

RESOLUTION NO. 2022-04-PR-XXX

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS FOR MODIFICATIONS TO AND ADAPTIVE RE-USE OF A POTENTIALLY HISTORIC BUILDING IN A POTENTIAL HISTORIC DISTRICT PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 112 NORTH CATALINA AVENUE

WHEREAS, an application was filed by Catalina Fund, LLC to permit interior and exterior alterations to the existing potentially historic building, including the removal/demolition of an easterly portion of the structure, removal/demolition of lower sections of the north elevation, various new openings and rear decks, and adaptive re-use from commercial to residential use located at 112 N. Catalina Avenue in 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 April 18, 2022, 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 subject to the requirements of the California Environmental Quality Act (CEQA), and an Environmental Impact Report, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program 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 all properties in a historic district, the proposed work:
 - (1) Conforms to the prescriptive standards adopted by the Commission;
In accordance with the Preservation Commission's Guidelines and the Secretary of the Interior Standards, the applicant intends to remove an

easterly portion of the building and lower portion of the north elevation. The front façade would be rehabilitated, including the restoration of the cornice, the horizontal band, and the central window, that were original design features. The two-story rectangular façade, large storefront type windows that align with the upper story windows, and the central entry would remain. The adaptive reuse of the building requires minimal changes to the character defining features of the non-residential building. (Standard #1, 2, 6, & 9)

- (2) Will not adversely affect the character of the district.

The rehabilitation of building's façade restores elements that were plastered over as part remodel effort in 1993. The renovation of the building seeks to restore the original design and recreate the original design features of the façade. The existing building was originally built in 1904 as assembly space. As the first lodge constructed by and dedicated to the use of the Redondo Beach Chapter of the Masons, the property is significant as exemplary of the early history of the City and the fraternal organizations that actively influenced the City's development. Much of the commercial development evolved in the vicinity and thereby the retention of the Masonic Lodge helps highlight its importance in what once was the central area of the city. The lodge building is also a contributor to the potential historic district along North Catalina Avenue. (Standard #1, 2, and 6)

- b. In the case of properties supporting contributing buildings within an historic district, the proposed work (other than demolition or removal):

- (1) Will not detrimentally alter, destroy, or adversely affect any exterior improvement or exterior architectural feature; and

The easterly portion of the structure and lower sections of the north elevation would be removed. New openings would be introduced to both the north, east, and south sides of the building. However, these sides are secondary elevations and the majority of the existing pilasters, which are a design feature, would remain. The rehabilitation of building's façade restores previous features and restores the original design elements. The adaptive reuse of the building requires minimal changes to the character defining features of the commercial building. (Standard #1, 2, 6, & 9)

- (2) Will retain the essential elements that make the resource significant.

The rehabilitation of the building maintains the original building form and prominent presence along the street front which are character defining features of the potential historic district along North Catalina Avenue. (Standard #1, 2, and 6)

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 proposed alterations 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 April 18, 2022.
2. The project shall comply with the Historic Preservation Plan prepared by Kaplan Chen Kaplan dated November 20, 2020.
3. 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.
4. The construction drawings shall include details illustrating the design of new windows, doors, and exterior materials.
5. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
6. A demolition plan, including existing and proposed floor plans, shall be submitted with the construction drawings for review and approval by the Building Division.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.

12. 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 18th day of April, 2022.

Chairperson
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on April 18th, 2022 by the following vote:

AYES

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office