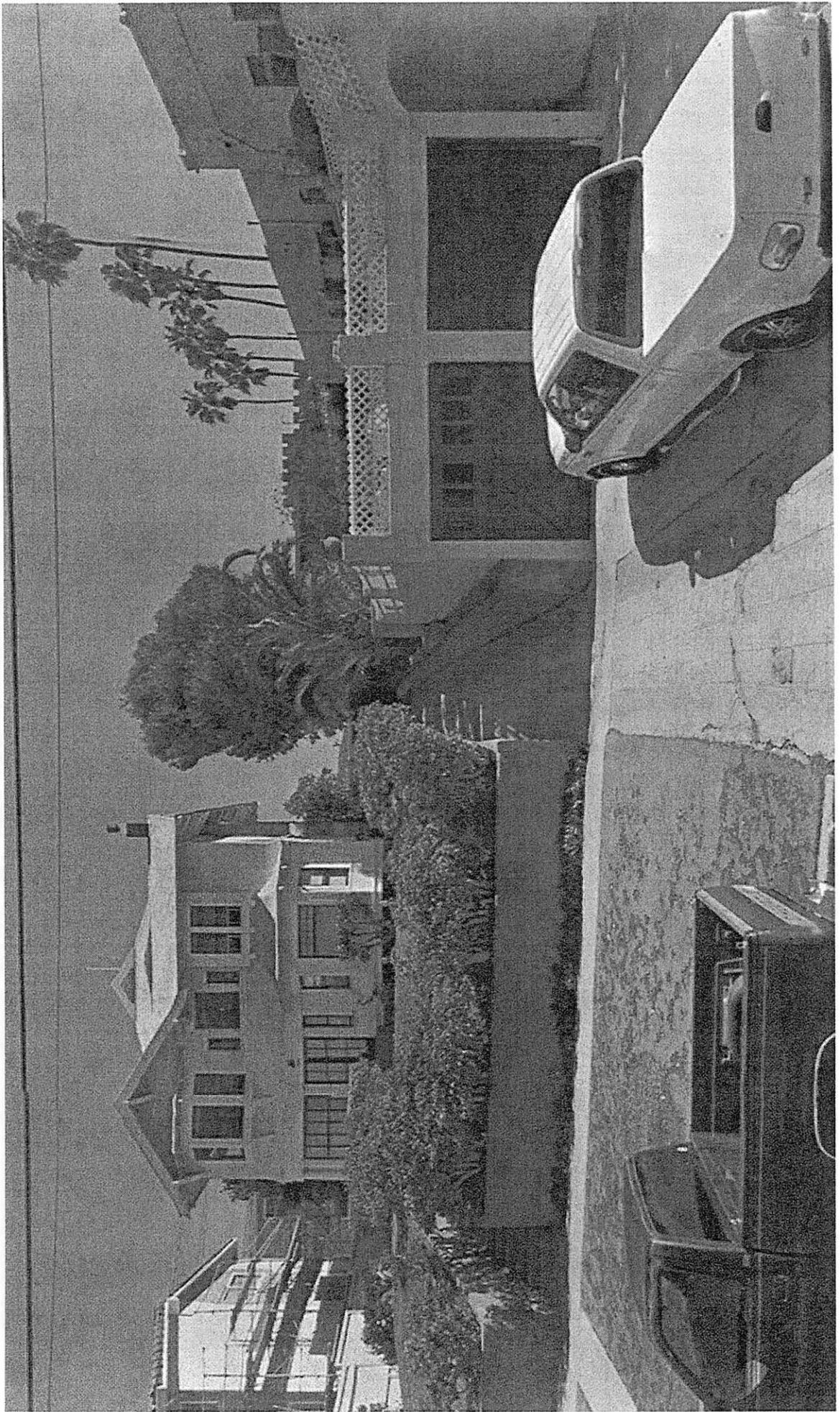
Description of Attached Document

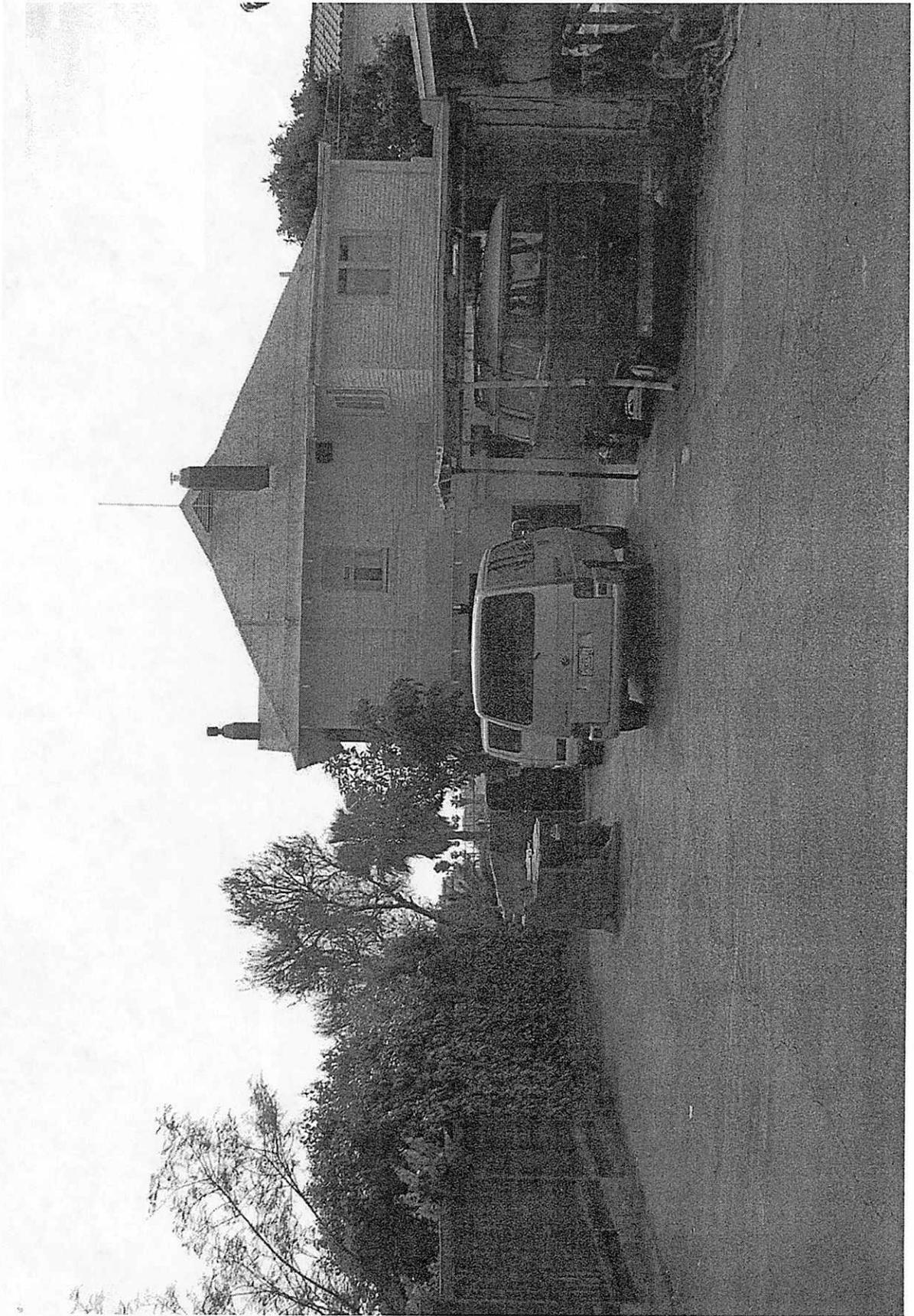
