

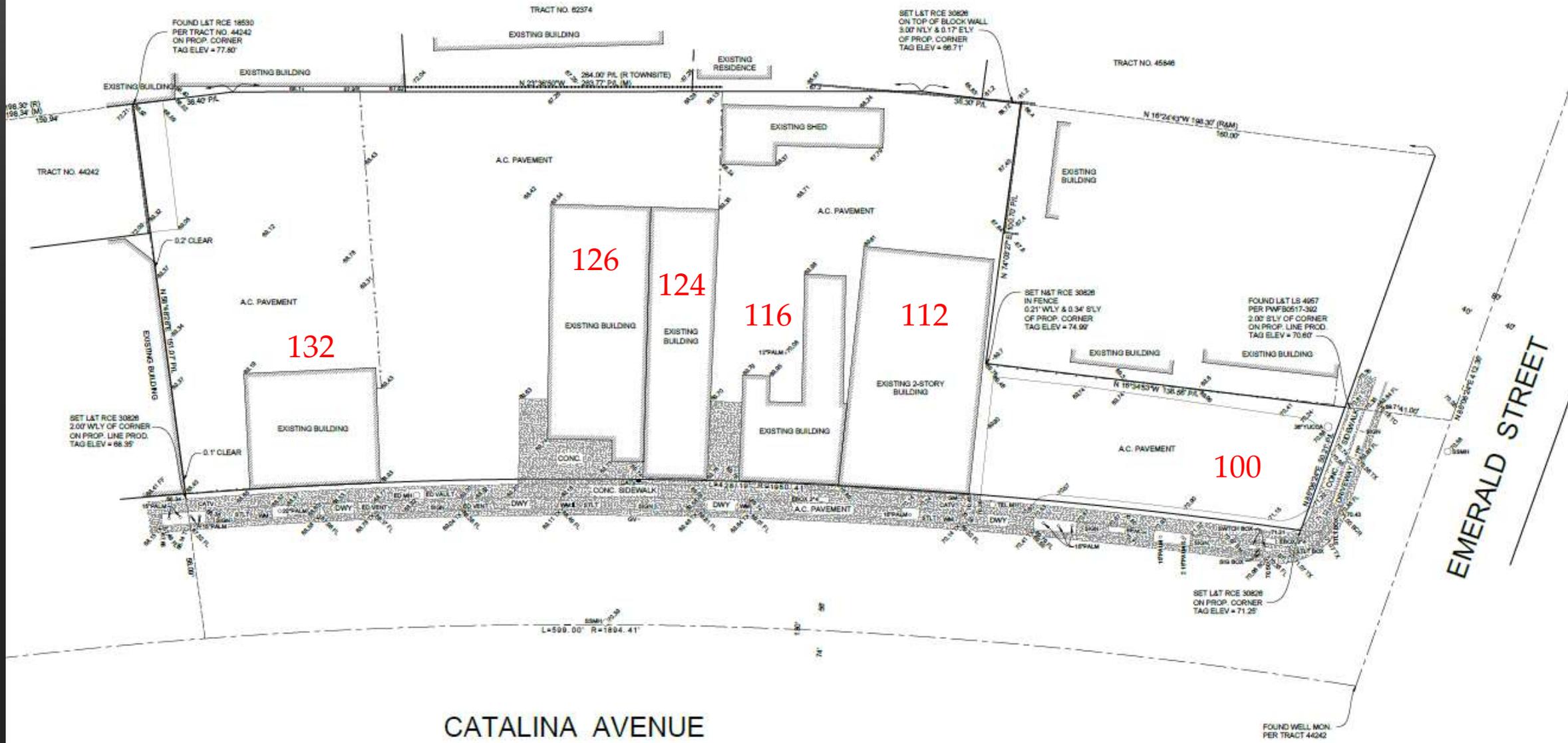
# Historic District Formation Certificate of Appropriateness Historic Variance

100-132 North Catalina Avenue

April 18, 2022

## PROJECT SITE

- Located on the east side of North Catalina Ave, Diamond / Emerald Streets
- Consists of 6 parcels, approx. 1.2 acres
- 5 Commercial buildings, total of 15,682 SF
- Zoned R-3A, Multi-Family Residential
- Zoning originally commercial, legal nonconforming



