



Administrative Report

Preservation Commission Hearing Date: March 5, 2014

AGENDA ITEM: 9 (PUBLIC HEARING)
LOCATION: 519 S CATALINA AVENUE
APPLICATION TYPE: CERTIFICATE OF APPROPRIATENESS
CASE NUMBER: 2014-03-COA-002
APPLICANT'S NAME: JOE LENIHAN

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness, Historic Variance and Exemption Declaration to allow construction of a one-story addition to the main residence with exterior improvements, and construction of a two story second dwelling unit with 3-car garage, while preserving the original historic structure, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission: Make the finding contained in this report.

- 1) Approving the Exemption Declaration for the proposed action, and
- 2) Approving the Certificate of Appropriateness for the property at 519 S. Catalina Avenue (legal description on file) to permit construction of one-story addition to main residence and a two-story detached unit with 3-car garage, subject to the conditions set forth therein
- 3) Recommending that the Planning Commission grant approval of an Historic Variance.

EXECUTIVE SUMMARY

The City's Preservation Ordinance requires a Certificate of Appropriateness for additions to landmark designated buildings and the construction of new buildings on the site of historic landmark properties. The primary objectives of requiring a Certificate of Appropriateness are to avoid adverse impacts to the landmark and to ensure design compatibility. The applicants are requesting that the Preservation Commission grant a Certificate of Appropriateness for construction of a one-story addition to the rear of the main residence and a new two-story detached dwelling unit to the rear of the property. The property is currently developed with a designated local historic landmark building. The new dwelling would be located at the rear of the property and garage access would be from the alley. The applicant has provided plans showing that the overall project will be architecturally compatible with the existing historic residence and that the improvements will be in accordance with the Secretary of Interior's Standards. Staff recommends project approval with conditions.

The project also requires consideration of a Historic Variance for minor relief from parking requirements. The variance is necessary for the continued preservation of the landmark and staff recommends that the Preservation Commission recommend approval of the Historic Variance to the Planning Commission.

BACKGROUND

The existing structure at 519 S. Catalina Avenue was approved by the Preservation Commission as an historic landmark in 1994 (LM No. 19). The building, known as the Gephart House, is an example of the Craftsman architectural style and is located within a row of contiguous two-story Craftsman style buildings on the west-side of Catalina Avenue. The City's 1986 Historic Resources Survey classifies the building as a "B" rated historic structure. The property is zoned R-3A (Low Density Multiple-Family Residential) and is located within the City's Coastal Zone. The property is zoned to accommodate two units.

The building, which was recently sold, has suffered some neglect and is in need of repairs. The new owner seeks approval to restore and rehabilitate the main building by removing inappropriate additions and exterior alterations, and to repair deferred maintenance. The improvements would restore the building to its original historic appearance and resolve Building Code violations by bringing the historic structure into compliance with the City's Building Code. Second, the owner wants to construct a one-story addition to the main residence and build a second dwelling unit with a 3-car garage to the rear of the property. The addition and garage would be architecturally compatible to the existing historic building.

A search of City building permit records shows that a total of three permits have been issued. The first building permit was issued in 1913 for construction of the original residence. In 1929, permits were issued for a 2-car garage and in 1965 a permit was issued for an addition to the back of the main structure. Records also indicate that a house to house inspection was conducted in 1979 which revealed that the garage was utilized as a living quarters with a storage room. There is no record of permits for this conversion or storage room.

ANALYSIS OF REQUEST

Criteria - Secretary of Interior and City Standards

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. The ten standards that must be followed are part of a contractual requirement under Mills Act Agreements and are also conditions of Landmark designation. The Secretary of Interior's Standards that most closely relate to the proposed project include:

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

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

In addition to the Secretary of the Interior's Standards, Section 10-4.403(d)(1) of the Preservation Ordinance states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

"In the case of construction of a new building, structure, or improvement on a site where a landmark is located or on a property within an historic district, the proposed work:

- 1) Will not adversely affect and will be compatible with the external appearance of the existing designated improvements, buildings and structures on such site or within such district;"

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

The information provided in the sections below will illustrate that the nominated building with proposed changes is eligible for a Certificate of Appropriateness.

Pursuant to 10-4.400 of City Preservation Ordinance, new construction on properties with Local Historic Landmarks and Potential Historic Resources is permitted subject to approval of an application for a Certificate of Appropriateness and approval by the City Preservation Commission.

Main Building

The proposal for the main building consists of removing the 1965 addition and constructing a new one-story addition that includes a family room, bedroom and bathroom. In terms of exterior alterations, some minor wood siding repair will occur as needed to repair dry rot and termite damage, and new wood sash double hung windows will replace inappropriate windows currently installed in the building such as aluminum frame, non-period stained glass, and on the south elevation a boarded up window opening.

The addition will closely match the original building finishes with wood siding and asphalt shingles for roofing material to match the existing building. The addition and alterations will not destroy historic materials that characterize the property, and the siding size will be slightly differentiated to distinguish the addition from the original building. Given that the addition to back of the main structure is one-story, it will not detract from the historic building mass or scale and preserves the form and integrity of the historic property.

The addition to the main building is done in a way that minimally affects the original historic building if the addition were removed in the future. The essential form and integrity of the building remains intact including its character defining building features such as the porch, the 8:12 roof pitch and centered front gable which are integral to the Craftsman style.

Second Dwelling Unit

The proposed second unit will consist of 2 bedrooms, 2 bathrooms, kitchen, living room on the second floor and a 3-car garage, storage and laundry room on the first floor. The new two-story structure will replace the garage and other unpermitted structures added to the garage over time.

The new exterior building design is intended to distinguish itself from the main historic building, but still be complimentary and not detract from the historic building as the primary historic focal point of the property. The new building will use a combination of wood siding for the first floor, and a traditional board and batten on the second floor. The use of the board and batten will help distinguish the two structures since it is not used in the historic building, but will still be complementary to the main building as it is a traditional exterior finish used in historic buildings. The proposed slider windows of the second unit will differ from the main house which primarily uses double hung windows.

