

RESOLUTION NO. 2025-10-PA-5

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 REHABILITATION, REPAIR, REMOVAL OF UNPERMITTED SHED, AND TENANT IMPROVEMENTS OF A LANDMARK PROPERTY AT 519 SOUTH CATALINA AVENUE, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

WHEREAS, at their duly noticed public hearing on May 4, 1994, the City's Preservation Commission approved the designation of the buildings and property located at 519 South Catalina Avenue, Redondo Beach, California, as a local historic "Landmark"; and

WHEREAS, an application was filed by Pam Sattler for a Certificate of Appropriateness to permit the rehabilitation, repair, removal of unpermitted shed, and tenant improvements of the landmarked property at 519 South Catalina Avenue, pursuant to Title 10, Chapter 4 of the Municipal Code; 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 October 8, 2025, 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 Preservation 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 and repairs to the landmarked property at 519 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 rehabilitation and repairs will not detrimentally alter, destroy, or adversely affect any exterior improvement or architectural feature of historic significance.

SECTION 3. 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 their 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 rehabilitation, repair, removal of unpermitted shed, and tenant improvements of a landmark property at 519 South Catalina Avenue pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code as

reflected on the plans and conditions of approval herein reviewed and approved by the Preservation Commission at its meeting on October 8, 2025.

2. No other work is authorized herein. The precise design and architectural treatment of all structures, walls, fences, and landscaping on the property shall not be altered from this approved Certificate of Appropriateness inclusive of all the conditions of approval herein without prior approval of the Public Amenities Commission, Minor Alterations Subcommittee, 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 and in these conditions of approval is necessary, the applicant shall contact Planning Staff prior to starting any work.
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 the existing Accessory Dwelling Unit (ADU). Additionally, the ADU will require a separate building permit from this rehabilitation project to be issued by the Building Division.
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. All new windows are to be "like for like/to match existing" in terms of materials and design (wood, double hung, and in some cases fixed and include the "crisscross" pane design). Windows on the side and rear elevations are permitted to be slightly different in terms of their size and exact locations from existing

windows. If the existing windows along the front elevation cannot be repaired to an as new condition, any new replacement windows along the front elevation are required be custom designed to match the existing windows on both the first and second floor dormer. Additionally, original trim and surrounds inclusive of the existing drip caps, casing trim, sashes, and sills are to be retained when windows are replaced if feasible, otherwise any new replacement trim and surrounds are to replicate the original design and materials inclusive of the existing drip caps, casing trim, sashes, and sills.

14. New roofing materials shall closely match the roofing materials on the existing historic structure in size, color, and design.

15. New exterior doors, trim and surround molding and thresholds shall match with existing exterior doors. If the existing front door cannot be repaired to an as new condition, a custom front door that replicates the existing front door in terms of materials, design, hardware and surround moldings, trims, and threshold, shall be installed.

16. 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 be 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.

17. 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 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.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on October 8, 2025 by the following vote:

AYES:

NAYS:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office