

RESOLUTION NO. 2026-01-PA-01

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING A CEQA EXEMPTION DECLARATION AND A CERTIFICATE OF APPROPRIATENESS FOR RENOVATION AND ADDITION TO AN EXISTING HISTORIC SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY, CONSTRUCTION OF A NEW DETACHED TWO-STORY DWELLING WITH NEW GARAGES BELOW, AND ADDITIONAL SITE MODIFICATIONS SUCH AS LANDSCAPING, FENCING, AND DRIVEWAYS, ON A PROPERTY LISTED IN THE HISTORICAL RESOURCES REGISTER, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

WHEREAS, at their duly noticed public hearing on March 2, 2016, the City's Preservation Commission approved the designation of the buildings and property located at 517 South Catalina Avenue, Redondo Beach, California, as a local historic "Landmark"; and

WHEREAS, an application was filed on April 14, 2025 by Neal Moody for a Certificate of Appropriateness 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; and

WHEREAS, pursuant to Section 10-4.403 of the Redondo Beach Municipal Code, the Public Amenities Commission must evaluate a Certificate of Appropriateness in the case of a landmark for proposed work other than demolition or removal by specific criteria; and

WHEREAS, notice of the time and place of the public hearing for the subject proposal was given pursuant to Section 10-4.402 of the Redondo Beach Municipal Code; and

WHEREAS, on January 14, 2026, the Public Amenities Commission of the City of Redondo Beach held a duly noticed public hearing to consider the application, at which time 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, CALIFORNIA, 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 Public Amenities Commission, inclusive of the Secretary of the Interiors Standards for Rehabilitation; 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 restoration, repairs, removal of the unpermitted shed, interior remodel, and overall rehabilitation of this landmark property is consistent, compatible, and will maintain the existing style, design, and character defining elements and will ensure this historic resource remains an excellent example of craftsman style architecture as it was originally constructed.

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 is hereby approved for the proposed rehabilitation, restoration, repairs, and additions to the landmarked property at 517 South Catalina Avenue, in accordance with the submitted application 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. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Public Amenities 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.

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 Public Amenities Commission at its meeting on January 14, 2026.
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 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 only minor changes and shall inform the Public Amenities 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.
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 Community Development Department or Minor Alterations Subcommittee as minor alterations, and the Public Amenities Commission, if deemed necessary for major changes.
8. Periodic inspections may be scheduled with Planning Division staff to verify compliance with approved plans.
9. Subsequent to the issuance of this Certificate of Appropriateness and concurrently with the issuance of subsequently required building permits the property owner is required to submit an Architectural Design Review (ADR Minor) application to the Planning Division for the review and approval of addition and new detached residential structure behind the front residence.
10. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Department 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.
11. All repair and restoration efforts are required to comply with the "Secretary of Interior Standards for Rehabilitation" and brought to an "as new" condition. Additionally, chemical or physical treatments, such as sandblasting, that cause

damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

12. Where the existing wood clappard siding cannot be repaired to as new condition, any replacement siding shall be “like for like/match existing” in terms of size/dimensions, color, finish, and materials (wood) that matches the existing wood clapboard siding.
13. 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:
 - a. Windows, doors, hardware, decorative glazing, surrounds
 - b. Exterior wood siding and any associated decorative patterns, except at the addition.
 - c. Decorative elements (wood)
 - d. Roof materials, shape, eaves, rafters, and details
 - e. Building massing
 - f. Front porch
 - g. Existing or replacement landscaping
14. 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).
15. 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.
16. 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.
17. Preparation and painting of the original exterior siding shall be undertaken using the gentlest means possible. Sandblasting is not permitted.

18. 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.
19. Consistent with the Secretary of 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.
20. Any project-related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the property 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*. The design plans shall revised consistent with these conditions of approval and submitted to the City's Planning Division for their review and approval prior to the issuance of the required building permits.
21. That all glass on 517 S. Catalina Avenue, facing the street, shall be retained or replaced with salvaged historic patterned glass.
22. In the event that the sidewalk needs repair or replacing, that it be repaired or replaced to match the existing sidewalk.
23. That a landscaping survey is prepared and that original materials are used.
24. That staff work with the landscape architect, utilizing the recommended plant palette.
25. That this Certificate of Appropriateness shall become void thirty-six (36) months from the date of final approval, unless a building permit (if required) has been issued and the work authorized by the Certificate has commenced prior to such expiration date and diligently pursued to completion.

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

Public Amenities Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on January 14, 2026 by the following vote:

AYES:

NAYS:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office