Roof Design, Building Height and Scale

The main building's roof style is a side gable design with an 8:12 roof pitch, exposed rafter tails, wide roof eave overhangs and triangular knee braces. These character defining features will remain intact. The main structure will be re-roofed with in a composite asphalt shingle roofing material that will also be used in the new structure. The new addition will have gable roofs with a lower 3:12 roof pitch and will include exposed rafter tails similar to the main building. The continued use of roof gables in the addition provides consistency between the main historic structure and the addition. The lower roof pitch in the addition allows the existing steep roof pitch to be a primary architectural feature.

The new unit proposes a 23-foot 9-inch building height which is lower than the existing historic building which appears to have an overall building height of approximately 26 feet. As such, the scale of the new building provides an appropriate scale without overpowering or detracting from the primary historic structure. The lower height and location at the back of the property behind the historic building also limits visibility of the new structure from the street.

Historic Variance

The purpose of an Historic Variance is to provide relief from strict compliance with development standards and/or regulations that may impair the ability of a landmark building from being restored or rehabilitated while having the least impact upon its historic character. The use of an Historic Variance is only eligible to designated historic landmark properties or properties in historic districts. Historic Variances acknowledge the unique character of older properties and can provide a substantial incentive to preserve and rehabilitate historic properties. The criteria for granting an Historic Variance is simply that it is necessary for the continued preservation of the historic structure.

For cases involving Historic Variances, the Commission's role is to make a recommendation to the Planning Commission. The Historic Variance is considered a land use application and within the responsibility of the Planning Commission.

In this case, the applicant is requesting an Historic Variance as part of the project which will include allowing tandem parking for one of the four required spaces, a reduction of the required vehicle backup distance from 25 feet to 20 feet and reduction in the building separation between units. Staff supports the request for an historic variance which will allow the existing landmark structure and property to retain its historic character, charm and historic construction patterns. Similar Historic Variances have been recommended by the Preservation Commission, and approved by the Planning Commission as parking is most often an issued with historic properties.

SUMMARY AND CONCLUSION

In general, both the addition and new dwelling are compatible with the architectural style of the main building and architectural features common to the Craftsman style. The new building satisfies both the Preservation Ordinance and the Secretary of Interior's Standards as the detached new building will not detract from the main structure and the finishes will be slightly differentiated from the historic building.

Furthermore, granting approval of architecturally appropriate new buildings and addition on historic properties have been shown to add value and extend the life of historic properties. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Section 15303 and Section 15331 of the Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses.

FINDINGS:

1. In accordance with Section 10-4.403(a)(d) of the Redondo Beach Municipal Code, approval of the request for a Certificate of Appropriateness is in accord with criteria set forth therein for the following reasons:
 - a) Conforms to the prescriptive standards adopted by the Commission; and
 - b) Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and
 - c) Will retain the essential elements that make the resource significant; and
 - d) The exterior of such improvements will not adversely affect and will be compatible with the external appearance of the existing designated improvements, buildings and structures on the site.
2. The plans, specifications and drawings submitted with the applications have been reviewed by the Preservation Commission and approved.

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3. Pursuant to Chapter 2, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15303 (New Structures) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).
4. The Preservation Commission hereby finds that the proposed project will have no impact upon Fish and Game resources pursuant to Section 21089(c) of the Public Resources Code.
5. The Preservation Commission hereby concludes that the Historic Variance is necessary for the continued preservation, restoration, and rehabilitation of the Landmark and hereby recommends granting of the Variance to the Planning Commission

CONDITIONS:

1. The approval granted herein is for the construction of a one-story addition to the landmark designated building with exterior improvements, and construction of a two-story second dwelling unit with 3-car garage, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on March 5, 2014.
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 Division 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 Preservation Commission for a decision. The decision of the 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 Community Development Department as minor alterations, and the Preservation Commission, if deemed necessary for major changes.

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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 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 and/or subsequent cancellation of the Mills Act Contract.
10. New exterior finish materials in the new structure shall be compatible with the exterior finish of the existing historic structure in composition, texture and color (e.g. siding, trims).
11. New windows in the addition to the main structure shall be compatible with window designs in size, pane configuration, materials (wood), design and trim as in the existing historic structure.
12. New roofing materials in the addition to the main structure shall closely match the roofing materials in the existing historic structure in size, color, and design. The shingles shall be installed in the same patterns as the existing historic structure. The new rafter eaves, size and end cuts on the new structure shall closely match the existing historic structure.
13. New doors, trim and surround molding shall match or be compatible with existing historic structure to the extent feasible.
14. Consistent with the Secretary of the Interior's Standards, the proposed project shall be differentiated from the historic structure, but compatible in size, scale, design, material, color and texture. The new construction shall be differentiated from the existing construction through a vertical board, varied siding width, or other acceptable alternative as determined by the Commission or Planning Department staff.
15. 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*. Detailed design plans shall be submitted to the City's Planning Department, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.
16. All windows in the addition shall be wood frame assembly, and wood sills shall not have eased edges.
17. That this Certificate of Appropriateness is contingent upon obtaining approval of a Historic Variance from the Planning Commission.

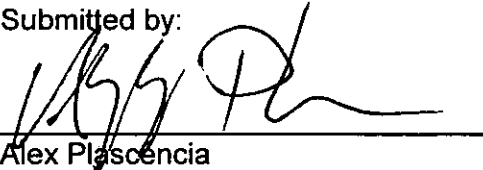
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18. That this certificate of appropriateness shall become void thirty-six (36) months from the date of final approval, unless a building permit (if required) has been issued and the work authorized by the Certificate has commenced prior to such expiration date and is diligently pursued to completion.

Submitted by:

A handwritten signature in black ink, appearing to read 'Alex Plascencia', written over a horizontal line.

Alex Plascencia
Assistant Planner



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

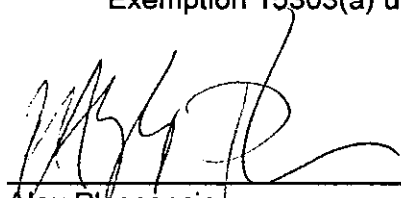
DATE: March 5, 2014

PROJECT ADDRESS: 519 S. Catalina Avenue

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit construction of an architecturally appropriate addition and exterior improvements to an existing historic building, and construction of a detached second dwelling unit with 3-car garage to a property with a designated local historic landmark building located within a Low-Density Multi-Family Residential (R-3A) Zone.

