AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY SEPTEMBER 7, 2016 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

4. Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of September 7, 2016.
5. Approval of the following Minutes: Regular Meeting of July 6, 2016.
6. Receive and file the Strategic Plan Update dated August 16, 2016.
7. Receive and file written communications.

IV. AUDIENCE OATH

V. ORAL COMMUNICATIONS

Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

VI. EXCLUDED CONSENT CALENDAR

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

VIII. EX-PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.

IX. PUBLIC HEARINGS

8. A Public Hearing to consider a request for a Certificate of Appropriateness pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code to allow alterations for the rehabilitation of an existing single-family residence on property located within a potential historic district within a Low-Density Multiple-Family Residential (R-3A) zone.

APPLICANT:	Marilyn Singleton
PROPERTY OWNER:	Same as applicant
LOCATION:	**406 S. Broadway**
CASE NO.	2016-09-COA-004
RECOMMENDATION:	Approval with conditions

9. A Public Hearing to consider a request for a Certificate of Appropriateness pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code to allow alterations to a historic landmark building and property for the construction of a detached 2-car garage with accessory space within the rear portion of the lot, on property located within a Low-Density Multiple-Family Residential (R-3A) zone.

APPLICANT:	Kimberly Matilla
PROPERTY OWNER:	Same as applicant
LOCATION:	**521 S. Catalina Avenue**
CASE NO.	2016-09-COA-005
RECOMMENDATION:	Approval with conditions

10. A Public Hearing to consider a request for a Certificate of Appropriateness pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code to allow alterations to a historic landmark building and property, including the demolition of an existing garage and the construction of a detached second dwelling unit and 2-car garage within the rear portion of the lot, on property located within a Low-Density Multiple-Family Residential (R-3A) zone.

APPLICANT:	Rade Filipovich
PROPERTY OWNER:	Same as applicant
LOCATION:	**507 N. Gertruda Avenue**
CASE NO.	2016-09-COA-006
RECOMMENDATION:	Approval with conditions

X. OLD BUSINESS

XI. NEW BUSINESS

XII. SUBCOMMITTEE REPORTS

a. Education/Incentives
b. Legislative
c. Minor Alterations
d. Historic Landscapes/ Redondo Stairway
e. Survey Update
f. Historic District Formation

XIII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIV. ITEMS FROM STAFF

11. Oral Report from Staff regarding the status of the Ainsworth Court Stairs

XV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **November 2, 2016** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org

APPEALS OF PRESERVATION COMMISSION DECISIONS:

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

September 1, 2016

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Associate Planner of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the September 7, 2016 Regular Meeting of the City of Redondo Beach Preservation Commission on Thursday, September 1, 2016 in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach

Stacey Kinsella
Associate Planner

MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
JULY 6, 2016

CALL TO ORDER
A regular meeting of the Preservation Commission was called to order by Chairperson Jackson at 7:00 p.m. at City Hall, 415 Diamond Street.

ROLL CALL

Commissioners Present:	Caldwell, Freeman, Nayebdadash, Penner-More, Ritums, Chairperson Jackson
Commissioners Absent:	Matsuno
Officials Present:	Stacey Kinsella, Associate Planner Sean Scully, Planning Manager Margareet Wood, Recording Secretary

SALUTE TO THE FLAG
Commissioner Freeman led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA
It was the consensus of the members to approve the order of agenda.

CONSENT CALENDAR
- Approval of Affidavit of posting for the Preservation Commission regular meeting of July 6, 2016
- Approval of minutes of the March 2, 2016 regular Preservation Commission meeting
- Receive and file the June 21, 2016 Strategic Plan Update
- Receive and file written communications

Motion by Commissioner Caldwell, seconded by Commissioner Ritums to approve the Consent Calendar. Motion unanimously approved with Commissioner Matsuno absent.

AUDIENCE OATH
Chairperson Jackson administered the audience oath.

ORAL COMMUNICATIONS
None.

EXCLUDED CONSENT CALENDAR
None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
None.

EX PARTE COMMUNICATIONS
None.

PUBLIC HEARINGS

A public hearing to consider a request for designation of the building and property as a local historic landmark pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property at 2222 Belmont Lane

Planner Kinsella described the location, architecture, and historic background for the property. She concluded by recommending adoption of Resolution 2016-07-PR-006 and approval of the Historic Landmark Designation for the property to be named the Lewonte House.

Chairperson Jackson opened the public hearing.

At this time applicant David Dellinger explained that his family loves the house. He said the house is solidly built and previous residents took good care of it. He said he has no plans for altering the house and he and his family plan to live in the house and care for it as long as possible.

Commissioner Ritums inquired about the possibility of changing the window facing Slauson Lane to match the original style.

Chairperson Jackson asked whether the owners intend to play an active role in maintaining the structure and perhaps enhancing it to its original condition.

Mr. Dellinger agreed to the requests.

Motion by Commissioner Caldwell, seconded by Commissioner Nayebdadash to close the public hearing. Motion unanimously approved with Commissioner Matsuno absent.

Motion by Commissioner Nayebdadash, seconded by Commissioner Ritums to adopt the resolution approving the designation of the property at 2222 Belmont Lane as a local historic landmark subject to the conditions set forth - with the added condition to replace the window facing Slauson Lane to match the original wood windows. The motion was unanimously approved with Commissioner Matsuno absent.

OLD BUSINESS

None.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

Historic Landscapes/Redondo Stairway

Commissioner Freeman reported that he spoke with Community Development Director Jones about the plans for the stairway. He distributed and read a memorandum to the Preservation Commission from himself dated June 6, 2016 based on his findings.

Motion by Commissioner Ritums, seconded by Commissioner Penner-More to receive and file the memorandum. Motion unanimously approved with Commissioner Matsuno absent.

Chairperson Jackson agreed with Commissioner Freeman's evaluation that not knowing what is underneath the steps presents challenges because uncovering and excavating could reveal structural problems that cannot easily be fixed. He asked staff about a possible resolution and also about including the steps in combination with the waterfront project.

Planner Kinsella said a historic report on the stairs, which was prepared by the consultant Kaplan, Chen, and Kaplan, could be included on the September Preservation Commission agenda for a discussion of options and costs. She said the stairs are outside the waterfront project which ends at the Torrance Boulevard circle. She said any work on the stairway would also involve L.A. County.

Commissioner Penner-More said the steps are deteriorating and something must be done. She recommended researching potential costs.

Motion by Commissioner Freeman, seconded by Commissioner Caldwell to agendize a discussion on the historic steps for the September Preservation Commission meeting. Motion unanimously approved with Commissioner Matsuno absent.

Survey Update

Chairperson Jackson recalled a prior determination that nothing can be done to preserve the steps. He requested Planner Kinsella to discuss the topic with Community Development Director Jones prior to advancing for discussion.

Chairperson Jackson said the letter he wrote to Council outlining the need for an updated historic survey was not included in the agenda materials as requested.

Planner Kinsella planned to distribute the letter to the Commissioners.

Chairperson Jackson said the existing survey is outdated and inaccurate. He said prior Preservation Commissions have also written similar letters to Council. He suggested that setting aside 5-10K every year would be a way to save for the survey cost.

Manager Scully reported that expenses are approved according to the annual budget proposal or quarterly strategic plan. He also mentioned the potential for addressing in the upcoming general plan update or housing element update. He planned to research the status and report back in September.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Jackson inquired about the reason for canceling Preservation Commission meetings and said the members would like to meet regularly. He asked whether the members may get together outside of the regular meetings.

Planner Kinsella explained that meetings are scheduled according to pending historical applications and other commission business items. She said the September meeting is confirmed. She clarified that meeting outside the scheduled public meeting would be a legal violation.

Chairperson Jackson complimented Commissioner Matsuno on the successful presentation of the film *Bungalow Heaven*. He said the attendance was good with 60-65 people, there were no major issues during the presentation, and people were interested.

In response to Chairperson Jackson, Planner Kinsella confirmed that 3 commissioners may get together without a violation.

Commissioner Penner-More appreciated the historical information provided with the historic designation administrative report.

ITEMS FROM STAFF
None.

ADJOURNMENT
There being no further business to come before the commission, Commissioner Ritums moved, seconded by Commissioner Caldwell to adjourn the meeting at 7:47 p.m. Motion carried unanimously with Commissioner Matsuno absent.

Respectfully submitted,

_____
Aaron Jones
Community Development Director

Administrative Report

Council Action Date: August 16, 2016

To: MAYOR AND CITY COUNCIL

From: JOE HOEFGEN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES

RECOMMENDATION

Receive and file the monthly updates to the six-month strategic objectives adopted by the City Council on April 19, 2016.

EXECUTIVE SUMMARY

On March 29, 2016, the City Council held a Strategic Planning Workshop to establish 10 year goals, 3 year goals and six-month objectives. The objectives set were adopted by the City Council at the April 19, 2016 Council Meeting. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. This current update is the fourth of the March 29, 2016 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 14, 2016.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services, and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, Environmental Responsibility, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and included a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. The sixth three-year strategic plan goals were developed on September 12, 2013. Finally, the seventh three-year strategic plan

goals were developed on the March 29, 2016. The following are the five strategic plan goals for 2016-2019. They are not in priority order:

- Modernize City communications systems
- Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria
- Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs
- Assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure
- Maintain a high level of public safety with public engagement

At the March 29, 2016 Strategic Planning, ten-year goals were also developed. The following are the six strategic plan goals for 2016-2026. They are not in priority order:

- Be the premier waterfront location on the West Coast
- Secure funding for new safety facilities and City Hall
- Create the most innovative law enforcement agency in America
- Secure a voter-approved plan for a de-industrialized AES site
- Revitalize the South Bay Galleria
- Increase and enhance parks and public open space

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update.

