

RESOLUTION NO. 2025-04-PA-XX

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR AN ADDITION TO THE DESIGNATED HISTORIC PROPERTY LOCATED AT 510 GARNET STREET PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

WHEREAS, on May 5, 1994 the former Preservation Commission approved a historic landmark designation of the property located at 510 Garnet Street (Redondo Beach Landmark No. 20, with a Mills Act contract that has been in effect since June 21, 1994); and

WHEREAS, on July 30, 2024, an application was submitted by the property owner, Kim Davidson, for a Certificate of Appropriateness for a new addition to the rear and side of the existing residence, pursuant to Chapter 4, Title 10 of the Municipal Code; and

WHEREAS, on February 12, 2025 the Public Amenities Commission held a duly noticed public hearing to consider the application for a Certificate of Appropriateness, provided comments and direction about revising plans to (1) retain the second floor windows, (2) modify or remove the proposed roof deck, and (3) consider reducing the massing of the eastern portion of the second story addition; and

WHEREAS, thereafter the applicant consulted with a directly adjacent property owner and as a result of those consultations, modified the windows placement on the eastern first floor elevation; and

WHEREAS, the applicant revised the design of the proposed addition based on the comments and direction received from the Commission and has provided plans (1) retaining the second story windows; (2) scaling back the eastern portion of the second story addition by sloping the roof and reducing its size; and (3) shifting the roof deck to the rear, reducing its size, and integrating it within the roof line; and

WHEREAS, on April 9, 2025, the Public Amenities Commission held a duly noticed public hearing to further consider the Certificate of Appropriateness, at which revised plans were presented, and all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PUBLIC AMENITIES 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) based on Class 1 (Existing Facilities) and Class 31 (Historical Resource Restoration/Rehabilitation), and an exemption declaration to this effect has been prepared and filed.

SECTION 2. The proposed scope of work conforms to the first criteria for certificates of appropriateness for a landmark property, as it conforms to the prescriptive standards of the Commission, which are described in the Guidelines for the Certificate of Appropriateness Program

for Landmarks and Historic Districts. The proposed addition conforms to the specific “Guidelines for Characteristic Elements of Historic Buildings” (Section 4 of the Guidelines), including retaining the front porch and providing compatible exterior siding, windows and trim. The proposed addition conforms to the ten standards listed in the Secretary of the Interior’s Standards for Rehabilitation (“SISR”), which are referenced in the Guidelines (Section 3 of the Guidelines), and as further described below.

SECTION 3. The proposed addition to the residence will not change the historic use of the property. (SISR #1)

SECTION 4. The proposed addition does not remove or obscure significant historic architectural elements of the residence. The historic materials, craftsmanship, and spatial relationships of the residence will remain visible and intact. The distinguishing features of the residence is the front elevation with the half porch with front facing gable. As the proposed addition is to the rear and side, the distinguishing features are not being obscured. (SISR #2)

SECTION 5. The characteristic historic features will remain intact as the proposed addition is to the rear and side of the original residence, and the residence with the addition will continue to serve as a physical record of its time, place, and use. (SISR #3).

SECTION 6. The proposed project retains the earlier additions that were added in the 1910s and 1920s, specifically the carriage house and the second story, which have acquired historic significance over time. (SISR #4)

SECTION 7. The distinctive features of the original residence are the covered half porch with a front gable featuring an attic window, front door with leaded glass transom, trimmed eaves, clapboard siding, fixed and double hung windows with wide trim, and carriage house doors. All of the noted distinctive features will remain as the primary elements of the front elevation. The proposed addition on the ground and second floor is recessed towards the rear of the property, further maintaining the dominance of the front elevation. (SISR #5)

SECTION 8. As the proposed project is for a new addition and does not involve restoration of the original residence, historic materials not being repaired, and therefore SISR #6 does not apply.

SECTION 9. As the proposed project is for a new addition and not restoration of the original residence, historic materials are not being treated and therefore SISR #7 does not apply.

SECTION 10. As no archeological resources are known to exist, SISR #8 does not apply.