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:

Section 15303 which states, in part that construction and location of limited numbers of new, small facilities and structures does not have a significant impact upon the environment. The project is also Categorically Exempt pursuant to 15331 which states that repair, rehabilitation, restoration or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the treatment of Historic Properties does not have an impact on the environment. This finding is supported by the fact that the project consists of the construction of a repairs and maintenance to an historic structure and an architecturally appropriate addition consistent with the Secretary of Interior's Standards; and construction of a second dwelling unit in an urbanized residential area which meets the criteria for Categorical Exemption 15303(a) under the California Environmental Quality Act.



Alex Plascencia
Assistant Planner

TO: Preservation Commission
FROM: Doug McIsaac, Senior Planner
SUBJECT: Landmark Application No. 94-6: 519 S. Catalina Avenue

RECOMMENDATION:

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the buildings and property at 519 S. Catalina Avenue (Lot 6, Block 189, Townsite of Redondo Beach) as a landmark, subject to conditions set forth therein.

SUMMARY:

Description of Nominated Building

The nominated building is a one and a half-story residence built in the Craftsman style of architecture. Building records indicate that the building was constructed in 1913.

The building appears to have generally well-maintained and preserved, with no apparent significant alterations. It appears that an addition was built onto the rear of the house (a permit was issued in 1965 for an addition); however, this addition is not generally visible from the street.

The house is situated on a 6,580-square foot (40' x 164') lot. A garage is located at the rear of the lot with access via an alley. The house is flanked on both sides by similarly side-gabled Craftsman-style homes of similar proportions. Together with large mature street trees and the original street lamps along this portion of Broadway serves to create a very stately historical streetscape.

Historic Resources Inventory Rating

The building received a "B" rating in the 1986 Redondo Beach Historic Resources Survey, meaning that the building is a "well-designed building which

research may prove to have a relationship to important events or persons in history." "Many of these buildings are likely to have local significance and some may also be candidates for the National Register, depending on the results of research."

Design and Architecture

The nominated building is a pure, high-styled example of the Craftsman style of architecture. The building features a simple side-gabled roof form, with a large and prominent centered gabled dormer. The roof extends out to serve as the cover for a full-width porch.

The house's distinctive side-gabled roof form is identical to that of Landmark No. 18, the Montague House at 125 S. Irena Avenue. According to A Field Guide to American Houses, "about one-third of Craftsman houses are of this (side-gabled) roof form." "Most are one-and-a-half stories high with centered shed or gable dormers." "Porches are generally contained under the main roof, sometimes with a break in slope." The nominated building fits this description exactly.

The roof has a straight slant, although the far ends of the roof, including the dormer, possess a slight flare. This flared roof design is reflective of the Oriental influence that contributed to the Craftsman design style of the Greene and Greene Brothers. The eaves of the building are characteristically open with exposed rafter tails. Another typical and prominent feature is the use of triangular knee braces under the gabled ends of the roof.

The other prominent characteristic of Craftsman design is the full-width porch. The porch is supported by four symmetrical wood elephantine-shaped posts on top of brick piers. A decorative wood balustrade forms the railing between the columns. The openings of the porch feature a broad arch-shaped design.

The wall cladding is typical horizontal wood clapboard. The two front windows are fixed. The left-hand window features one large pane, with a

transom above with diamond-shaped muntins, and two smaller side panes. Most of the remaining windows are simple double-hung windows, including two side-by-side pairs of double-hung windows along the face of front dormer.

Historical Background

The nominated house was constructed in 1913 and appears to be the oldest remaining building on the 500 block of South Catalina Avenue. The oldest recorded residents of the house were Anna and Walter Gephart. At the time they lived here in 1917, Walter Gephart was a manager of Montgomery and Mullen Lumber Company. The lumber shipping and milling industry was one of the earliest and most influential economic influences in early Redondo Beach. Later residents of the nominated house include John Hageman (1925-1927) and Frank Heischman (1929-1952 intermittently), both of whom were prominent locally in the field of real estate.

Summary and Conclusion

This report has documented that the house at 519 S. Catalina Avenue is a highly representative example of the Craftsman style of architecture. In particular, the house exhibits all of the characteristic details of the side-gabled subtype of Craftsman design, of which there are fewer remaining examples in Redondo Beach. The house also served as the home of a prominent person in the locally-significant lumber industry. These factors serve to make the property a valuable historical resource to the community and merits its designation as a landmark.

Prepared by:



DOUGLAS N. McISAAC
Senior Planner

Attachments: Application
 Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH
APPROVING THE DESIGNATION OF A LANDMARK
FOR A PROPERTY AND BUILDING AT 519 S. 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 a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for a building located at 519 S. Catalina Avenue (Assessor Parcel Number 7508005006, Lots 6, Block 189, Townsite of Redondo Beach); and

WHEREAS, notice of the time and place of the public hearing was published according to law in the Redondo Beach Hometown News/Easy Reader, a newspaper of general circulation in the City, and by mailing notices to the subject property owner; and

WHEREAS, an Exemption Declaration has been prepared declaring the project to be exempt from the preparation of environmental documents pursuant to the requirements of the California Environmental Quality Act (CEQA), and a notice of said Exemption Declaration was published in the Redondo Beach Hometown News/Easy Reader, a newspaper of general circulation in the City, posted at the site, and mailed to property owners within a 300-foot radius of the property; and

WHEREAS, on May 4, 1994 the Preservation Commission held a public hearing to consider this application, the Exemption Declaration, and all relevant testimony and evidence related thereto, 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 Exemption Declaration has been prepared in accordance with the provisions and requirements of the California Environmental Quality Act and Article 3, Chapter 3, Title 10 of the Redondo Beach Municipal Code.

Section 2. The building meets the minimum eligibility requirement for landmark designation of being at least 50 years old in that factual evidence indicates that the building was constructed in 1913 and is currently 81 years old.

Section 3. The building exemplifies or reflects special elements of the City's architectural history, and 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 fully detailed, high-styled example of the Craftsman style of architecture, and has been well-maintained and preserved in keeping with its original style and architecture.

Section 4. The building is identified with persons significant in local history in that: the building served at one time as the home of Walter and Anna Gephart, the former being the manager of the Montgomery and Mullen Lumber Company. The lumber industry was one of the key economic activities that contributed to the early development of Redondo Beach.

NOW, THEREFORE, BE IT RESOLVED, by the Preservation Commission of the City of Redondo Beach as follows:

Section 1. The prepared Exemption Declaration is hereby approved.