FISCAL IMPACT

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2015-2016 Adopted Annual Budget.

Submitted by:

Joe Hoefgen, City Manager

Attachment:

- Strategic Plan Update - Six-Month Objectives dated August 16, 2016

CITY OF REDONDO BEACH ☼ SIX-MONTH STRATEGIC OBJECTIVES

March 29, 2016 – September 15, 2016

ACM=Assistant City Mgr **CD**=Community Development **PW**=Public Works **WED**=Waterfront and Economic Development **CS**=Community Services

THREE-YEAR GOAL: ***Modernize City communication systems***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the August 16, 2016 council Meeting	IT Director, working with All Departments	Identify options to make the phone system easier for the public to use and present to the City Council for information and possible action.		X		
2. At the June 7, 2016 Council Meeting	IT Director, working with Police Chief, Fire Chief, RBUSD and City Manager	Identify the cost and feasibility of establishing a reverse 911 notification system and report the results, with recommendations, to the City Council for action.			X	Revised to August 16, 2016
3. By September 15, 2016	CS Director, working with IT Director, City Attorney and City Manager	Present to the City Council for review a status report on the implementation of a social media policy and pilot program.				Social Media Pilot Program on hold pending approval of Social Media Policy by City Attorney.
4. By April 29, 2016	CS Director	Create a City Staff Directory and distribute to all City Departments and the City Council.	X			
5. At the May 3, 2016 Council Meeting	IT Director	Present to the City Council for action a contract for a website upgrade.	X			

THREE-YEAR GOAL: ***Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 20, 2016 Council Meeting	PW Director, working with CD Director	Report on the outdoor Dining Deck Pilot Program and present options to the City Council for action regarding possible program extension.		X		
2. At the June 7, 2016 Council Meeting	CD Director	Report to the City Council the results of Code Enforcement's review of temporary signs on Artesia Boulevard.	X			
3. By June, 22, 2016	CD Director	Release the draft EIR on South Bay Galleria for public review and comment.			X	September release now targeted.
4. By September 15, 2016	PW Director, working with CD Director	Evaluate the feasibility of converting Catalina Avenue, between Avenue I and Elena, to a one-way street.		X		
5. By August 1, 2016	WED Director, working with ACM	Present a report with recommendations to the City Council for action on the results of the public outreach meetings regarding a new boat ramp.			X	Revised due to the timing of the Harbor Commission consideration of the Waterfront project
6. At the September 6, 2016 Council Meeting	WED and PW Director, working with regional agencies	Report on the status of the analysis of sea level rise and its potential impact on the Redondo Beach waterfront.		X		
7. By June 15, 2016	City Manager with the CD Director and City Attorney	City and AES representatives to meet and confer as necessary and discuss implementation of the AES Task Force, its purpose, organization and membership, and other details relevant to the formation of the AES Task Force prior to a City Council Report on July 5, 2016 for appointment of the AES Task Force (unless extended by both parties).			X	AES has extended timeframe for marketing property for non-industrial uses. Task Force formation delayed to an undetermined date.
8. At the July 19, 2016 Council Meeting	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the AES Task Force following the RFP Process used for the General Plan update.			X	Date to be determined.
9. DATE TO BE DETERMINED	AES Task Force, working with Consultants	Present findings regarding options for using AES property.				

10. FUTURE OBJECTIVE	WED Director, working with Fire Chief	Develop a Transient Vessel Mooring Marketing Plan and recommend boater amenities to promote the harbor as a destination.				
11. FUTURE OBJECTIVE	CD Director, working with WED Director	Present to the City Council for action an ordinance to modify parking requirements citywide to help encourage economic development.				
11. FUTURE OBJECTIVE	WED, working with CD Director	Explore the feasibility and recommend to the City Council whether or not to create a Storefront Improvement Program in key business areas.				

THREE-YEAR GOAL: ***Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the May 17, 2016 Council Meeting	CD Director	Prepare a request for proposal (RFP) for contract services for the General Plan update and present to the City Council for consideration and release.	X			RFP presented to Council for action on May 17, 2016
2. At the July 19, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Recommend to the City Council for action the selection of a General Plan Update consultant.			X	Deadline extended. Two proposals received and under review. Expect presentation on September 6th
3. At the August 16, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Present to the City Council for consideration the formation and composition of a citizens' General Plan Advisory Committee, including potential inclusion of representatives from Neighborhood Councils.			X	Targeting September 6th or 20th
4. At the July 19, 2016 Council Meeting	PW Director, working with CD Director, City Manager and City Attorney	Present to the City Council for consideration a report on whether to prohibit single use plastic bags from being distributed in Redondo Beach.			X	Council requested holding work on this item due to pending State action
5. By August 16, 2016	City Attorney, working with CS Director	Present to the City Council for direction options for restructuring the Redondo Beach Sister City Committee as a separate non-profit 501 c3 and/or an official City committee or commission.			X	Deadline extended. Additional time needed for research and legal review.

THREE-YEAR GOAL: ***Assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 6, 2016 Council Meeting	ACM, working with PW Director, , Police Chief, Fire Chief and FS Director	Assess the need for and develop preliminary cost estimates for reconstruction of public safety facilities (police station, fire stations and shooting range) and report the results to the City Council.		X		
2. At the September 6, 2016 Council Meeting	ACM, working with PW Director and FS Director	Assess the need for and develop preliminary cost estimates for City Hall reconstruction.		X		
3. By June 21, 2016	PW Director	Prepare a Budget Response Report assessing the need for and develop preliminary cost estimates for reconstruction of roadway infrastructure citywide.	X			
4. By June 21, 2016	WED Director, working with PW Director	Present to the City Council for consideration a plan for maintenance and repair of the Pier Parking Structure.	X			Included as part of the CIP for the FY 16-17 Budget
5. At the August, 16, 2016 Council Meeting	PW Director, working with Fire Chief	Determine the feasibility, right of way impacts, and costs of converting 4-way stop sign intersections to roundabouts through a resident petition program.		X		
6. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council for consideration options and cost estimates for adding lights at the playing field(s) at Dominguez Park	X			
7. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council options and cost estimates for adding dug outs and/or backstops at Fulton Field and Julia Field.	X			
8. FUTURE OBJECTIVE	PW Director, working with Fire Chief and WED Director	Evaluate the feasibility of docking Tall Ships at a City Pier and make a recommendation to the City Council for action.				

THREE-YEAR GOAL: ***Maintain a high level of public safety with public engagement***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By September 15, 2016	Police Chief, working with ACM and City Manager	Continue to work towards implementation of recommendations from the Assessment of the Redondo Beach Police Department.		X		
2. At the August 2, 2016 Council Meeting	Police Chief, working with City Attorney and City Manager	Research and prepare an ordinance for City Council consideration for the potential regulation of aerial drones in Redondo Beach.			X	Sample Ordinance ready and prepared. Awaiting outcomes of current cases in court and changing FAA regulations prior to proceeding.
3. By August 1, 2016	CD Director, working with City Attorney, HR Director and City Manager	Implement measures to enable City code enforcement officers to issue citations for violations of the Municipal Code.			X	Officers will require updates to their certifications. Training being scheduled. Targeting September
4. At the May 3, 2016 Council Meeting	Fire Chief, working with the City Attorney and City Manager	Complete analysis and present to the City Council a recommendation on whether to submit a proposal to Los Angeles County for the Redondo Beach Fire Department to provide 911 ambulance transport service for all emergency calls originating in Redondo Beach	X			Presentation rescheduled to June 21, 2016 Council Meeting

Administrative Report

Preservation Commission Hearing Date: **September 7, 2016**

AGENDA ITEM: 8 (PUBLIC HEARING)

LOCATION: 406 SOUTH BROADWAY

APPLICATION TYPE: REQUEST FOR EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS

CASE NUMBER: 2016-09-COA-004

APPLICANT: MARILYN SINGLETON

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to permit exterior site improvements and building alterations to a Potential Historic Resource located in a Potential Historic District at 406 South Broadway.

RECOMMENDATION

It is recommended that the Preservation Commission:

1) Approve the Exemption Declaration for the proposed action, and
2) Adopt the attached resolution, approving the Certificate of Appropriateness for the property at 406 South Broadway (legal description on file) to permit the remodeling of previous additions, exterior alterations to the building, and exterior site improvements, subject to the conditions set forth therein (Resolution No. 2016-09-PR-007).

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant a Certificate of Appropriateness to remodel approximately 526 square feet of previous inappropriate additions to rear of the house, to add two dormers on the front elevation, and to complete other exterior site improvements on the property located at 406 South Broadway. The applicant has provided plans for the project design that show compatibility with the original Craftsman structure. Staff recommends approval of the project with conditions.