CATALINA AVENUE

EMERALD STREET







## PROPOSED PROJECT

- Removing one of the 5 buildings (116)
- Forming Historic District
- Modifying and adaptively re-using the 4 buildings
- (E) parking at 126 to become outdoor dining/residential
- Building 30 residential units (4 Affordable)
- 22 units behind the Historic District
- 8 units inside and adjacent to 112



CATALINA AVENUE

EMERALD STREET





# ENVIRONMENTAL

- Environmental Impact Report (EIR) prepared
- Technical aspects - Planning Commission review
- Cultural Resources – Main focus for the Preservation Commission
- Kaplan Chen Kaplan
  - Historic Resource Evaluation
  - Historic Preservation Plan
- Certificate of Appropriateness – Document how the project meets the SISR
- Ongoing historic review by the project team during all phases of the project

# HISTORY

- Site within the Original Townsite
- Development on this block -1895
- Several local landmarks in this area
- Henry E. Huntington – Financial investments for development and railroad
- Redondo Railroad track - Diamond down to South Catalina Avenue



## HISTORIC DISTRICT

- 112 – Masonic Hall built in 1904 (C+)  
At least 16 different local groups  
Assembly room still exists today  
Eligible for National Register
- 124 – Dry Cleaning/retail built in 1946  
Mid-Century Vernacular storefront  
Contributing building
- 126 – Dry Cleaning/retail built in 1949  
Mid-Century Modern  
Eligible for Local designation
- 132 – Blacksmith shop built in 1905 (C+)  
Contributing building





## HISTORIC DISTRICT

- 112 & 132 – Earliest years of development, assembly hall and rail service
- 124 & 126 – Shift from industrial to resident-serving commercial uses
- Exemplify and reflect special elements of the City's social, commercial, architectural, and transportation history

## CERTIFICATE OF APPROPRIATENESS

### Removal of 116 N. Catalina Avenue

- Originally developed in 1921 (C+)
- Small commercial building
- Duplex added in 1925
- Alterations over the years removed its original character
- Low architectural integrity/workmanship
- Not connected with significant people or events
- New driveway access

## CERTIFICATE OF APPROPRIATENESS

### 112 N. Catalina Avenue

- About 20% of the rear to be removed
- Adaptive re-use for residential
- New windows along north and east
- New decks on the rear, east elevation
- Removal of the assembly hall, second floor at the rear
- Restore front façade – cornice and horizontal banding
- Four units inside building, four units in addition to south

## CERTIFICATE OF APPROPRIATENESS

- 124 – Rear of the building to be removed  
New windows on the south elevation, stone bulkhead  
Cohesive coffee/snack shop with 126
- 126 – Rear of the building to be removed (66%)  
Maintain MCM curved canopy  
Remove front inappropriate office space, new windows  
Parking lot to become outdoor dining and residential
- 132 – Rear of building to be removed (49%)  
North shed removal – Driveway access, mural  
New transom windows, horizontal wood siding  
Retain industrial machinery and pulleys

## CERTIFICATE OF APPROPRIATENESS

- Project proposes 30 residential units
- 22 units behind the Historic District, 8 units inside and next to lodge (112)
- California Coastal architectural style
- Horizontal wood, board & batten siding, decorative shutters and awnings
- Residential building heights – Approx. 32 to 35 feet
- Blacksmith shop (132) – 19 feet high
- Dry-cleaning and retail/coffee shops (124/126) – 15 feet high
- Masonic Hall – Approximately 32 feet high