Section 2. That based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 519 S. Catalina Avenue as a landmark.

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

The foregoing resolution was adopted on May 4, 1994 by the following vote:

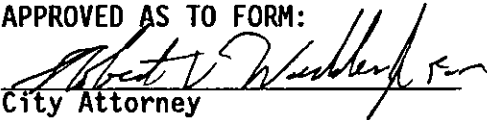
AYES:

NOES:

ABSENT:

Jonathan Eubanks, Chairman
Preservation Commission
City of Redondo Beach

APPROVED AS TO FORM:


City Attorney

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

RECEIVED BY:

DATE RECEIVED:

2/4/14

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: 519 South Catalina, Redondo Beach, CA 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 6 BLOCK: 189 TRACT:	ZONING: R3A
RECORDED OWNER'S NAME: Joe Lenihan MAILING ADDRESS: 592 Via Almar Palos Verdes Estates, CA 90274 TELEPHONE: 310.265.3365 FAX:	AUTHORIZED AGENT'S NAME: Pritzkat & Johnson Architects / Keith Johnson MAILING ADDRESS: 306 Vista Del Mar, Suite A Redondo Beach, CA 90277 TELEPHONE: 310.375.7700 FAX: 310.375.4375
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. The existing site consists of two structures, a main house and a garage with attached unit. The garage currently does not conform to today's setback requirements. We are proposing to remove an addition to the main house that was previously done and replacing it with a one story addition. We are also proposing to do some minor interior remodeling to update the structure while keeping the existing look and massing on the exterior. We will also be demolishing the existing non-conforming garage and second unit and replacing it with a new garage and 2 nd unit at the rear of the property.	
Existing use(s) of site: The existing use of the site is a low density multi-family residential zone that is currently being rented out. The addition and upgrades will allow for increased rent and/or being able to sell the property as a single family home with a rental unit in the rear yard.	
Existing condition of structure: The existing condition of the two structures on the lot are not great. There are some deferred maintenance issues, dry rot, broken windows / boarded up windows, water damaged siding and some "quick-fix" repairs that need to be redone. The added on structure has plumbing problems and water damage. See submitted plans with pictures of existing conditions.	
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. The proposed repairs will restore the home to it's original Architectural style and character. The proposed addition will replace a dilapidated structure and will be of similar style to the existing building and we would match the details of the house exactly. The added one story structure has been designed so that it will not effect the massing and character of the existing structure. The proposed 2 nd unit will also be of similar style but we will modify the siding so that it is a different look than the existing historic structure.	

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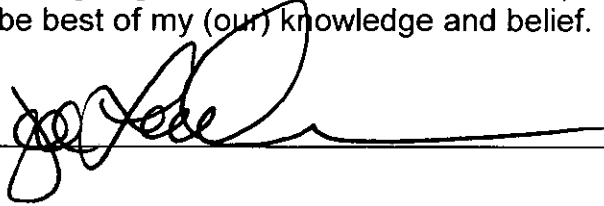
OWNER'S AFFIDAVIT

Project address: 519 S CATALINA, REDONDO BEACH, CA 90277

Project description: HOME REMODEL

I (We) JOSEPH E LENIHAN 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):



Address:

592 VIA ALVAR

PALOS VERDES ESTATES

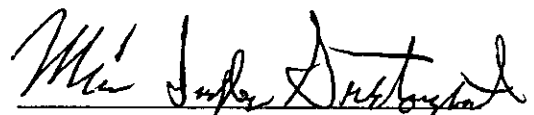
CA 90274

Phone No. (Res.) 310 378 1681

(Bus.) 310 265 3365

Subscribed and sworn to before me this 5 day of February, 2014

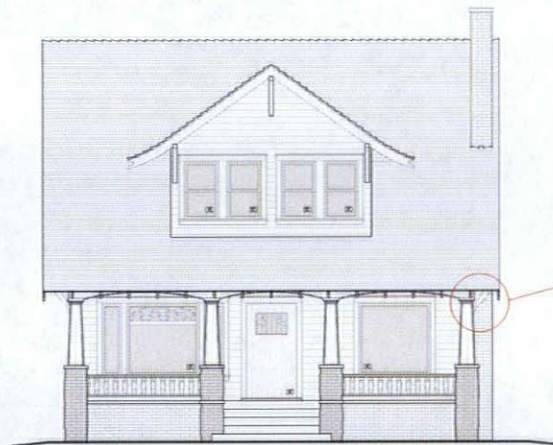



FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

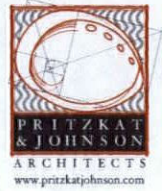
SS



EAST ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'-0"



**EXISTING
EAST ELEVATION**



MILES E. PRITZKAT
ARCHITECT

KEITH B. JOHNSON
ARCHITECT

104 VISTA DELMAR SUITE D
REDONDO BEACH,
CALIFORNIA 90747

TEL: 310-575-5700
FAX: 310-575-8375

NEW SECOND UNIT &
REMODEL TO THE
HISTORIC HOME CE

JOE
LENIHAN

101 South Catalina
Redondo Beach
California 90747

THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION
UNLESS THEY ARE SET
STAMPED BY ARCHITECT OR
ENGINEER OR HAVE "PERMIT
SET" PRINTED ON THEM IN
THE SPACE ABOVE

REVISIONS

No.	Date	DESCRIPTION

P.I

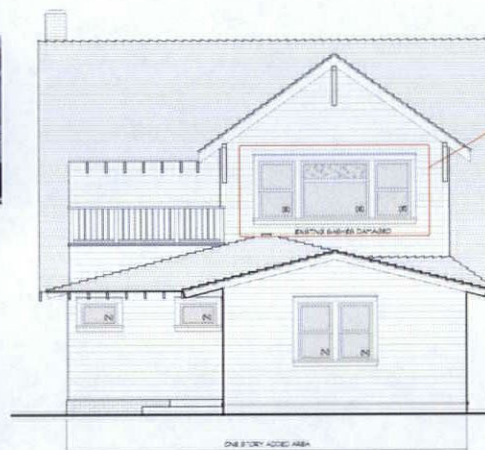
02.20.14 8:57 AM



EXISTING UPPER LEVEL
ADDED ROOM



EXISTING INTERIOR
OF ADDED ROOM



WEST ELEVATION
SCALE 1/4" = 1'-0"