BACKGROUND

The existing structure at 406 South Broadway is a "D" rated Potential Historic Resource. The structure was identified in the 1986 Historic Resource Survey. The building is an example of the Craftsman style of architecture and was built in 1900 according to County Records. There is also an existing detached single-car garage at the rear of the property and per City permit records, it was built in 1930.

The property is zoned R-3A (Low Density Multiple-Family Residential). The building is not currently a designated historic landmark on the local City Register, however, the building is located within a potential historic district. Therefore, Staff has determined that the Preservation Commission should review the proposed alterations.

The current homeowner purchased the site in June and is hoping to accomplish the upgrades requested before moving into the home. One minor upgrade already completed by the current owners in July was bolting the building to the foundation.

Overall, the project is intended to rectify the incompatible additions completed in 1945 and 1950 at the rear of the house. The rear additions will be completely remodeled to address uneven floors and unusual roof construction. The project also includes the construction of two new dormers on the front street-facing elevation. Site improvements include new entry stairs and a landing as well as a new rear yard deck. No new floor area is proposed.

ANALYSIS OF REQUEST

SECRETARY OF INTERIOR AND CITY STANDARDS

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. The Secretary of Interior Standards that most closely relate to the recently proposed changes include:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

#10 New additions and adjacent, or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness. The information provided in the sections below will illustrate that the proposed changes are eligible for a Certificate of Appropriateness.

ANALYSIS OF PROPOSAL

PROPOSED ALTERATIONS

The rear 1945/1950 additions will be stripped down and completely remodeled within the same building footprint. The interior floor levels drop approximately 16 inches from the original

finished floor at the entry to the lower additions at the back and, in some areas, the interior ceiling height is only approximately 6 feet. Thus, the rear floor level will be raised to match the floor level of the original residence and the ceiling heights will be adjusted. The floor plan also reflects that a new bathroom will be created adjacent to the existing kitchen and laundry. The roof elements above those rear additions are awkwardly designed and do not architecturally relate to the original hipped roof. The architect has proposed a hipped roof to be compatible with the front original roof design. There will also be a lower flat roof above the laundry room. The dormer above the entry will address the low 6-foot entry height and a dormer is proposed in the existing attic space to provide ventilation.

The remodeled rear additions will have redwood siding that is compatible with the original siding and the windows will be restored and reused, when feasible, or replaced with compatible wood openings. New redwood landings and stairs are proposed at the entry as well as at the rear Master Bedroom. The existing entry stairs are steep and, per the homeowner, are tough to navigate. The new redwood deck at the Master Bedroom would provide access to the rear yard. Lastly, the owners intend to paint to the building Cape Cod blue with white trim.

The improvements to the rear additions will, ultimately, remedy the incompatible alterations completed in 1945 and 1950. The interior floor plan improvements will make the residence much more livable for the new owners and provide greater compliance with the current Building Code. The dormers on the front elevation will certainly alter the street view of the house, but will still be in keeping with the Craftsman style of architecture while allowing better ventilation and access at the entryway. The new redwood entry stairs and rear deck will provide better access to the yard areas.

BUILDING STATUS

This site is not currently designated as a local landmark, however, it is a contributing member to a potential historic district. The 400 block of South Broadway has several buildings that are original to Redondo Beach. The corner building at 400 S. Broadway is the Women's Club and the residence at 417 S. Broadway is the Culler House (Landmark No. 61). There are 12 properties identified as part of a potential historic district within this immediate area.

Designating the site as a Local Historic Landmark would be ideal, however, Staff believes that several other restorative improvements would need to take place to rehabilitate the building. Per the attached Primary Record, it is believed that the original front porch was enclosed. Per a site walk performed by Staff, it appears that only one double-hung window with original Craftsman detailing exists on the house. Other windows may be original, but the majority of them have been painted shut over the years and are difficult to assess.

CONDITIONS

Aside from the standard conditions of approval for revisions to potential historic resources, the following additional conditions are proposed:

1. The new redwood deck proposed in the rear yard shall meet the required side yard setback of 4 feet.
2. The windows shall be restored and reused, when feasible, or replaced with compatible wood openings.

The attached Draft Resolution includes the above conditions.

SUMMARY AND CONCLUSION

The proposed project will make the rear additions more compatible with the original home, address ceiling height and interior floor plan issues, provide better access and ventilation to the entry, and maintain the scale and overall appearance of the potential historic resource. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based upon the findings and conditions in the draft resolution.

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None

Prepared by:

Stacey Kinsella
Associate Planner

Attachments:

Draft Resolution
Exemption Declaration
Application
Primary Record
Building Card
Site Photos
Proposed Drawings

RESOLUTION NO. 2016-09-PR-007

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS AND EXEMPTION DECLARATION FOR REMODELING OF EXISTING FLOOR AREA, EXTERIOR SITE IMPROVEMENTS AND OTHER EXTERIOR ALTERATIONS TO A POTENTIAL HISTORIC RESOURCE BUILDING FOR PROPERTY LOCATED AT 406 SOUTH BROADWAY

WHEREAS, an application was filed August 4, 2016 by Marilyn Singleton to permit the remodeling of existing floor area, exterior site improvements and other exterior alterations, designed to be complimentary to the existing architectural style of the residential structure, and

WHEREAS, on September 7, 2016 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 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 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the remodeling of existing floor area and site improvements and alterations will be consistent and compatible with the building design, and proportions of the existing historic buildings.

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 the alterations proposed 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 remodeling of 526 square feet of floor area to the rear of the building, the addition of two dormers on the west elevation, and new decks on the front and rear elevations as reflected in the application and plans reviewed and approved by the Preservation Commission at its meeting on September 7, 2016.

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 Historic 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.

3. The Planning Department 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 Department, Engineering Department, 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.

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 to the building, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.

8. Periodic inspections shall be scheduled with Planning Staff to verify compliance with conditions of approval and plans.

9. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, 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 the Mills Act Contract.

10. Prior to issuance of building permits for the addition, the materials and specific design shall be submitted to Planning staff for review and consideration. The materials shall be consistent with the historic character.

11. 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*, the proposed addition, improvements and alterations shall be compatible in size, scale, design, material and character.

12. The new redwood deck proposed in the rear yard shall meet the required side yard setback of 4 feet.

13. The windows shall be restored and reused, when feasible, or replaced with compatible wood openings.

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 7th day of September, 2016.

_____
Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on September 7, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

_____

City Attorney's Office

redondo
BEACH

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: September 7, 2016

PROJECT ADDRESS: 406 South Broadway

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit the remodeling of an existing single-family residence that is a potential historic resource on property located within a Low-Density Multi-Family Residential (R-3A) Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

> Section 15303 which states, in part that construction and location of limited numbers of new, small facilities and structures does not have a significant impact upon the environment. The project is also Categorically Exempt pursuant to 15331 which states that repair, rehabilitation, restoration or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties does not have an impact on the environment. This finding is supported by the fact that the project consists of the remodeling of an existing potential historic resource; minor alterations to existing historic buildings; repairs and maintenance of historic building that are consistent with the Secretary of Interior's Standards which meet the criteria for Categorical Exemption under the California Environmental Quality Act.

Stacey Kinsella
Associate Planner

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

RECEIVED BY: SK

DATE RECEIVED: 8/4/16

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.

A. APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY: 406 S. BROADWAY

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: 26 BLOCK: 166 TRACT:

ZONING: RBR-3A

RECORDED OWNER'S NAME: Marilyn Singleton
MAILING ADDRESS: 406 S. Broadway Redondo Beach, CA 90277
TELEPHONE: (510) 421-5800
FAX:

AUTHORIZED AGENT'S NAME:
MAILING ADDRESS:
TELEPHONE:
FAX:

B. PROJECT DESCRIPTION: Give the following data for the project:

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.

OWNER'S AFFIDAVIT

Project address: 406 S. BROADWAY

Project description: 526# Remodel, Two new dormers on original structure,

I (We) Marilyn M. Singleton, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.

Signature(s): Marilyn M. Singleton

Address: 406 S. Broadway
Redondo Beach 90277

Phone No. (Res.) 510-421-5800

(Bus.)

Subscribed and sworn to before me this 25 day of July, 2011

PETE PRESTON LOPEZ
Commission # 1996488
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2016

FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

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
Elizabeth Pringle	402 S. Broadway	25	166	
Ethel Pryle				

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.

DESCRIPTION OF PROJECT	SITE PLAN	EXISTING ELEVATIONS	PROPOSED ELEVATIONS	PHOTOS	COLOR BOARD	ROOF PLAN	MATERIAL SAMPLES
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 submital 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 siginifcant 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

CERTIFICATE OF APPROPRIATENESS 406 S. Broadway, R. B.

B. Project Description:

Historic district. Front and partial south elevation is visible from street. Owner proposes to reconstruct two additions to the 1918 original structure (two previous permitted mid-century additions, 526 SQ. FT.).
Previous additions were added at a lower floor elevation and convoluted roof slopes. Re-building of this area will facilatate one floor level and a roof structure to match original structure. No square footage will be added to the building.

It is requested that two dormers would be approved at the front of the house that would be typical of the neighborhood. Minor interior remodeling will be required to suit the new owners. See attached drawings.

Existing use:

Single family residence with single car garage.