Title or Type of Document: Application for Historic Variance Document Date: 1/27/16

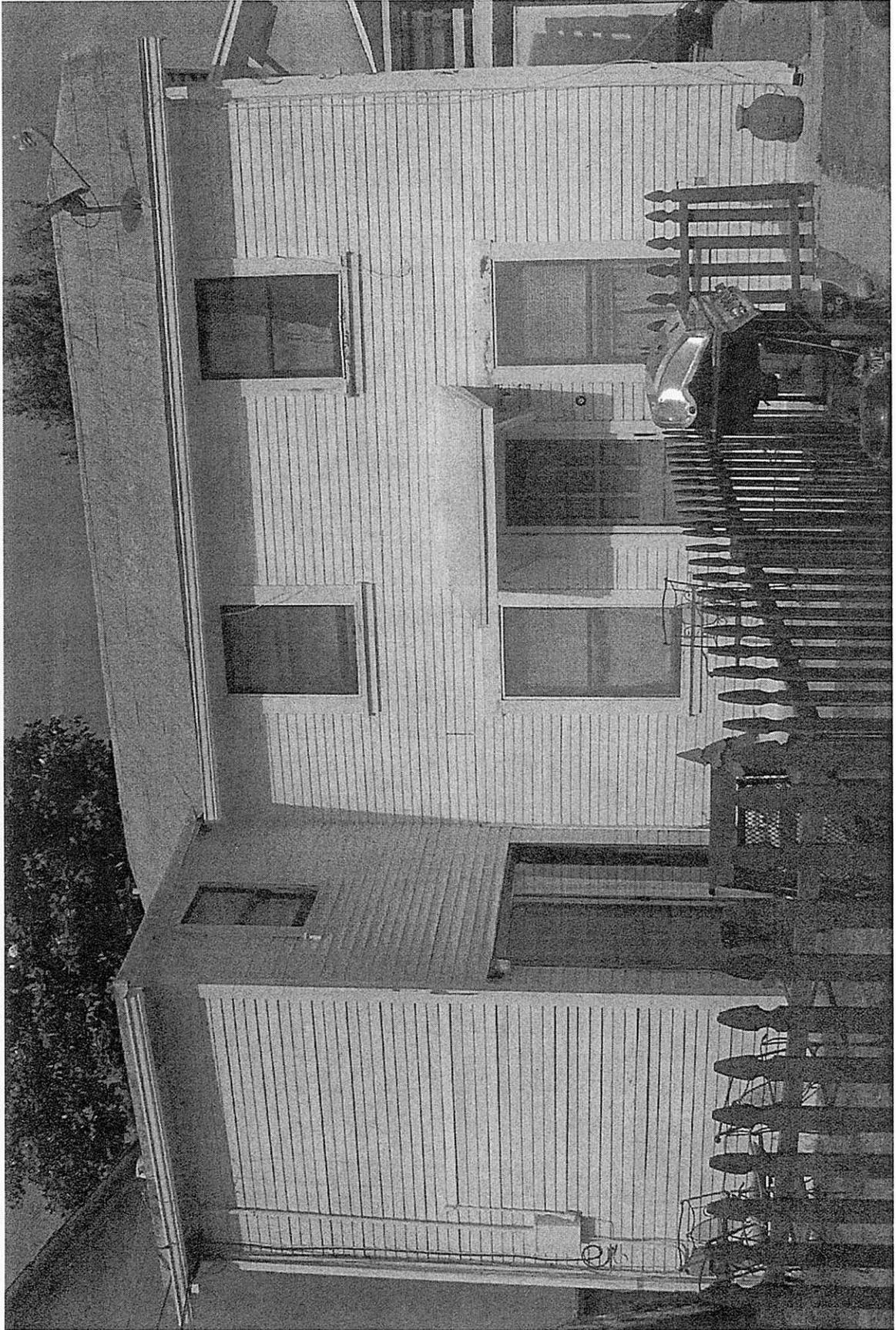
Number of Pages: _____ Signer(s) Other Than Named Above: _____