EXISTING
WEST ELEVATION



EXISTING
WEST ELEVATION



MILES E. PRITZKAT
ARCHITECT

KEITH B. JOHNSON
ARCHITECT

184 VISTA DEL MAR, SUITE D
REDONDO BEACH,
CALIFORNIA 90277

TEL: 310 575 3750
FAX: 310 575 4375

NEW SECOND UNIT &
REMODEL TO THE
HISTORIC HOME OF

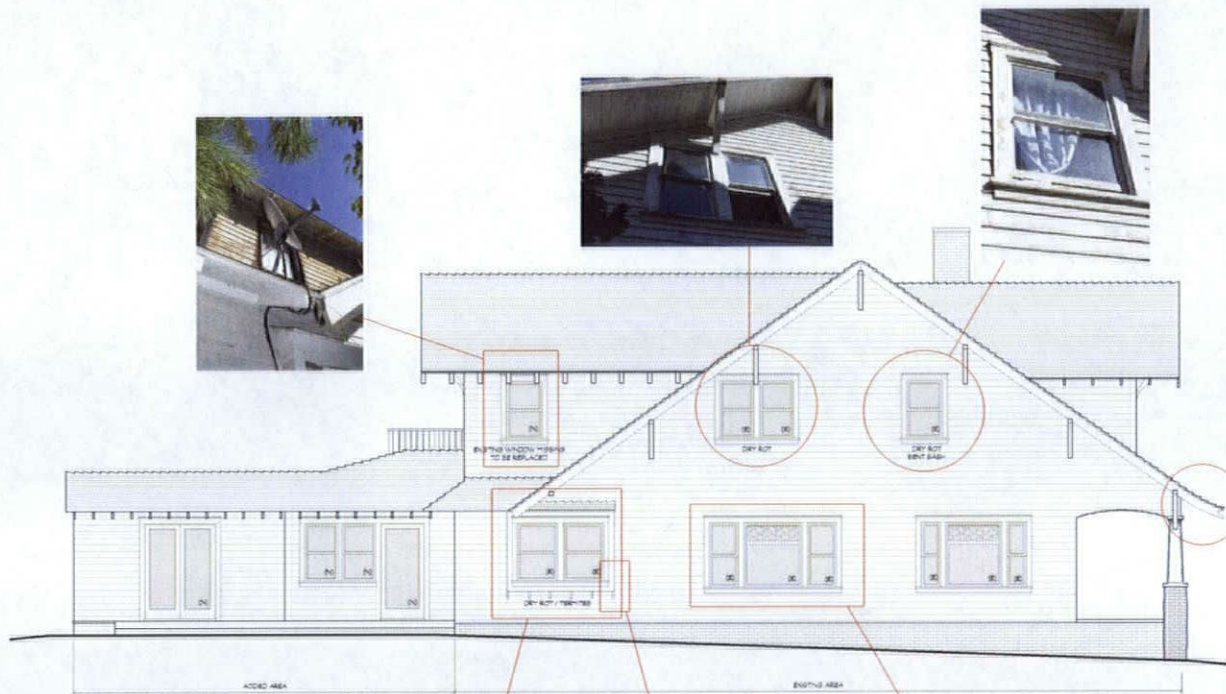
JOE
LENIHAN

118 South Catalina
Redondo Beach
California 90277

THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION
UNLESS THEY ARE SET
STAMPED BY ARCHITECT OR
ENGINEER OR HAVE "PERMIT
SET" PRINTED ON THEM IN
THE SPACE ABOVE

REVISIONS

No.	Date	DESCRIPTION



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH
ELEVATION



EXISTING SOUTH
ELEVATION



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NEW SECOND UNIT &
REMODEL TO THE
HISTORIC HOME OF

JOE
LENIHAN

101 South Catalina
Redondo Beach
California 90747

THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION
UNLESS THEY ARE WET
STAMPED BY ARCHITECT OR
ENGINEER OR HAVE "TRIM
SET" PRINTED ON THEM IN
THE SPACE ABOVE