Existing condition of structure:

Original 1918 structure, sound but framing typical of the era. Two additions built in the 40s or earlier, fair. The building was bolted to the foundation and termited in July of 2016 by the current owners for insurance perposes.

Compatability with the neighborhood

The front house will not change with the exception of two new dormers that will be typical of the era and similar to other houses on Broadway. The reconstruction of the two additions will bring the floor level up to match the original house and most of the new roof will match the original 8:12 hip roof. This will take the place of existing shed roofs sloping in two directions. See attached pictures.

Brief Statement of Marilyn Singleton and Dan Brown
for Certificate of Appropriateness

We are a married couple with two little dogs who moved to Redondo Beach to retire. I am a native SoCal person and my husband is an avid fisherman and we love the area.

We love this house. We did not want to live in a concrete jungle. We want to live here in the bungalow but want to live in the timeless old-fashioned beauty comfortably and be good environmental stewards.

Proposed changes:

- Raise floors to make them at the same level. As an older couple and Dan with peripheral neuropathy, we would have a hard time dealing with any steps leading from the bedroom to the bathroom. Using the bathroom, particularly at night could be hazardous! Thinking ahead, if anyone needs a wheelchair in the future the house could then accommodate that. Additionally the ceilings are low (the bathroom is barely 6 feet) so raising the roof is necessary.

- Make front stairs less steep. The current angle of the stairs is about 45 degrees. Again, because of our age and my husband's neuropathy we would like to adjust the stairs to a less steep angle by rotating them to the side of the house. Additionally, it will be more aesthetically pleasing.

- ~~Replace broken, caulked, painted-shut windows. All of the front and side windows have been caulked and painted shut. (Pictures available) They are in terrible condition and have cracks. Thus there is no ventilation. These conditions are unsafe. These windows would be replaced with double paned wooden casement windows that are Title 24 compliant.~~

N/A

- Paint house. It will be more aesthetically pleasing and bring the house back to its Cape Cod blue color with white trim. (Picture available; paint color card included)

- Raise the height and width of the front door, add dormer. The door is only 6 feet high and 32 inches wide. My husband and son must duck to get in the front door. This is unsafe. Also, the change would be aesthetically pleasing as the current door configuration makes the house look like a tool shed.

  The dormer will add much needed ventilation and take advantage of the ocean breeze, eliminating the need for electric fans and air conditioners. Further, this look is consistent with other houses on the street and around the corner. (Pictures available)

* * *

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI#
Trinomial

Page 1 of 3 * Resource Name or # (Assigned by recorder) 7508-012-019

P1. Identifier: APN: 7508-012-019

***P2. Location:** ☐ **Not for Publication** **X Unrestricted**

***a. County:** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Redondo Beach Date 1981 **T**___; **R**___; ____**1/4 of Sec.** ___ ; S.B. **B.M.**

c. Address 406 S. Broadway City Redondo Beach Zip 90277

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; _____mE/_____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of Broadway; between Ruby and Pearl.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman Cottage. Single story with an irregular floor plan, hip and flat roof, wood siding, and casement windows. It is in relatively good condition with a possible enclosed front porch and addition to the rear. Features include a detached 1-car rear garage. City records indicate construction to include a new roof, in 1929, single garage in 1930, residence addition in 1945, and 1-room residence addition in 1950.

***P3b. Resource Attributes:** (List attributes and codes) HP-2 (Single Family Residence) or HP-3 (Multi-Family Residence)

***P4. Resources Present:** **X** Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) Roll 54; Frame 28 (SE)

***P6. Date of Construction/Age and Source** 1900

X Historic ☐ Prehistoric ☐ Both

Assessor Data

***P7. Owner and Address:**
Hester Grimsley Trust
458 Calle de Aragon
Redondo Beach, CA 90277

***P8. Recorded by:** (Name, affiliation, and address)
Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

***P9. Date Recorded:** 7/2001

*P10. Survey Type: Historic Resources Survey (updated) - South Side Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. and Mary Sullens (2001) - An Updated Report on the South Side Historic Resources Survey, Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, California.

***Attachments:** NONE **X** Location Map **X** Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

40+149

LOT 26 BLOCK 166 TRACT TS

ST. ADDRESS 406 S. Broadway

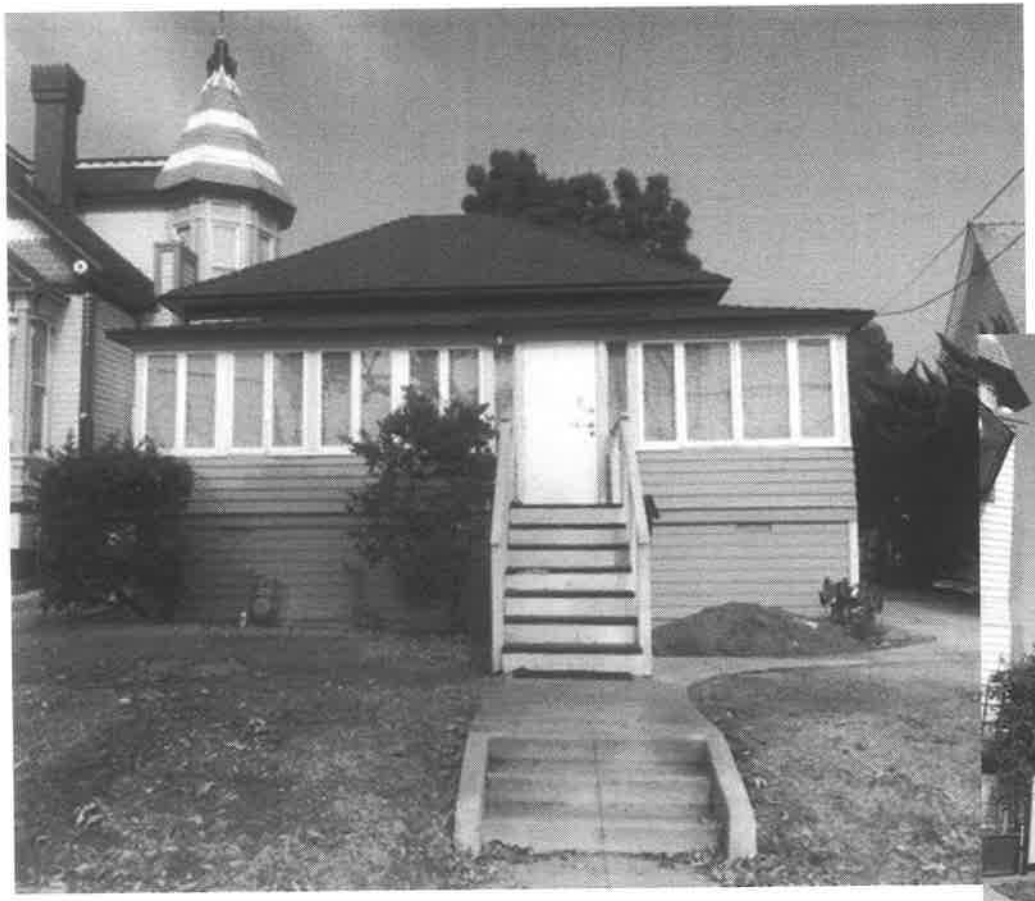
SIZE BLDG. ZONE R-3A ~~[illegible]~~ FIRE ZONE

