

RESOLUTION NO. 2021-03-PR-02

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO A BUILDING DESIGNATED AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 601 GARNET STREET

WHEREAS, an application was filed on January 28, 2021 by Chris Stage (Winebright Newport LLC – Steven Edwards) to permit the removal and replacement of two windows on the west facing elevation and the storefront windows of the Drobatz Grocery and Apartments, local landmark property of the City of Redondo Beach;

WHEREAS, notice of the time and place of the public hearing where the applications would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, on March 3rd, 2021 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and all relevant testimony and evidence related thereto.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10 of the Redondo Beach Municipal Code, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an Exemption Declaration to this effect has been prepared.

SECTION 2. In accordance with Section 10-4.403 of the Redondo Beach Municipal Code, the Certificate of Appropriateness is in accord with the criteria set forth therein for the following reasons:

- a. In the case of a landmark, the proposed work conforms to the prescriptive standards adopted by the Commission; and

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved (Secretary of the Interior Standards for Rehabilitation of Historic Properties (SISR) Criteria #5). *The new window openings along the west façade will use similar surrounds and the windows will be recessed to reflect the window*

treatment of the upper level residential units. The locations where the windows are removed along the west façade will be finished with the plaster exterior coating to create a seamless repair. The upper portion of the storefront windows will be replaced with an operable, transom.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (SISR Criteria #6). *The new window openings are necessary for compliance with Building and Fire Code regulations. Replacement of the two small windows with the larger windows will be with double-hung wood framed windows that match the existing window type both in design and materials. The replacement windows above the doors and existing storefront glass are wood-framed, operable transoms, the same as the existing storefront windows. The windows will be painted in one uniform color.*

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 (SISR Criteria #9). *The removal of two existing windows on the exterior of the Drobatz Grocery store is on a secondary elevation. The new windows are similar to the apartment's windows on the upper level of the building. The new windows are similar, in that they incorporate a sill and are recessed into the opening. The new windows will be differentiated in terms of size and the use of contemporary insulation techniques (dual pane glass). The storefront windows will be also be replaced with matching windows, in terms of type and design.*

- b. Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and

The exterior alterations will use the same window type and surrounds. The locations where the two windows are removed will be finished in plaster to match the existing exterior material. The storefront windows will be replaced with windows of the same type and design. The entire building will be repainted for aesthetic consistency in a contemporary color scheme.

- c. Will retain the essential elements that make the resource significant;

The alteration to the west elevation of the building will not remove or destroy the historic materials that are characteristic of the Spanish Eclectic-Style mixed-use building. The storefront windows of the Drobatz Grocery store will be replaced with similar windows. All of the windows will be painted to match

for general aesthetic consistency. Two of the smaller side windows on the secondary elevation of the store will be removed and replaced to comply with current Building and Fire Code requirements. The new windows are similar type and design as the existing windows but slightly differentiated to harmonize with the historic integrity of the building.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 3. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the alterations proposed 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 4. 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 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 exterior alterations as reflected in the application and plans reviewed and approved by the Preservation Commission at its meeting on March 3, 2021.
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 Historic Preservation 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 window schedule shall specify that the windows are required to be wood construction, double hung framed to be compatible with the existing windows.
4. The construction drawings shall include a detail illustrating the design of the window frames.
5. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
6. An NFPA 13D automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
7. A demolition plan, including existing and proposed floor plans, shall be submitted with the construction drawings for review and approval by the Building Division.

8. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Department, Fire Department and any other agency with jurisdiction over the project.
9. 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.
10. 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.
11. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring to the building, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
12. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, the applicant shall schedule an inspection with Planning 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.
13. Periodic inspections may be scheduled with City of Redondo Beach Official Representatives, including Preservation Commissioner(s) and Planning Division Staff to verify compliance with the provisions of the Mills Act Contract and the Secretary of the Interior Standards for Rehabilitation of Historic Properties.

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

PASSED, APPROVED AND ADOPTED this 3rd day of March, 2021.

Edward J. Caldwell, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on March 3rd, 2021 by the following vote:

AYES: Chair Caldwell, Commissioners McNearney, Aziz, Gittens, Jackson,
and Matsuno

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED AS TO FORM:

City Attorney's Office