REVISIONS

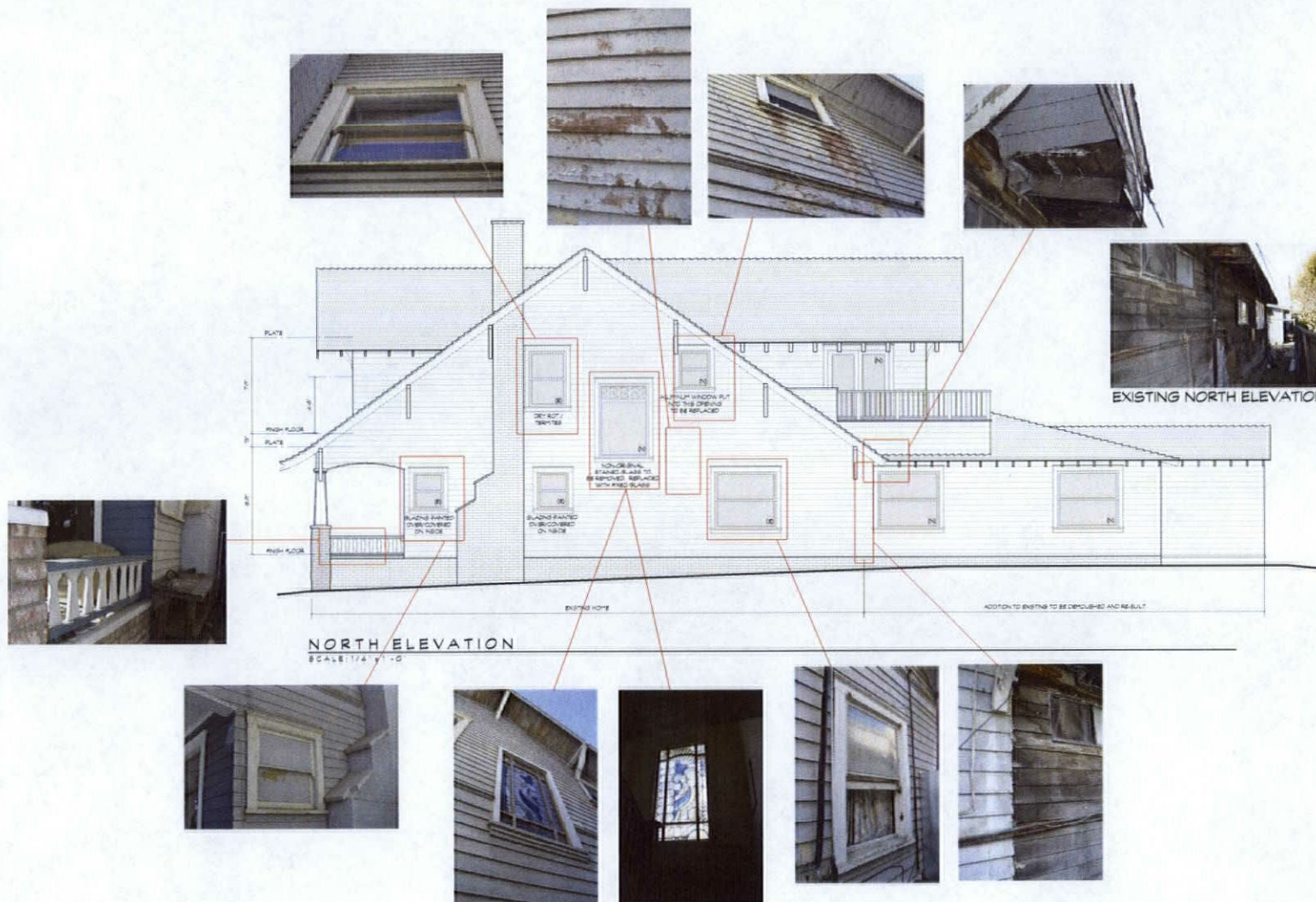
No.	Date	DESCRIPTION

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REVISIONS

No.	Date	DESCRIPTION



LOT COVERAGE CALCS

LOT AREA 6,542 sq.ft.

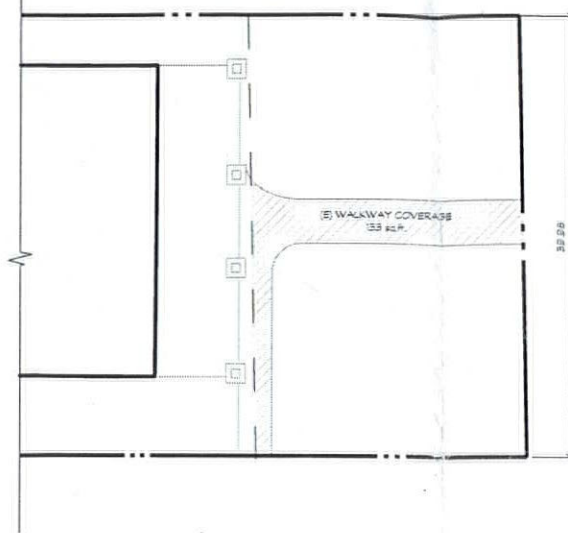
EXISTING BUILDING AND OVERHANG AREA = 2954
 EXISTING HARDCAPE AREA = 323 sq.ft.
 TOTAL EXISTING LOT COVERAGE = 3277 sq.ft.

= 45% LOT COVERAGE
 = 5% LOT COVERAGE
 = 50% LOT COVERAGE

PROPOSED BUILDING AND OVERHANG AREA = 3005 sq.ft.
 PROPOSED HARDCAPE AREA = 732 sq.ft.
 TOTAL PROPOSED LOT COVERAGE = 3737 sq.ft.

= 46% LOT COVERAGE
 = 11% LOT COVERAGE
 = 57% LOT COVERAGE

FRONT YARD COVERAGE



FRONT YARD COVERAGE CALCULATIONS

LOT WIDTH	FRONT YARD SETBACK	FRONT YARD AREA
39.98'	X 25'	= 999.5 sq.ft.

FRONT YARD AREA	50% ALLOWABLE COVERAGE	MAX ALLOWABLE COVERAGE
999.5	X 5	= 499.75 sq.ft.

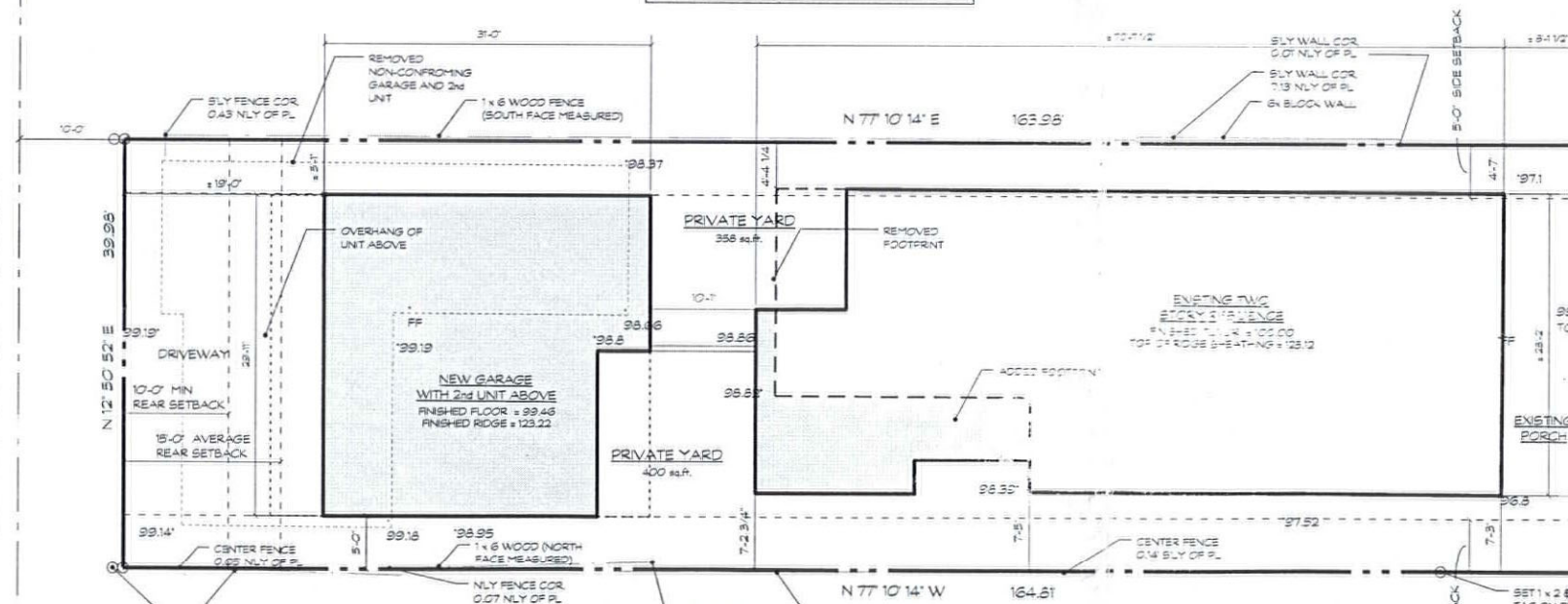
MAX ALLOWABLE COVERAGE	PROPOSED COVERAGE
499.75 sq.ft.	133 sq.ft.