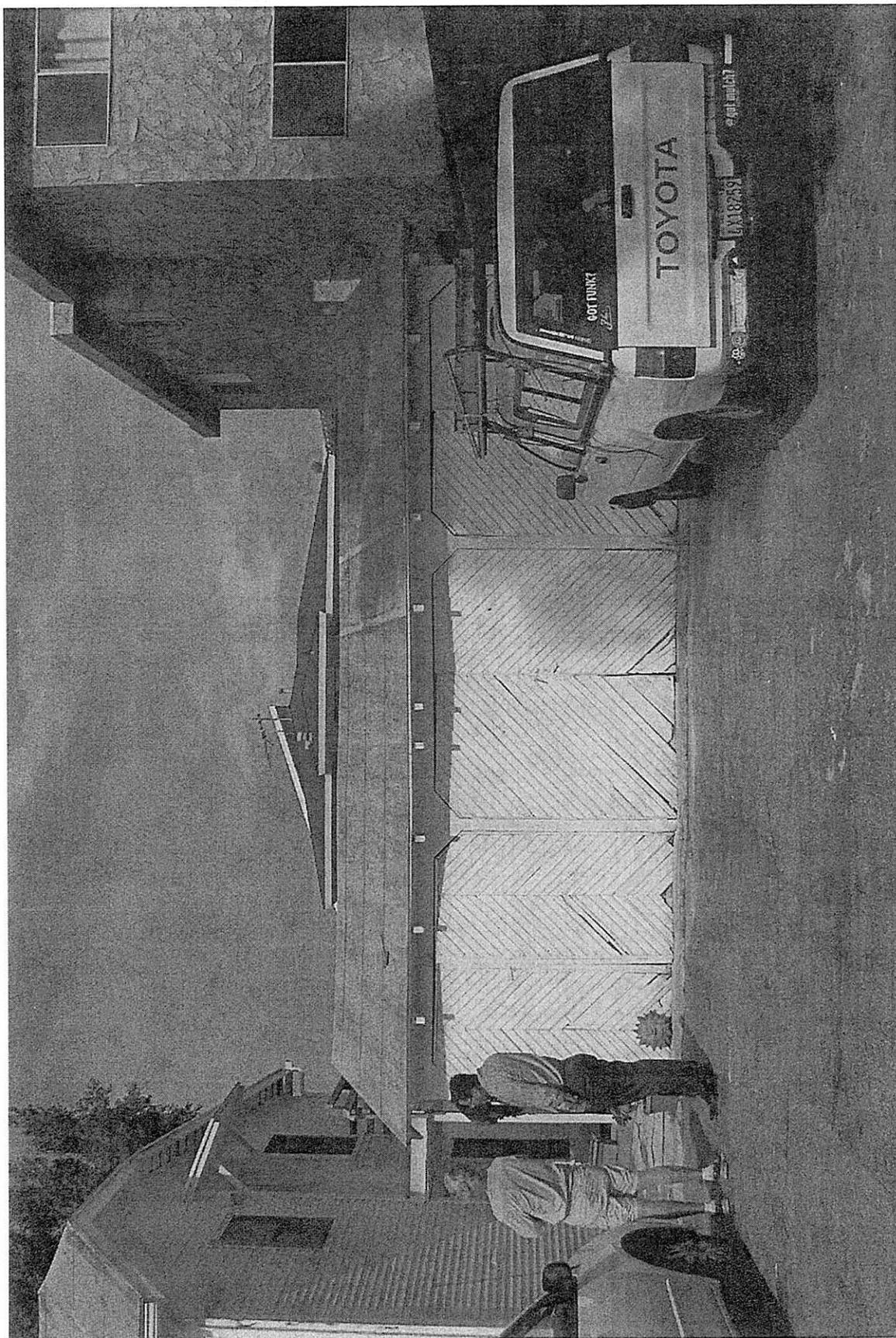












Architectural Drawings on file in the Planning Division office