

RESOLUTION NO. 2021-05-PR-***

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
EXEMPTION DECLARATION AND CERTIFICATE OF
APPROPRIATENESS FOR THE REMODEL OF A
POTENTIALLY HISTORIC CHURCH SITE LOCATED AT
100 NORTH PACIFIC COAST HIGHWAY**

WHEREAS, an application was filed on April 5, 2021, on behalf of Seacoast Church to request a Certificate of Appropriateness for the remodel of the potentially historic church site to Chapter 4, Title 10 of the Municipal Code for the property located at 100 N. Pacific Coast Highway; and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on May 5, 2021 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The proposed alterations conform to the prescriptive standards adopted by the Preservation Commission by maintaining the distinctive features of the site, by making alterations that are compatible to and will not destroy the existing character of the potentially historic buildings, and by preserving the integrity of the original sanctuary and belltower.

SECTION 2. The proposed alterations will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature as the alterations will have complementary exterior stucco and/or limestone, recessed windows in a similar style and design as the potential historic resource, and the project will maintain the mission tile roof elements.

SECTION 3. The project will retain the essential elements that make the resource significant including the continuation of the church use at the site, the envelope and exterior finishes of the original sanctuary and belltower will remain intact, the limestone exterior of the current sanctuary will remain, and the mission tile roof elements will remain.

SECTION 4. Pursuant to Article 2, Chapter 3, Title 10, of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 5. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission and will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature.

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

SECTION 1. Based upon the findings contained herein, a Certificate of Appropriateness is hereby approved for the remodel of the existing church site 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 the remodel of the church site, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on May 5, 2021.
2. 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 work outside of the scope of work identified on the plans is necessary, the applicant shall immediately contact Planning Staff prior to starting any work.
3. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the project.

5. 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 Commission shall be final.
6. 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.
7. 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.
8. Periodic inspections shall be scheduled with Planning Division staff to verify compliance with approved plans.
9. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Division 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 the Mills Act Contract.
10. Consistent with the Secretary of the Interior's Standards, the proposed improvements shall be differentiated from the historic structures, but compatible in size, scale, design, material, color, and texture.
11. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the historic building, including identified historic landscaping, shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Detailed design plans shall be submitted to the City's Planning Division, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.

FINALLY BE IT RESOLVED, that the Preservation Commission forward a copy of this resolution to the Planning Commission, City Council, all appropriate City departments, and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 5th day of May, 2021.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on May 5th , 2021 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office