OUTDOOR LIVING SPACE CALCS

PRIVATE YARD UNIT 1 = 355 sq.ft. > 350 sq.ft.
 REQUIRED OUTDOOR SPACE

PRIVATE YARD UNIT 2 = 400 sq.ft. > 350 sq.ft.
 REQUIRED OUTDOOR SPACE

SOUTH SUNSET COURT



LINE OF
OVERHANG ABOVE

23'-11"

ONE CAR GARAGE
10'-5" x 19'-0"
228 sq. ft.

TWO CAR GARAGE
18'-0" x 19'-0"
422 sq. ft.

LAUNDRY
MUD RM.
6'-6" x 11'-0"
120 sq. ft.

STORAGE
5'-6" x 5'-6"

LARGE STORAGE
6'-0" x 9'-0"

2nd UNIT LOWER LEVEL FLOOR

SCALE: 1/4" = 1'-0"

ADDITION TO EXISTING TO BE DEMOLISHED

BEDROOM #5
11'-0" x 10'-6"
342 sq. ft.

LAUNDRY

BEDROOM #4
11'-0" x 10'-7"
342 sq. ft.

BATH #4

PANTRY

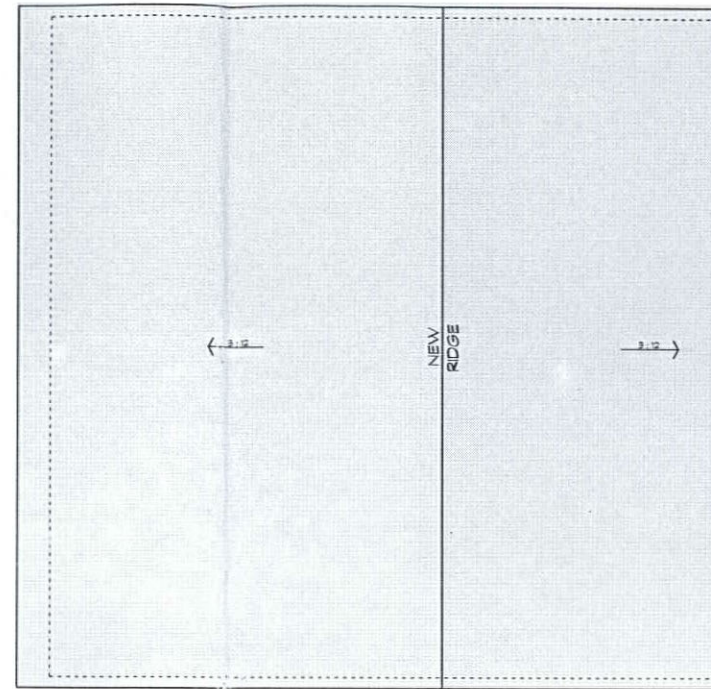
LAUNDRY

BATH #3

PANTRY / STORAGE

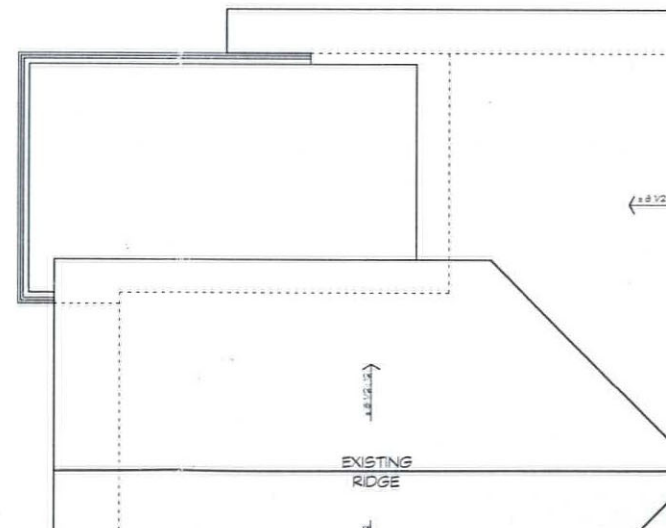
FAMILY ROOM

DINING ROOM
13'-3" x 13'-7"