SECTION 11. The proposed project does not change the historic materials on the front elevations of the original residence. Materials are removed in the rear and side where the new addition connects with the original residence.

SECTION 12. The proposed project differentiates the new addition from the original residence by utilizing a wider clapboard siding and through the use of vertical trim elements where the addition begins. The new addition is recessed behind the original residence, further differentiating the new from the old. New windows will have same dimensions with a slight variation of panes. (SISR #9)

SECTION 13. The materials and detailing of the proposed addition are compatible with the existing style of the residence, which is California Bungalow with influences of the Queen Anne style, and it will retain the original architectural style with the proposed addition. The addition will have windows of the same size and proportions, horizontal clapboard siding, and a similarly pitched roof. The addition will preserve and maintain the historic integrity of the home. (SISR #9)

SECTION 14. The essential form and integrity of the historic residence will be maintained by the proposed design which adds small forms extended from existing parts of the house rather than creating disproportionate or boxy elements. The design uses the existing floor plan as a starting point for the addition, with perpendicular extensions of the original shapes. These design considerations would facilitate returning the house to its original appearance by the removal of these additive masses, and the integrity of the original residence would remain largely intact. The roofline distinguishes the upper story addition, which is generally set entirely in the rear of the existing second story. (SISR #10)

SECTION 15. The proposed scope of work complies with the second criteria for the approval of a certificate of appropriateness to a landmark property, as it will retain the essential elements that make the resource significant as required. distinctive features of the residence are the covered porch, carriage house doors, trimmed eaves, clapboard siding, fixed and double hung windows with wide trim, front door with leaded glass transom and the attic window on the front gable. All of the noted distinctive features will remain as the primary elements of the front elevation. The proposed addition on the ground and second floor is recessed significantly towards the rear of the property, which will further maintain the dominance of the front elevation. The proposed work does not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature.

SECTION 16. The proposed scope of work complies with the third criteria for the approval of a certificate of appropriateness for a landmark property, as it will retain the essential elements that make the resource significant. The proposed addition is to the rear and side of the residence and will not change the essential elements of the front and primary elevation. The essential elements of the historic residence are the main elements of the front elevation, consisting of the covered half front porch with a front gable featuring an attic window, front door with leaded glass transom, fixed and double hung windows with wide trim, trimmed eaves, clapboard siding, and carriage house doors. The essential elements are being retained and the addition to the rear will not obscure or alter these features.

SECTION 17. As further conditioned below, the proposed scope of work will conform with the three required criteria for the approval of a certificate of appropriateness for a landmark property.

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

SECTION 1. Based upon the findings contained herein, a Certificate of Appropriateness application is hereby approved for a remodel and addition 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 of Appropriateness is approved on the basis of, and shall only be operative with, the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a

basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for the construction of a new two-story addition of approximately 1,743 square feet, as reflected on the application and plans reviewed and approved by the Public Amenities Commission at its meeting on April 9, 2025.
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 Public Amenities Commission, Minor Alterations Subcommittee, or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional work outside of the scope of work identified on the plans is necessary, the applicant shall immediately contact Planning Staff prior to starting any work.
3. The Planning 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, 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 Public Amenities Commission for a decision. The decision of the Commission shall be final.
6. The Public Amenities 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 Public Amenities Commission, if deemed necessary for major changes.
8. Periodic inspections shall be scheduled with Planning Division staff to verify compliance with approved plans.
9. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Division 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. Consistent with the Secretary of the Interior's Standards, the proposed improvements shall be differentiated from the historic structure, but compatible in size, scale, design, material, color, and texture.
11. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the historic building, including identified historic landscaping, shall be conducted in a manner consistent with the Secretary of the

Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

12. Any deviations from the approved plans, and any future work needed to the site, shall be submitted and reviewed by the City's Planning Division. Major alterations require Public Amenities Commission review. No future rehabilitation work may take place at the landmarked property without Planning Division review and approval.

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

PASSED, APPROVED AND ADOPTED this 9th day of April, 2025.

Public Amenities Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on April 9, 2025 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office