

RESOLUTION NO. 2022-04-PR-XXX

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING A
CERTIFICATE OF APPROPRIATENESS FOR 30 NEW
RESIDENTIAL UNITS TO BE LOCATED ADJACENT TO
AND BEHIND A POTENTIAL HISTORIC DISTRICT
LOCATED AT 100-132 NORTH CATALINA AVENUE**

WHEREAS, an application was filed Catalina Fund, LLC to permit the construction of 30 new residential units adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue.

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 Easy Reader, 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 construction of a new building, structure, or improvement on a site where a landmark is located or on a property within an historic district:
 - (1) The exterior of such improvements will not adversely affect and will be compatible with the external appearance of the existing designated improvements, buildings and structures on such site or within such district.

In accordance with the Preservation Commission's Guidelines and the Secretary of the Interior Standards, the residential structure attached to

and to the south of 112 N. Catalina Avenue would have a similar height and massing as the Masonic Lodge. Because the addition would be on the right south side of the lodge, the main front elevation of the lodge would remain fully visible to the street. The residential units to the rear and east of the proposed historic district would be located over 30 feet from the front western property line. This would allow the historic structures on the block face to remain the main focal point of this street and retain the historic character. The proposed project uses a contemporary style of residential architecture referred to as California Coastal. The exterior materials consist of varying horizontal and vertical cladding that emulates horizontal wood and board and batten siding. Because there is no dominant style of architecture and the character of this block face has evolved over time, the proposed California Coastal style does not adversely affect the structures within the proposed district. Furthermore, the California Coastal is differentiated from the historic buildings, making it clear which structures are old and new. Lastly, the California Coastal style fits well within the eclectic aesthetic of South Redondo (Standard #2, 4, 9).

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for 30 new residential units adjacent to and behind the potential historic district 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 30 new residential units adjacent to and behind the proposed historic district, as are reflected on 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 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.
4. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
5. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, Coastal Commission, and any other agency with jurisdiction over the project.
6. 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. The decision of the Preservation Commission shall be final.
7. 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.
8. 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 Preservation Commission, if deemed necessary for major changes.
9. Periodic inspections as required by the Preservation Plan shall be scheduled with Planning Staff to verify compliance.
10. Prior to final inspection from the Building Division, 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 and/or subsequent cancellation of any Mills Act contracts.
11. Consistent with the Secretary of the Interior's Standards, the proposed project surrounding the historic structures shall be differentiated from the historic structure, but compatible in size, scale, and design.

FINALLY BE IT RESOLVED, that the Preservation Commission forward a copy of this resolution to the Planning Commission, 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.

Preservation Commission Chair
City of Redondo Beach

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

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office