

**RESOLUTION NO. 2022-04-PR-XXX**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING A  
CERTIFICATE OF APPROPRIATENESS FOR THE  
DEMOLITION OF A NONCONTRIBUTING STRUCTURE  
LOCATED WITHIN A POTENTIAL HISTORIC DISTRICT  
PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO  
BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT  
116 NORTH CATALINA AVENUE**

WHEREAS, an application was filed by Catalina Fund, LLC to permit the removal/demolition of the building located at 116 N. Catalina Avenue, a non-contributing property to a potential historic district in the City of Redondo Beach;

WHEREAS, notice of the time and place of the public hearing where the application(s) 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 10-4.404 of the Redondo Beach Municipal Code, the Certificate of Appropriateness is in accord with the criteria set forth therein for the demolition of a structure located within a potential historic district for the following reasons:

1. The Historic Resource Evaluation prepared by Kaplan Chen Kaplan dated November 20, 2020 documents that the original character of the building has been greatly modified, that the use of the site has changed over time, that the building is not connected to significant individuals, events, or architectural style, and that the site is not eligible as a contributing structure to the potential historic district.

2. For a building in an historic district, the proposed replacement structure will not detract from or adversely affect the character of the historic district.

*The building features of the original commercial building and residence have been removed and replaced. A drive aisle and surface parking spaces would replace the building that provide vehicular access to the site. The street facing features of the neighboring buildings would remain intact which is a character defining feature of the potential district. The new buildings would be located behind the historic buildings, ensuring that the scale and relationship of the contributing properties remains uninterrupted.*

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 demolition of the building in accordance with the submitted applications and plans to the extent specified and represented therein.

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 18<sup>th</sup> day of April, 2022.

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Chairperson  
Preservation Commission  
City of Redondo Beach

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

AYES

NOES:

ABSENT:

APPROVED AS TO FORM:

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City Attorney's Office