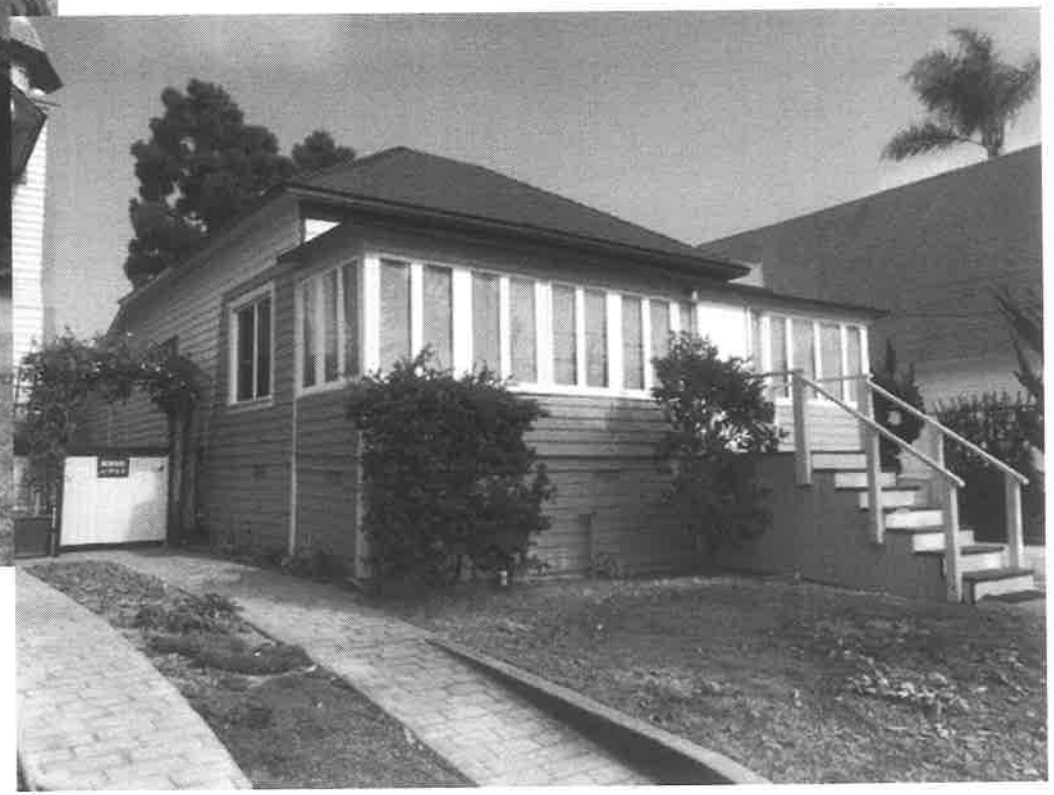
CONTRACTOR

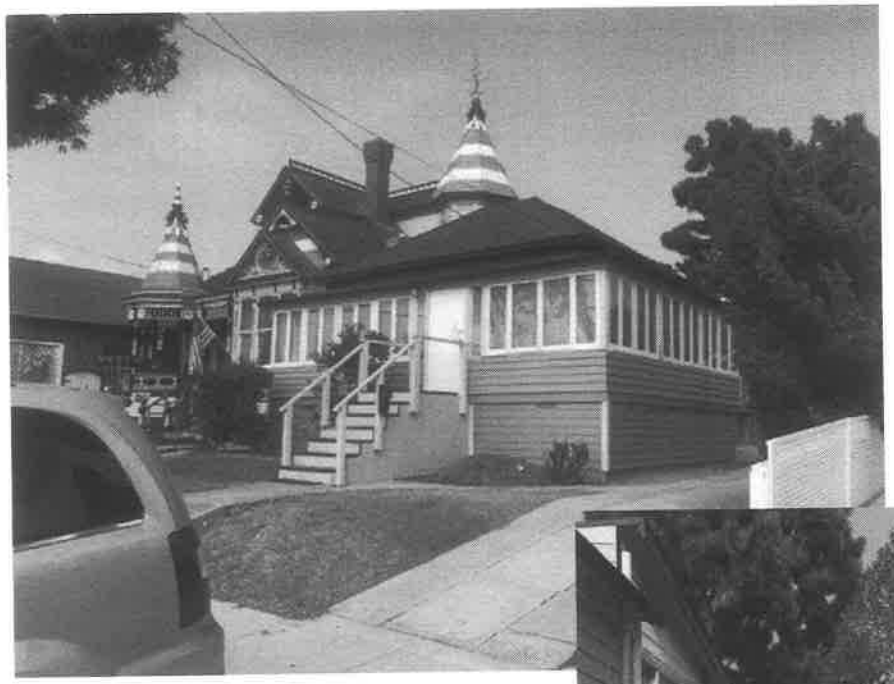
HISTORIC SURVEY D (HISTORIC DISTRICT)

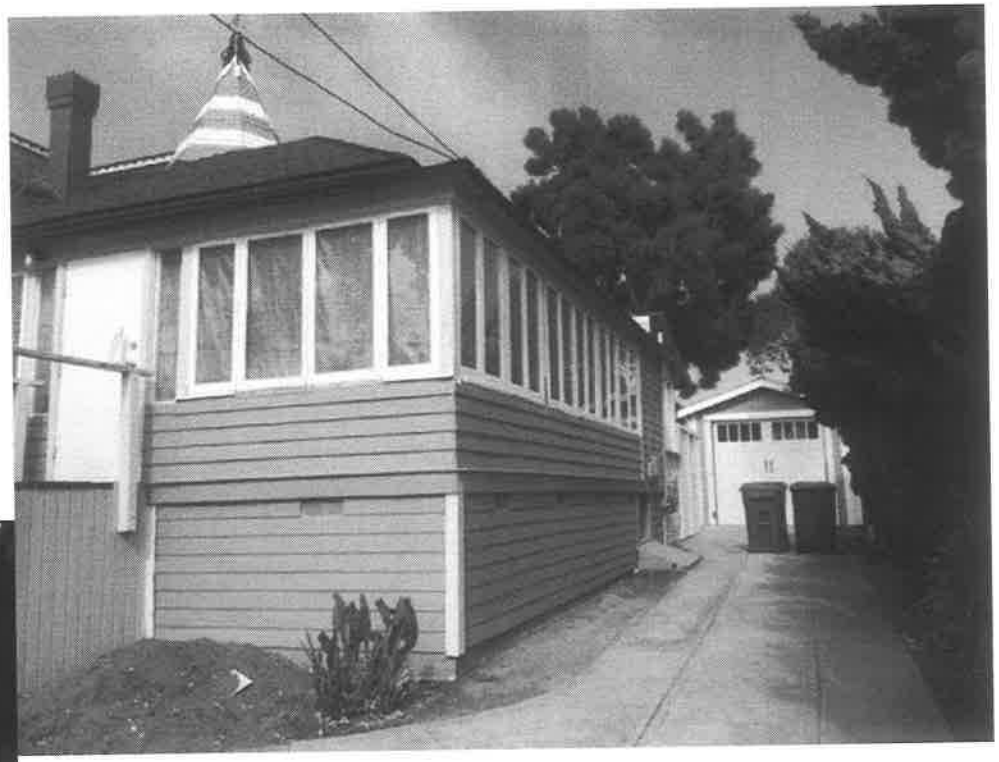
USE OF BUILDING

PERMIT NO.	DATE	NAME	DESCRIPTION
1018	8/2/29	Emma McKay	New roof
1110	2/26/30	"	Sgl. garage
8249	11/26/45	H. C. McRay	~~12X14~~ res.add.
17032	12/22/50	"	12'6"X14'6" 1 rm. res.add.
B20070440	2-15-07		Re Roof S/F
B20070441	2-15-07		Re Roof Det Gar
		(Over)	









Administrative Report

Preservation Commission Hearing Date: **September 7, 2016**

AGENDA ITEM: 9 (PUBLIC HEARING)

LOCATION: 521 S CATALINA AVENUE

APPLICATION TYPE: CERTIFICATE OF APPROPRIATENESS

CASE NUMBER: 2016-09-COA-005

APPLICANT'S NAME: KIMBERLY MATILLA

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to allow the construction of a one-story detached structure consisting of a two-car garage, workshop, and studio to the rear of the existing single family residence which is designated as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

1) Approve the Exemption Declaration for the proposed action, and
2) Adopt the attached resolution, approving the Certificate of Appropriateness for the property at 521 S. Catalina Avenue (legal description on file) to permit construction of a one-story detached structure, subject to the conditions set forth therein (Resolution No. 2016-09-PR-008).

EXECUTIVE SUMMARY

The City's Preservation Ordinance requires a Certificate of Appropriateness for the construction of new buildings on the site of a historic landmark to avoid adverse impacts to the landmark and ensure compatibility. The applicant is requesting that the Preservation Commission grant the Certificate of Appropriateness for construction of a one-story detached structure to a property with a designated local historic landmark located at the front of the site. The new structure would be located at the rear of the property which currently has open yard area. The garage would be accessible from the existing alley behind the property. The applicant has provided plans for the project design which will be architecturally compatible with the existing historic residence. Staff recommends approval of the project with conditions.

BACKGROUND

The existing structure at 521 S. Catalina Avenue was approved by the Preservation Commission as a historic landmark on November 5, 2008. The building, known as the McNally

House, is an example of the Craftsman architectural style and is located within a row of contiguous two-story Craftsman style buildings on the west-side of Catalina Avenue. The property is zoned R-3A (Low Density Multiple-Family Residential) and is located within the City's Coastal Zone.

This historic property does not currently have a garage and is, therefore, non-conforming. The proposed project would bring the site into conformity with the residential parking standards.

The Preservation Commission reviewed and approved a Certificate of Appropriateness for this site back in September 2011. The proposal also included a detached rear structure, however, it was much larger in scope than the current request. The applicant requested the construction of a two-story second dwelling unit approximately 1,246 square feet including a 3-car garage. A Historic Variance was required to allow for tandem parking to meet the required 4 parking spaces, two dedicated for each residence. The 2011 project never moved forward.

ANALYSIS OF REQUEST

SECRETARY OF INTERIOR AND CITY STANDARDS

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. The ten standards that must be followed are part of the contractual requirement under Mills Act Agreements. The Secretary of Interior's Standards that most closely relate to the recently proposed changes include:

#9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403(d)(1), states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

"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, the proposed work:

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;"

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness. The information provided in the sections below will illustrate that the proposed project is eligible for a Certificate of Appropriateness.

ANALYSIS OF PROPOSAL

Pursuant to 10-4.400 of City Preservation Ordinance, appropriate alterations of properties with Local Historic Landmarks are permitted subject to the approval of an application for a Certificate of Appropriateness.

The property owner seeks approval for the construction of a new detached structure located to the rear of an existing local historic landmark building. The new structure will be 740 square feet and include a two-car garage, workshop, and studio. Flatwork is also proposed with a new brick patio to the east of garage in the existing rear yard. No work is proposed to the historic structure.

