



Administrative Report

J.2., File # PA24-1810

Meeting Date: 11/13/2024

TO: PUBLIC AMENITIES COMMISSION

FROM: STEVEN GIANG, SENIOR PLANNER

TITLE

A PUBLIC HEARING CONSIDERING AN EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS APPLICATION FOR A REAR ADDITION AT THE DESIGNATED HISTORIC PROPERTY LOCATED AT 305 NORTH FRANCISCA AVENUE

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR A REAR ADDITION AND ADOPTING AN EXEMPTION DECLARATION FOR THE DESIGNATED HISTORIC PROPERTY LOCATED AT 305 NORTH FRANCISCA AVENUE PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

EXECUTIVE SUMMARY

The applicant is requesting that the Public Amenities Commission approve a Certificate of Appropriateness application for a rear addition to the historically designated property at 305 North Francisca Avenue. The proposed project includes a one-story addition along the rear elevation totaling 300 square feet. The addition includes an attached 137-square foot exterior deck for access to the rear yard. This property is located one block west of the Gertruda Avenue Historic District and is within the original Townsite of Redondo Beach.

BACKGROUND

The property is located on the west side of North Francisca Avenue. The site is 40 feet wide and

approximately 108 feet in depth. The existing one-story residence is 808 square feet in size and the detached single-car garage at the rear is 289 square feet in size. The site is Zoned R-3 low density Multi-Family Residential. The Preservation Commission designated the property on June 4, 2008. It was estimated that the Craftsman/California Bungalow residence was constructed around 1910. Character-defining features include the horizontal wood siding, wood trim surrounds, decorative exposed rafter tails, and an off-center covered entry porch with a street-facing gable. The residence is known as the "Mahan House" and has had an active Mills Act contract with the City since September 3, 2008.

The Proposed Project

The proposed project includes a one-story 300-square foot addition along the rear, west-facing elevation. The addition creates a Master Bedroom, inclusive of a Master Bath and closet. The residence is currently a two-bedroom, one bathroom home. The addition will exhibit horizontal wood siding and new single-hung wood windows. The wood siding will be slightly wider than the existing siding so as to be differentiated from the original home. To accommodate the addition, the main existing hip roof will be extended west and become an open gable facing the rear yard. Thus, the height of the existing home, as viewed from North Francisca Avenue, will remain unchanged.

The Master Suite includes a rear, exterior deck totaling 137 square feet in size. The deck provides access to the rear yard. There is an existing rear deck that will be demolished for the addition. The deck, along with its railing and stairs, is proposed to be wood. The project does not propose any grade changes or changes to landscaping. Because the work is focused on the rear of the house, the street-facing elevation remains unchanged. No changes are proposed to the existing, detached single-car garage behind the residence.

Certificate of Appropriateness

To review the proposed changes, the Commission must consider the adopted Design Guidelines for historic structures. The City standards rely on and include the Secretary of Interior's Standards for Rehabilitation (SISR). These broad guidelines were published by the National Park Service and designed for the purpose of preservation. The ten (10) standards are included as part of the Mills Act contract. Staff has identified the standards that most closely relate to the proposed project and has noted below how the project meets each standard:

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

This site was originally constructed as a residence and will continue to be utilized as a

residence.

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

The character-defining features of this Craftsman/California Bungalow home will be retained. These features include the horizontal wood siding, wood trim surrounds, decorative exposed rafter tails, and an off-center covered entry porch with a street-facing gable.

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

Similar to Item #2 above, all of the original Craftsman/California Bungalow character-defining features will be retained.

- #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.

The new one-story addition will be located along the rear elevation and will not be visible to the street. The historic features and materials on the original residence will remain unchanged. Furthermore, the proposed horizontal wood siding will be slightly wider than the original siding so as to clearly differentiate the addition from the designated cultural resource. The addition will also include new single-hung wood windows and a rear wood deck with wood railings and wood stairs.

- #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.

The new one-story rear master addition could be removed in the future and the integrity of the original home would remain largely intact.

The Preservation Ordinance

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

1. Conforms to the prescriptive standards adopted by the Commission.
2. Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature.
3. Will retain the essential elements that make the resource significant.

The prescriptive standards are the Secretary of Interior's Standards and the project meets the applicable key elements as stated in the section above. The proposed alterations will not interfere with the existing character-defining features of the historic home. Furthermore, the work is focused along the rear elevation which leaves the main street-facing elevation unchanged.

The Zoning and Development Standards

The development standards for proposed work in the R-3 Zone are outlined in Code Section 10-2.514. The new work will meet the required 5-foot sideyard setback as well as the required 15-foot rear setback. The overall building height will not change (approximately 19 feet as measured from the natural grade) and will remain below the 30-foot maximum building height. The outdoor living space already exceeds the 800 square feet required for the private rear yard open space. For the reasons noted above, the project meets the development standards for additions in the R-3 Zone.

Summary and Conclusion

As described within this report, the proposed 300-square foot one-story addition along the rear elevation, including the rear 137-square foot wood deck, will be compatible in design and materials to the original cultural resource. The character-defining features that were identified in the 2008 Preservation Commission staff report will remain intact and the street-facing elevation will remain unchanged. The "Mahan House" with its new Master Bedroom suite, will be more functional for its owner while still meeting the City's Zoning Code, the Preservation Ordinance, and the Secretary of the Interior's Standards.

ATTACHMENTS

Draft Resolution (COA-2024-07)
CEQA Exemption Declaration (COA-2024-07)
Application for Certificate of Appropriateness (COA-2024-07)
Architectural Drawings (COA-2024-07)
Property Photos (COA-2024-07)