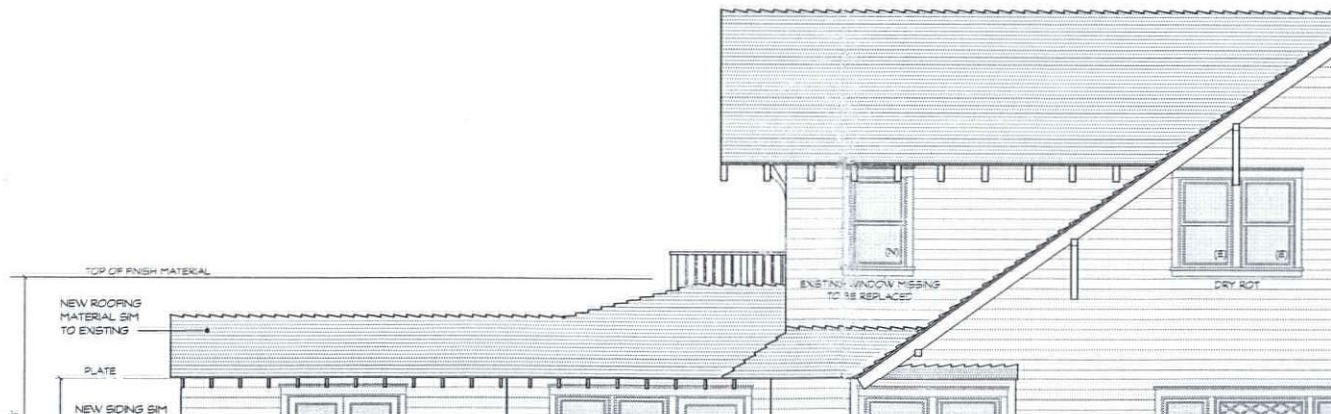
2nd UNIT ROOF PLAN

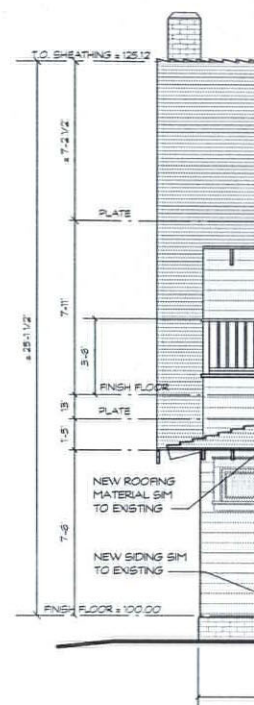
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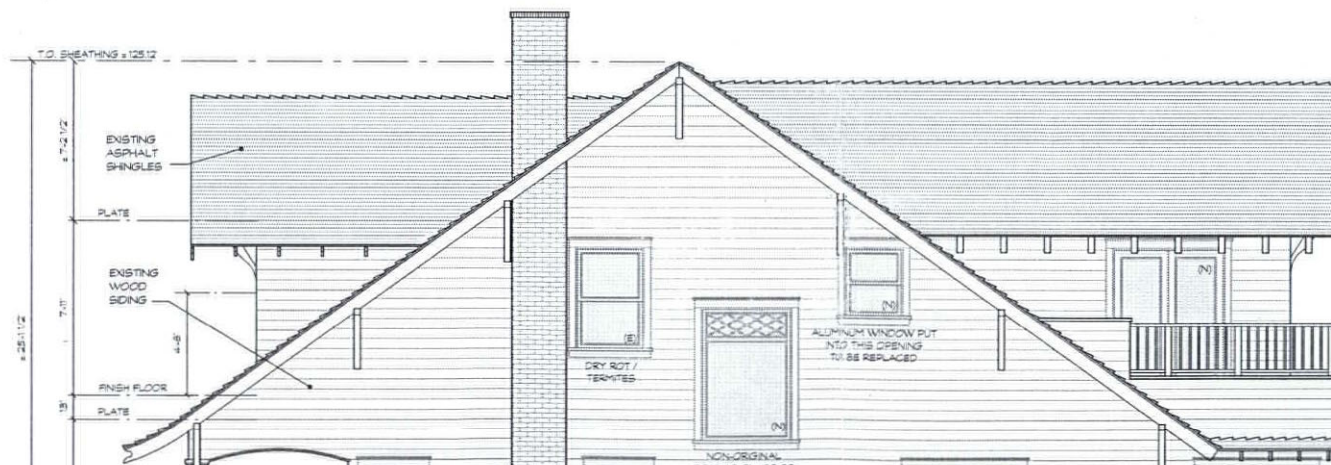


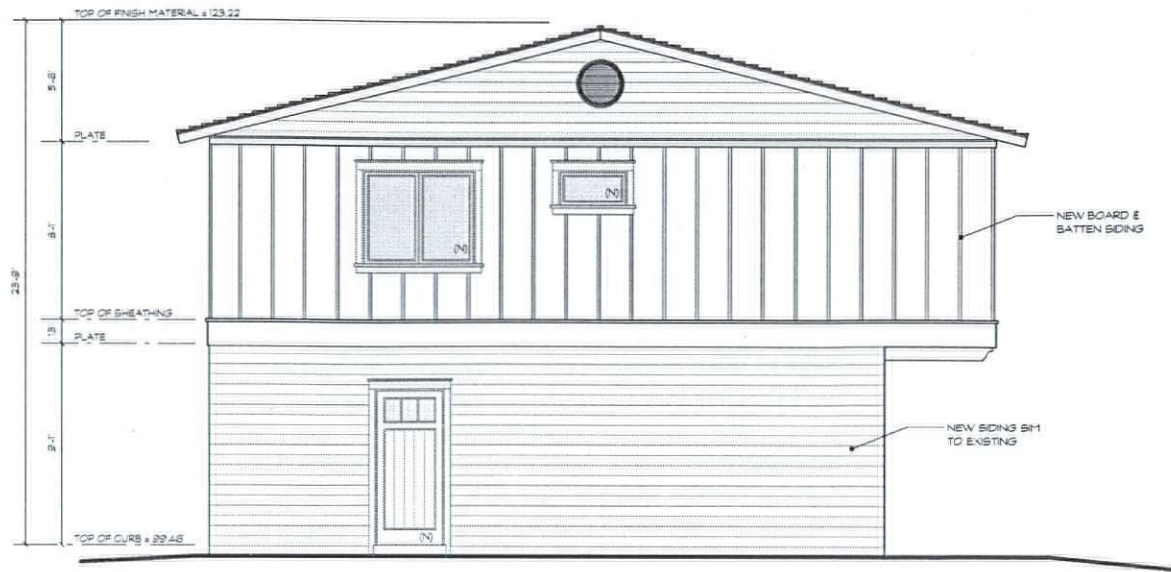
EAST
SCALE: 1/4"



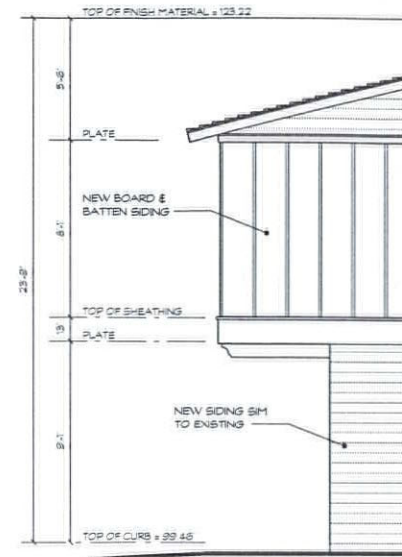


WE
SCALE





2nd UNIT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2nd UNIT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