The new project is modest in scope and intended to be architecturally complimentary to the existing structure. Elevation drawings submitted by the project architect show the project will have shiplap siding with vertical trim at the building corners. The roof will be gabled with a 3:12 pitch, it will have exposed rafter tails, and include board and batt on the open gable ends. The roofing material will be composition shingle. Doors and windows are planned to be wood frame with wood trim. An exterior brick patio is proposed, which will tie in with the existing brickwork on the historic structure. The design is compatible with the architectural style of the main building and exhibits characteristics of the Craftsman style.

The building will have a maximum height of 13.8 feet and will be considerably lower than the existing two-story historic building. Moreover, the historic building is approximately 4 feet from the side property lines and the new detached structure will meet the standard 5-foot sideyard setback. Given the height, the increased sideyard setbacks, and the rear location of the proposed structure, it is unlikely that the new structure will be visible from the street.

The new building satisfies both the Preservation Ordinance and the Secretary of Interior's Standards as the detached new building will not detract from the main structure and the finishes will be similar but slightly different from the historic building.

CONDITIONS

While the design of the proposed structure is compatible with the Craftsman style and it generally meets the design standards for an accessory structure, staff suggests the following additional conditions to further refine the proposal:

1. All windows in the new structure shall be wood frame. The proposed windows on the south and east elevations shall be wood clad double-hung windows.
2. The proposed building shall be painted in colors that are complimentary to the historic structure. Paint samples shall be submitted to the Planning Division for review.
3. The maximum height of the exterior walls shall be 10 feet as measured from the existing grade to the top of the plate in compliance with Redondo Beach Municipal Code Section 10-5.1500.

4. The proposed structure shall never have cooking facilities as the building does not meet the minimum design standards for a second dwelling unit per Redondo Beach Municipal Code Section 10-5.1506.

The attached Draft Resolution No. 2016-09-PR-008 reflects the above proposed conditions as well as the standard conditions for revisions to historic properties.

SUMMARY AND CONCLUSION

The new detached structure will be located in the rear half of the property. The height and design of the building is compatible with the scale and overall appearance of the historic building. The project design is complementary to the existing structure. Furthermore, granting approval of architecturally appropriate new buildings on historic properties have been shown to add value and extend the life of historic properties. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:

Stacey Kinsella
Associate Planner

Attachments:

Draft Resolution
Exemption Declaration
Application
Site Photos
Proposed Drawings

RESOLUTION NO. 2016-09-PR-008

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS AND AN EXEMPTION DECLARATION FOR THE CONSTRUCTION OF A DETACHED STRUCTURE ON PROPERTY DESIGNATED AS A HISTORIC LANDMARK LOCATED AT 521 SOUTH CATALINA AVENUE

WHEREAS, on November 5, 2008, the Preservation Commission designated the building and property at 521 South Catalina Avenue as a locally designated historic landmark (Landmark No. 73), pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application was filed on August 8, 2016, on behalf of Kimberly Matilla (property owner) to permit construction of a one-story structure consisting of 740 square feet including a two-car garage, a workshop, and a studio at the rear of the property consistent with the existing structure, which is designated as a historic landmark (Landmark No. 73); and

WHEREAS, on September 7, 2016 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and Exemption Declaration 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 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 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the new structure is detached from historic building and generally consistent and compatible with the style, design, and proportions of the existing historic building.

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

SECTION 1. Based upon the findings listed above, a Certificate of Appropriateness is hereby approved for the proposed new detached dwelling with garage located at the rear of the property 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 construction of a new approximately 740 square foot detached structure consisting of 740 square feet including a two-car garage, workshop, and studio. The new structure will be located to the rear of the existing structure, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on September 7, 2016.

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 Department 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 Department, Engineering Department, 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 Departments

as minor alterations, and the Preservation Commission, if deemed necessary for major changes.

8. Periodic inspections shall be scheduled with Planning Department staff to verify compliance with approved plans.

9. Prior to final inspection from the Building Department, the applicant shall schedule an inspection with Planning Department 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. New exterior finish materials in the new structure shall be compatible with the exterior finish of the existing historic structure in composition, texture and color (e.g. siding, trims).

11. New windows shall be compatible with window designs in size, pane configuration, materials (wood), design and trim as in the existing historic structure.

12. New roofing materials shall closely match the roofing materials in the existing historic structure in size, color, and design. The shingles shall be installed in the same patterns as the existing historic structure. The new rafter eaves, size and end cuts on the new structure shall closely match the existing historic structure.

13. New doors, trim and surround molding shall match or be compatible with existing historic structure to the extent feasible.

14. Consistent with the Secretary of the Interior's Standards, the proposed project shall be differentiated from the historic structure, but compatible in size, scale, design, material, color and texture. The new construction shall be differentiated from the existing construction through a vertical board, varied siding width, or other acceptable alternative as determined by the Commission or Planning Department staff.

15. 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 Department, Planning Commission, and Preservation

Commission for their review and approval prior to actual physical rehabilitation work.

16. All windows in the new structure shall be wood frame. The proposed windows on the south and east elevations shall be wood clad double-hung windows.

17. The proposed building shall be painted in colors that are complimentary to the historic structure. Paint samples shall be submitted to the Planning Division for review.

18. The maximum height of the exterior walls shall be 10 feet as measured from the existing grade to the top of the plate in compliance with Redondo Beach Municipal Code Section 10-5.1500.

19. The proposed structure shall never have cooking facilities as the building does not meet the minimum design standards for a second dwelling unit per Redondo Beach Municipal Code Section 10-5.1506.

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 7th day of September, 2016.

_____
Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on September 7th, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

_____
City Attorney's Office

redondo
BEACH

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: September 7, 2016

PROJECT ADDRESS: 521 S. Catalina Avenue

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit the construction of a detached one-story structure consisting of a two-car garage, workshop, and studio on a property with a designated local historic landmark building located within a Low-Density Multi-Family Residential (R-3A) Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

> Section 15303 which states, in part that construction and location of limited numbers of new, small facilities and structures does not have a significant impact upon the environment. This finding is supported by the fact that that the project consists of the construction of an accessory structure in an urbanized residential area which meets the criteria for Categorical Exemption 15303(a) under the California Environmental Quality Act.

Stacey Kinsella
Associate Planner

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

RECEIVED BY: SK

DATE RECEIVED: 8/8/16

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Previous Application - Project - August 2011

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.

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY: 521 S. CATALINA

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: 5 BLOCK: 189 TRACT: TOWNSITE OF RB

ZONING: R-3A

RECORDED OWNER'S NAME: KIMBERLY MATILA
MAILING ADDRESS: 521 S. CATALINA RB
TELEPHONE:
FAX:

AUTHORIZED AGENT'S NAME: ROBERT RIBLETT
MAILING ADDRESS: 1707 VIA EL PRADO #201 RB 90277
TELEPHONE: 310 850 8567
FAX:

B PROJECT DESCRIPTION: Give the following data for the project:

Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.
HISTORIC DISTRICT SINGLE FAMILY EXISTING TO REMAIN
CONSTRUCT NEW DETACHED 2 CAR GARAGE WITH
ACCESSORY SPACE AT REAR OF PROPERTY @ ALLEY

Existing use(s) of site:
SINGLE FAMILY

Existing condition of structure:
EXISTING BUILDING IN GOOD CONDITION

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.
LOW SCALE BUILDING W/ SIDING + DETAILING
TYPICAL OF THE PERIOD. LARGE EAVE + GABLE
OVERHANGS + WOOD FRAME WINDOWS

OWNER'S AFFIDAVIT

Project address: 521 S. CATALINA

Project description: NEW DETACHED 2 CAR GARAGE WITH ACCESSORY SPACE 740 ft

I (We) KIMBERLY MATILLA, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.

Signature(s): K Matilla

Address: 521 S. CATALINA
REDONDO BEACH, CA 90277

Phone No. (Res.) (cell) 310.210.7632

(Bus.) _____

~~Subscribed and sworn to before me this _____ day of _____, 20_____~~

See attached
CA State Compliant
Jurat

FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 1 day of ~~July~~ August KL,

20 16 by Kimberly Matilla,

proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me.

K. LARSEN
COMM. # 2133886
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 11, 2019

K.

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Owners Affidavit

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 08/01/2016

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

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.

DESCRIPTION OF PROJECT	SITE PLAN	EXISTING ELEVATIONS	PROPOSED ELEVATIONS	PHOTOS	COLOR BOARD	ROOF PLAN	MATERIAL SAMPLES
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 submital 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 siginifcant 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

2011 Site Photos

Administrative Report

Preservation Commission Hearing Date: September 7, 2016

AGENDA ITEM: 10 (PUBLIC HEARING)

LOCATION: 507 N. GERTRUDA AVENUE

APPLICATION TYPE: REQUEST FOR EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS

CASE NUMBER: 2016-09-COA-006

APPLICANT: RADE FILIPOVICH

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to demolish a non-historic two-car garage and construct a new single-family residence to the rear of the existing historic building on property located at 507 North Gertruda Avenue.

RECOMMENDATION

It is recommended that the Preservation Commission:

1) Approve the Exemption Declaration for the proposed action, and
2) Adopt the attached resolution, approving the Certificate of Appropriateness for the property at 507 North Gertruda Avenue (legal description on file) allowing demolition of the non-historic garage and the construction of a new single-family residence to the rear of the existing historic building on the property, subject to the conditions set forth therein (Resolution No. 2016-09-PR-009).

