

RESOLUTION NO. 2024-11-PA-XX

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE REHABILITATION OF TWO RESIDENTIAL STRUCTURES IN A DESIGNATED HISTORIC DISTRICT, AND ADOPTING AN EXEMPTION DECLARATION FOR THE PROPERTY LOCATED AT 218 NORTH CATALINA AVENUE

WHEREAS, an application was filed by David Kaplan on behalf of the owner for a Certificate of Appropriateness to permit the rehabilitation of two residential structures in an existing designated historic district located at 218 North Catalina Avenue, pursuant to Chapter 4, Title 10 of the Municipal Code; and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on November 13, 2024, the Public Amenities Commission of the City of Redondo Beach held a public hearing to consider the applications, 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 DOES HEREBY FIND AS FOLLOWS:

SECTION 1. The scope of work would retain and refurbish the character-defining features that make the historic building architecturally significant, per the Preservation Commission designation in 1995. Deteriorated exterior materials would be replaced like-for-like in materials and design. Inappropriate alterations, such as the louvered windows, would be replaced with wood windows and wood trim. New alterations, such as equipment installations and related screening enclosures, the new egress windows, as well as the gable roof element, would be designed to be compatible to the existing designated buildings. Therefore, the rehabilitation project meets the Secretary of Interior's Standards and the proposed work is appropriate for the historic district.

SECTION 2. 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 3. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Public Amenities Commission and will not

detrimentally alter, destroy, or adversely affect any exterior improvement or exterior architectural feature.

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 rehabilitation of the two residential structures including redesigning the rear gable roof element, painting the stucco, cleaning and painting the eaves and gutter, prepping and painting the front porch woodwork, replacing non-original openings, the installation of new mechanical equipment and screening, and creating new openings for bedroom egress, 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 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 rehabilitation of the three residential structures including redesigning the rear gable roof element, painting the stucco, cleaning and painting the eaves and gutter, prepping and painting the front porch woodwork, replacing non-original openings, the installation of new mechanical equipment and screening, and creating new openings for bedroom egress, as reflected on the application and plans reviewed and approved by the Public Amenities Commission at its meeting on November 13, 2024.
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 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 structures, 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 designated property without Planning Division review and approval.
13. All exterior materials on the historic buildings shall be retained and refurbished, and only those features that are deteriorated may be replaced like-for-like in materials and design.

14. The new replacement windows and the new egress windows shall be historically accurate wood with wood trim to match the existing trim on the buildings.
15. Mechanical equipment screening shall be wood in a similar design and color to the existing wood features on the historic buildings.

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 13th day of November, 2024.

Public Amenities Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on November 13, 2024 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office