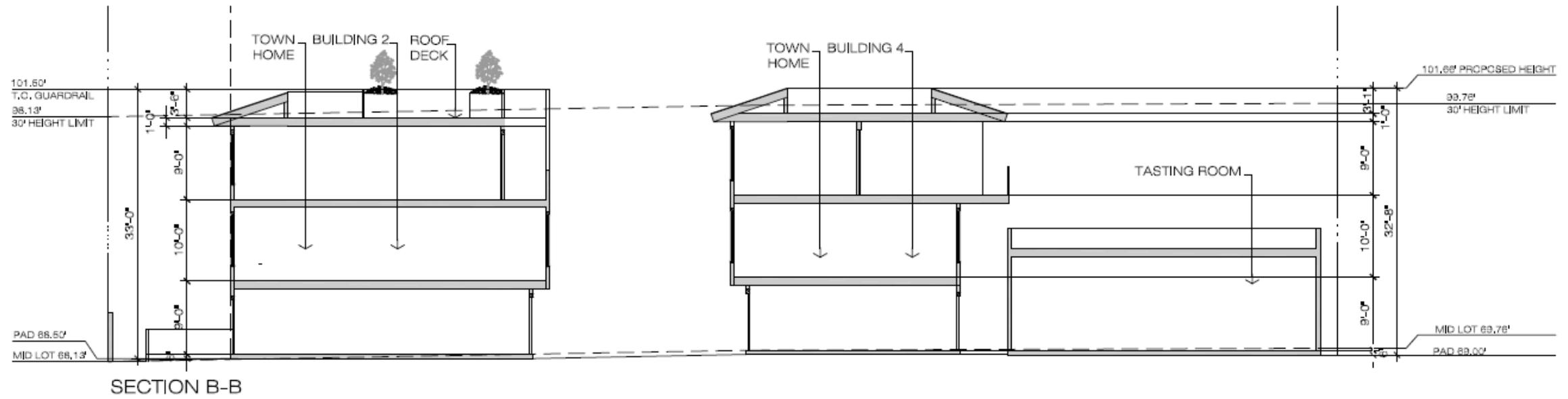
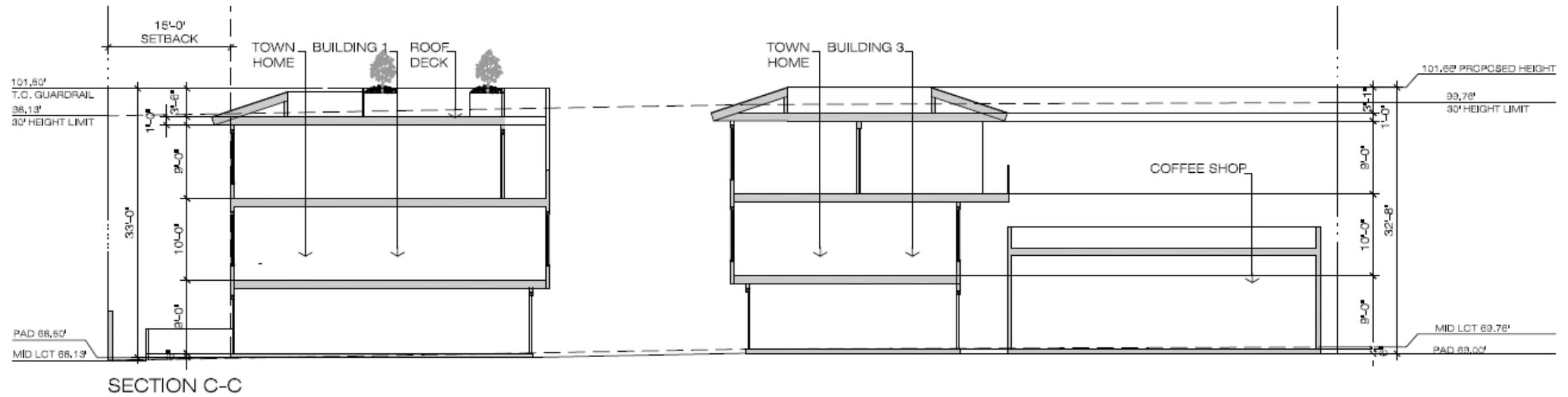
## CERTIFICATE OF APPROPRIATENESS

- Corner residential - Similar massing/height as Masonic Hall (112)
- Rear residential – Over 30 feet behind the front property line
- Residential structures would not block the street-facing view of the historic buildings
- There is no dominant architectural style within the proposed district, generally eclectic
- California Coastal style would differentiate the old and the new structures









# HISTORIC VARIANCE

- Project includes parking for the 30 residential units
- Adaptive re-use of commercial buildings and creation of outdoor dining - removal of the existing surface parking lots
- Only 5 spaces available for the tasting room (132) and coffee/snack shop (124/126)
- MMRP includes measures – Transit subsidies for project residents, commuter incentives for project employees, local hire considerations, etc.

Land Use	SF/Seats	Ratio	Required
Tasting Room	919 (Seating / Dining Area)	1/50 SF	18
Coffee Shop	1,784	1/250 SF	7
Outdoor Dining	82 seats – 12 = 70	1/6 seats	12
			37

## STAFF RECOMMENDATION

Staff recommends that the Preservation Commission:

- Review the proposed applications and related materials
- Take public testimony and close the public hearing
- Make a determination regarding the request for the formation of a Historic District and the requests for Certificate of Appropriateness
- Make a recommendation to the Planning Commission regarding the Historic Variance for reduced commercial parking