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant a Certificate of Appropriateness for the demolition of a non-historic attached two-car garage and the construction of a new single-family residence to the rear of the existing historic building on property located at 507 North Gertruda Avenue (Sweetser Guest House, LM # 03).

This project was originally reviewed and approved by the Preservation Commission on December 5, 2007. The applicant, ultimately, did not move forward with the project at that time and is now requesting that the Preservation Commission re-memorialize the approval.

The project includes the removal of an existing garage attached to the historic building. This garage was not an original building feature and was added to the site later. The applicant proposes construction of a new single family dwelling unit at the rear of the property. The new residence would include a family room, bedroom, full bath and a powder room at the basement level. The first floor would include a new two-car garage, living room, and kitchen. Lastly, the second floor would include two bedrooms, two full bathrooms, and a laundry room. A stairwell

from the second floor would lead to a roof deck at the rear of the building. The original historic structure at the front of the property will remain.

BACKGROUND

The existing structure at 507 North Gertruda Avenue is a one-story house and it is an example of the California Bungalow style of architecture. This style of architecture was popular in the United States from 1905 until the early 1920s. It is also one of the historic architectural styles that is most prevalent in Redondo Beach. The structure features a front facing-gabled roof with asphalt composition shingles. The roof details include wide enclosed eave overhangs with fascia boards attached, wood siding, and metal roof coverings over the two main entries.

Building permits indicate that construction for the one-story house occurred in 1909. In 1955, a permit for the addition of 2 rooms as well as alterations and repairs was issued. There is no permit on record for the attached 2-car garage, however, a city inspection in 1979 revealed that there was a single-family residence and two-car garage on the property. Therefore, the attached garage was added some time between 1955 and 1979. Permits were issued for the removal of the gas tank in 1989 and electrical "under-grounding" in 1998.

The property was identified in the 1986 Historic Resources Survey as an example of the California Bungalow architectural style and was given a "D" rating. According to the Survey Report, "D" rated buildings include pre-1946 buildings which are clearly not significant in terms of architectural style or have been substantially altered from the original style. While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category may still be restored and become contributing members to a historic district.

The site was indeed landmarked on September 5, 1990, becoming the City's third Landmark and was known henceforth as "The Sweetser Guest House". The previous owner and applicant entered into a Mills Act contract with the City, which is still in effect.

Approval was granted by the Minor Alterations Sub-Committee in May 2007 for exterior improvements including doors, door hardware, windows, shutters, window trim, vent style, and other exterior changes.

As noted previously in this report, the proposed project was originally reviewed and approved by the Preservation Commission in December 2007. The current project is largely consistent with the previous design with some minor revisions. Those revisions are highlighted on the plans and include an exterior gas barbeque, an underground compressor vault, two new planter boxes, the chimney now has brick and a new copper cap, the removal of three upper floor windows, revised porch columns and entry windows, and the removal of brick on certain elevations.

ANALYSIS OF REQUEST

SECRETARY OF INTERIOR AND CITY STANDARDS

To review the proposed project, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park

Service and designed for the purpose of preservation. The ten standards must be followed and are part of the contractual requirement under the Mills Act Agreements. The Secretary of Interior Standards that most closely relate to the recently proposed changes include:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated form the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

#10 New additions, and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403.a, states that the Commission shall issue a Certificate of Appropriateness only when it determines that the following conditions to exist:

"In the case of a landmark, the proposed work:

1) Conforms to the prescriptive standards adopted by the Commission;

2) Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and,

3) Will retain the essential elements that make the resource significant."

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

The information provided in the sections below will illustrate that the proposed project is eligible for a Certificate of Appropriateness.

ANALYSIS OF PROPOSAL

The property owner is proposing removal of the existing attached garage from the rear portion of the historic structure. The applicant is also proposing a new free-standing single-family dwelling unit with an attached garage at the rear of the property. Overall, the project presents design elements that are compatible with the property's historic character.

Garage Demolition

The demolition of the garage is not significant because it is not an original part of the historic structure, nor is the garage of any significance. Staff recommends that the applicant appropriately restore the façade along the rear elevation of the Sweetser Guest house.

The existing garage was tied into the existing historic structure's wall which caused some changes to exterior materials. The structure's exterior wall was either altered by the addition of drywall or plaster, or the siding was removed altogether. The applicant will attempt to restore the existing exterior finishes along the west elevation of the historic building or add new complementary exterior materials and finishes. Ultimately, the demolition of the garage will remove an inappropriate alteration to the building and restore the building to its original form. The basic shape, orientation, character defining-features, and design of the existing building will not be impacted from the demolition of the garage.

New Single Family Residence

The proposed new dwelling unit is consistent with the architectural style of the existing building. The new dwelling unit is proposed to the rear of the existing house which makes it less visible from Gertruda Avenue. The front entry and the second floor of the structure will be visible from the street, however, the design of the building will be complementary to the existing structure at the front.

In terms of architecture, materials, and detailing, the proposed design is compatible with the existing structure. The design reflects elements of the Colonial and Classical styles. The applicant has provided a prominent front entry with covered shed roof and posts as well as a prominent front facing gable with eave returns. The proposed clapboard exterior siding will complement the existing historic improvements to the original structure. The building massing with the two stories at the rear of the property clearly differentiates between the new dwelling and the original one-story building. The new mansard roof design screens the roof deck along the front and side elevations, minimizing the massing. The proposed scale, massing, size, and architectural features are compatible with the existing structure. Moreover, the proposed building is positioned in the least conspicuous location.

CONDITIONS

Aside from the standard conditions of approval for revisions to or construction on historic properties, the following additional conditions were proposed as part of the original 2007 approval:

1. Preparation and painting of the original exterior siding shall be undertaken using the gentlest means possible. Sandblasting is not permitted.
2. That the wood windows have true divided lights and that all window frames and trim not have eased edges in the new dwelling unit.
3. That the colors of the new dwelling unit be within the same green and white color scheme of the Sweetser House and the Sweetser Guest House.
4. That all new siding be a different size than the existing historic structure to differentiate the new construction per the Secretary of Interior's Standards.

5. That the two front entry columns of the proposed dwelling unit be round in shape and rest on one single pedestal and that the landing area use a brick finish.
6. That the chimney of the proposed dwelling unit be true brick, masonry, veneer or a similar faux exterior finish.
7. That grass-crete be used for driveway surface materials in areas where allowed by the Planning and Building Divisions.
8. That the front door selection, exterior fixtures, hardware and house address number selections be approved by Planning Staff prior to their installation.

The attached Draft Resolution includes the above conditions.

SUMMARY AND CONCLUSION

The proposed garage demolition and new dwelling unit, though visible from the street, will be set back from the front to maintain the scale and general appearance of the historic building. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based upon the findings and conditions in the draft resolution.

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:

Stacey Kinsella
Associate Planner

Attachments:

Draft Resolution
Exemption Declaration
Application
Approved Drawings - 2007
Proposed Drawings - Current

RESOLUTION NO. 2016-09-PR-009

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS TO PERMIT THE DEMOLITION OF THE NON-HISTORIC GARAGE OF AN EXISTING HISTORIC LANDMARK BUILDING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE TO THE REAR OF THE EXISTING HISTORIC SITE ON PROPERTY LOCATED AT 507 NORTH GERTRUDA AVENUE

WHEREAS, on September 5, 1990, the Preservation Commission designated the building and property at 507 North Gertruda Avenue as a local historic landmark (Landmark No. 03), pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application was filed on November 5, 2007, by Rade Filipovich for the demolition of an attached non-historic garage and the construction of a new detached two-story dwelling unit with attached garage at the rear of the property, consistent with the existing structure and site, which is designated as an historic landmark (Landmark No. 03); and

WHEREAS, on December 5, 2007 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and Exemption Declaration, all relevant testimony and evidence related thereto, and approved the proposed project; and,

WHEREAS, an application was filed on July 27, 2016, by Rade Filipovich to re-memorialize the approvals for a project including the demolition of an attached non-historic garage and the construction of a new detached two-story dwelling unit with attached garage at the rear of the property, consistent with the existing structure and site, which is designated as an historic landmark (Landmark No. 03); and

WHEREAS, on September 7, 2016 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and Exemption Declaration, 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 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 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the new additions and alterations are generally consistent and compatible with the style, design, and proportions of the existing historic buildings.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the demolition of the attached non-historic garage and development of a new two-story dwelling unit 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 demolition of the existing garage attached to the Sweetser Guest House, and construction of a new two-story dwelling unit with attached garage at the rear of the property as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on September 7, 2016.

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 repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.

3. The Planning Department 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 Department, Engineering Department, Fire

Department, Coastal Commission, 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 Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.

8. Periodic inspections shall be scheduled with Planning Staff to verify compliance.

9. Prior to final inspection from the Building Department, 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 the Mills Act Contract.

