

CITY OF REDONDO BEACH  
 PLANNING DIVISION  
 415 DIAMOND STREET  
 REDONDO BEACH, CA 90277  
 (310) 318-0637

RECEIVED BY: <i>AG/SC</i>
DATE RECEIVED: <i>2/24/2020</i>

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

*Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 126 N Catalina Ave	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: Lots 40, 41, 42, 43    BLOCK: Block 178    TRACT: Redondo Beach Tract	<b>ZONING:</b>  R3A
	<b>RECORDED OWNER'S NAME:</b> Melba L. House, trustee of the Melba L. House Revocable Trust <b>MAILING ADDRESS:</b> 241 Vista del Parque Redondo Beach, CA 90277 <b>TELEPHONE:</b> 310-378-1866 <b>FAX:</b>	<b>AUTHORIZED AGENT'S NAME:</b> Catalina Fund, LLC Attn: Jason Muller, General Manager <b>MAILING ADDRESS:</b> 1221 Hermosa Ave, Suite 101 Hermosa Beach, CA <b>TELEPHONE:</b> 206-693-0929, 424-452-6199 <b>FAX:</b>
<b>B</b>	<b>PROJECT DESCRIPTION: Give the following data for the project:</b>	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.  See attached	
	Existing use(s) of site:	
	Existing condition of structure:	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District.	

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed Certificate of Appropriateness.

NAME	ADDRESS	LOT	BLOCK	TRACT

#### A. INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION FOR PREPARATION

The chart below indicates the types of plans and information that are to be submitted for various types of proposals. Following the chart is a checklist for each requirement. Depending upon the nature of a proposal, City staff may permit certain items to be modified or deleted. The Preservation Commission reserves the ability to subsequently require omitted items to be provided, but this will be done only if considered to be essential to making a proper decision.

<u>DESCRIPTION OF PROJECT</u>	<u>SITE PLAN</u>	<u>EXISTING ELEVATIONS</u>	<u>PROPOSED ELEVATIONS</u>	<u>PHOTOS</u>	<u>COLOR BOARD</u>	<u>ROOF PLAN</u>	<u>MATERIAL SAMPLES</u>
BUILDING ADDITION/NEW INFILL CONSTRUCTION	✓	✓	✓	✓	✓	✓	✓
BUILDING ALTERATION	✓	✓	✓	✓	✓		✓
CHANGE OF PAINT COLOR		OPTIONAL		✓	✓		
WALLS, FENCES, GATES	✓		✓	✓	✓		✓
SIGNS	✓		✓	✓	✓		
HARDSCAPE	✓			✓	✓		
SOFTSCAPE (LANDSCAPING/VEGETATION)	✓			✓			
DEMOLITION	✓			✓			

##### 1) SITE PLAN

**Scale:** Minimum 1/8 inch = 1 foot

##### **General Information:**

North arrow.

Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).

Legal description.

Size of lot.

Percentage of lot coverage.

Percentage of hardscape/landscape/open space cover.

Proposed/required parking.

##### **Topographical Survey:**

(Prepared by registered civil engineer or land surveyor)

Contour lines to extend beyond all property lines up to 5 feet. Contours at intervals of 1 to 5 feet.

Indicate: all property corner elevations, adjacent property elevations, elevation of finished floor and roof ridge of each building.

**Property Dimensions:**

Dimension all property lines.  
Location and dimension easements (existing and proposed).

**Buildings:**

Indicate: location and dimensions of all structures (existing and proposed) and required setbacks.  
Show structures to be demolished with dashed lines.  
Dimension space between buildings.  
Indicate dimensions from all structures to property lines.

**Softscape:**

Indicate: existing major vegetation (note major vegetation to be removed and/or relocated) and proposed landscaped areas.

**Parking/Access:**

Indicate and dimension: all curb cuts, driveways, and walkways, all parking spaces, access aisles and loading areas.  
Indicate: all adjacent streets, street dedications and improvements.

**Improvements:**

Indicate: location, height, and material of walls and fences.  
Indicate: location, size and height of signs.  
Indicate: location and general nature of exterior lighting.

**2) ARCHITECTURAL ELEVATIONS**

Minimum scale: ¼ inch = 1 foot  
Minimum scale for details 1 ½ inch to 3 inches = 1 foot.  
Where existing elevations are required; show all sides of the building or improvement.  
Where proposed elevations are required: provide separate elevations showing all sides of new buildings and improvements and all affected sides of altered buildings and improvements.  
Indicate height of all structures.  
Identify all types of exterior architectural materials.  
Significant architectural features and historic fabric must be shown in detail (doors, fenestration & design details).  
Show existing and finished grades.

**3) PHOTOS:**

Minimum size 4" x 6" color prints (not polaroids) showing all sides of existing building(s), with additional photos showing features to be altered at close range. (Digital submittal of photos in addition to prints is also encouraged.)

**4) COLOR BOARD:**

Through use of color samples or colored elevations, show the paint or finish colors for all exterior surfaces.

**5) ROOF PLAN:**

Minimum scale: 1/8 inch = 1 foot  
Plan must illustrate relationship of new roof to roof(s) of existing building(s).

**6) MATERIAL SAMPLES:**

Samples should include roofing and siding materials, trim, and other significant features; and should be of a sufficient size to evaluate the qualities of materials when actually applied to the building.

**B. INSTRUCTIONS FOR SUPPLEMENTAL ITEMS – MEET WITH PLANNING DEPARTMENT STAFF**

1. PRESERVATION PLAN
2. HISTORIC STRUCTURE REPORT
3. ENVIRONMENTAL ASSESSMENT

**126 N. Catalina Avenue**



126 N. Catalina Avenue (1949)

**Description**

The one-story building is designed with a modernist flair with expressive front entry covering and angled supports. The storefront setback within the space is continuous glazing with corner butt-joint glass. A large aluminum sliding window at the south end does not appear original. The exterior surface of the front portion of the building is a heavily textured plaster. The base of the storefront has a bulkhead with a decorative masonry pattern very similar to the adjacent building. An odd downspout has been strapped to a front column. Electrical conduits are visible by the upper signage. The south side abuts the neighboring building while the north side is visible facing open space. The front portion of the building is distinguished from the rear portions that have a dropped parapet and appear as an appendage to the front structure with a different finished surface.

**Condition Assessment**

The coffee shop front façade is generally in good condition with stylistic architectural elements intact. The glazed storefront including the corner without mullions will need further assessment to ensure longevity. The pair of front entry doors may not be original as well as the large sliding window to the south but both appear in satisfactory condition. The rough plaster finish may not be original but is also in good condition.

## Rehabilitation

Overall maintenance and repair are needed for glazing and storefront as they are key character defining elements. The large aluminum sliding window at the south end of the front façade could be replaced with a more compatible window. The front downspout strapped to the column should be evaluated for alternate configuration or removal. Existing signage and exposed electrical conduits should also be replaced. New signage should be compatible with the building. The rear portions of the building can be removed or modified without impacting the historic resource.



Downspout and other finishes including glazing should be reviewed



Long north façade behind front building is not significant and can be modified



Masonry bulkhead may be original  
And should be reviewed



Window on right is likely not original