10. Work performed shall preserve the following character-defining features of the property, as described in the staff report for the Certificate of Appropriateness application, and as approved for alterations herein:

    a) Windows, doors, hardware, decorative glazing, trim
    b) Exterior wood siding and any associated decorative patterns
    c) Decorative elements (wood)
    d) Roof materials, shape, eaves, rafters and details
    e) Building massing
    f) Front porch
    g) Existing landscaping

11. Original exterior siding and/or masonry material shall be retained and preserved in the Sweetser Guest house. Any new structural systems must preserve the exterior siding, masonry, materials and finishes. Materials in the new dwelling unit shall be compatible with the original structure in composition, texture and color.

12. Any new windows that are installed as part of the construction of the new dwelling unit shall be compatible with original window designs in size, pane

configuration, materials (wood), design and trim. Windows, hardware and other building components not used on the property shall be made available for local salvage and reuse.

13. Original roofing material and features shall be retained. The existing eaves, roof base, and roof framing shall remain in place except for the garage demolition. New roofing and/or replacement roof materials shall closely match the existing in size, color, and design. The shingles shall be installed in the same patterns as existing. The new rafter eaves, size and end cuts shall match the existing.

14. Consistent with the Secretary of the Interior's Standards, the proposed new dwelling unit and new materials for the existing structure (if necessary) shall be differentiated from materials in the original historic structure, but compatible in size, scale, design, material, color and texture. The new unit shall be differentiated from the existing through a vertical board, varied siding width, or other acceptable alternative.

15. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the house at 507 North Gertruda Avenue, 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 Department, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.

16. Preparation and painting of the original exterior siding shall be undertaken using the gentlest means possible. Sandblasting is not permitted.

17. That the wood windows have true divided lights and that all window frames and trim not have eased edges in the new dwelling unit.

18. That the colors of the new dwelling unit be within the same green and white color scheme of the Sweetser House and the Sweetser Guest House.

19. That all new siding be a different size than the existing historic structure to differentiate the new construction per the Secretary of Interior's Standards.

20. That the two front entry columns of the proposed dwelling unit be round in shape and rest on one single pedestal and that the landing area use a brick finish.

21. That the chimney of the proposed dwelling unit be true brick, masonry, veneer or a similar faux exterior finish.

22. That grass-crete be used for driveway surface materials in areas where allowed by the Planning and Building Divisions.

23. That the front door selection, exterior fixtures, hardware and house address number selections be approved by Planning Staff prior to their installation.

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 7th day of September, 2016.

_____
Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on September 7, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

_____
City Attorney's Office

redondo
BEACH

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: September 7, 2016

PROJECT ADDRESS: 507 N. Gertruda Avenue

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit the demolition of a non-historic attached two-car garage and the construction of a new single-family residence to the rear of the existing historic building on property located within a Low-Density Multi-Family Residential (R-3A) Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

> Section 15303 which states, in part that construction and location of limited numbers of new, small facilities and structures does not have a significant impact upon the environment. The project is also Categorically Exempt pursuant to 15331 which states that repair, rehabilitation, restoration or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties does not have an impact on the environment. This finding is supported by the fact that the project consists of the construction of one detached accessory building; minor alterations to existing historic buildings; repairs and maintenance of historic building that are consistent with the Secretary of Interior's Standards which meet the criteria for Categorical Exemption under the California Environmental Quality Act.

Stacey Kinsella
Associate Planner

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

RECEIVED BY:
SK
DATE RECEIVED:
7/27/16

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.

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY:
507 N Gertruda Avenue, Redondo Beach

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: 4 BLOCK: 142 TRACT: Townsite of Redondo Beach

ZONING: R3A

RECORDED OWNER'S NAME: Rade Filipovich
MAILING ADDRESS: 507 N. Gertrude Ave Redondo Beach, CA 90277
TELEPHONE:
FAX:

AUTHORIZED AGENT'S NAME: Brett Buchmann
MAILING ADDRESS: Buchmann Design, 746 4th Street, Hermosa Beach CA 90254
TELEPHONE: 310.896.8331
FAX:

B PROJECT DESCRIPTION: Give the following data for the project:

Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.

The existing garage will be removed. A new single family residence will be constructed at the rear of the lot. The residence will include 2 stories with a basement and a 2 car garage.

Existing use(s) of site:

The existing site consists of the historic Sweetser Guest House, which is currently used as an office for BDA Sports Management.

Existing condition of structure:

The existing structure is in good condition. The windows and doors were replaced in the last ten years.

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.

The proposed residence directly references the architectural style and features of the Sweetser Guest house at the front of the lot, and the neighboring historic building, the Sweetser House, at 417 Beryl Street. Items that create a harmonious connection to the two existing buildings include: wood siding; multi-paned windows with window shutters; matching French doors and side lights; gabled roof and cornice punctuation.

OWNER'S AFFIDAVIT

Project address: 507 N. GERTRUDA AVE., REDONDO BEACH, CA 90277

Project description: GERTRUDA BACK HOUSE - building of a house on the property

I (We) RADE FILIPOVICH, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.

Signature(s): Filipovich

RADE FILIPOVICH

Address: 507 N. GERTRUDA AVE.
REDONDO BEACH, CA 90277

Phone No. (Res.) 310 344 6915

(Bus.) 310 376 1187

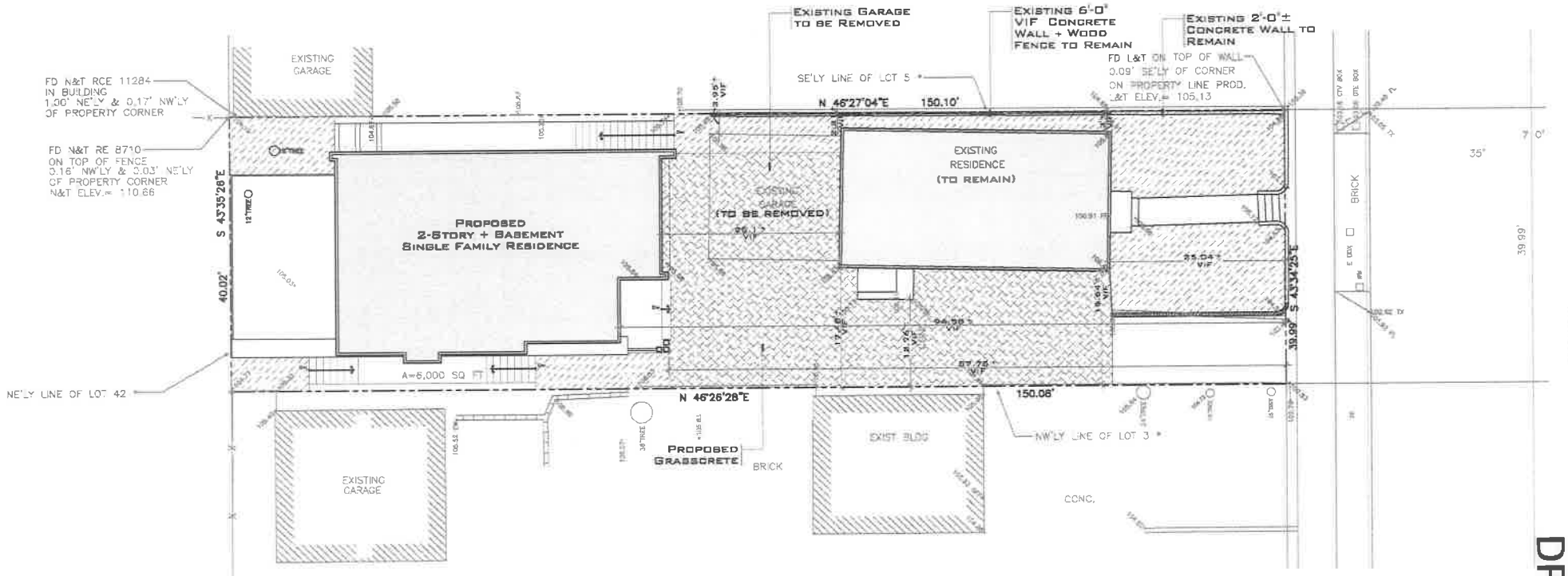
Subscribed and sworn to before me this 19 day of JULY, 2016

PETE PRESTON LOPEZ
Commission # 1996488
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2016

FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

H



2007 DRAWINGS

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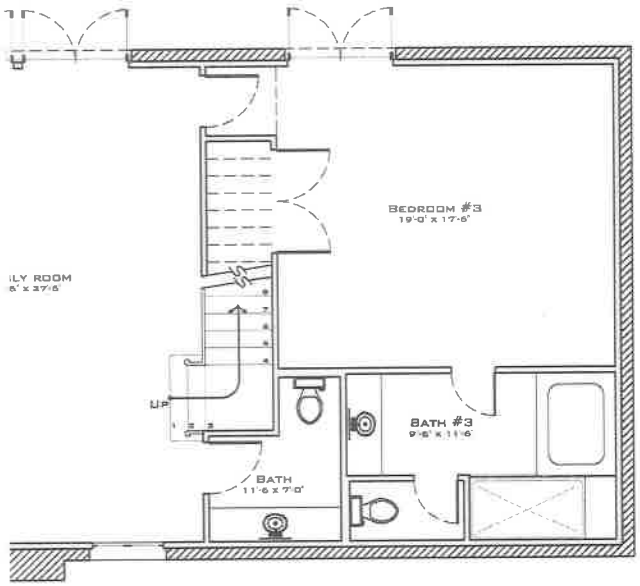
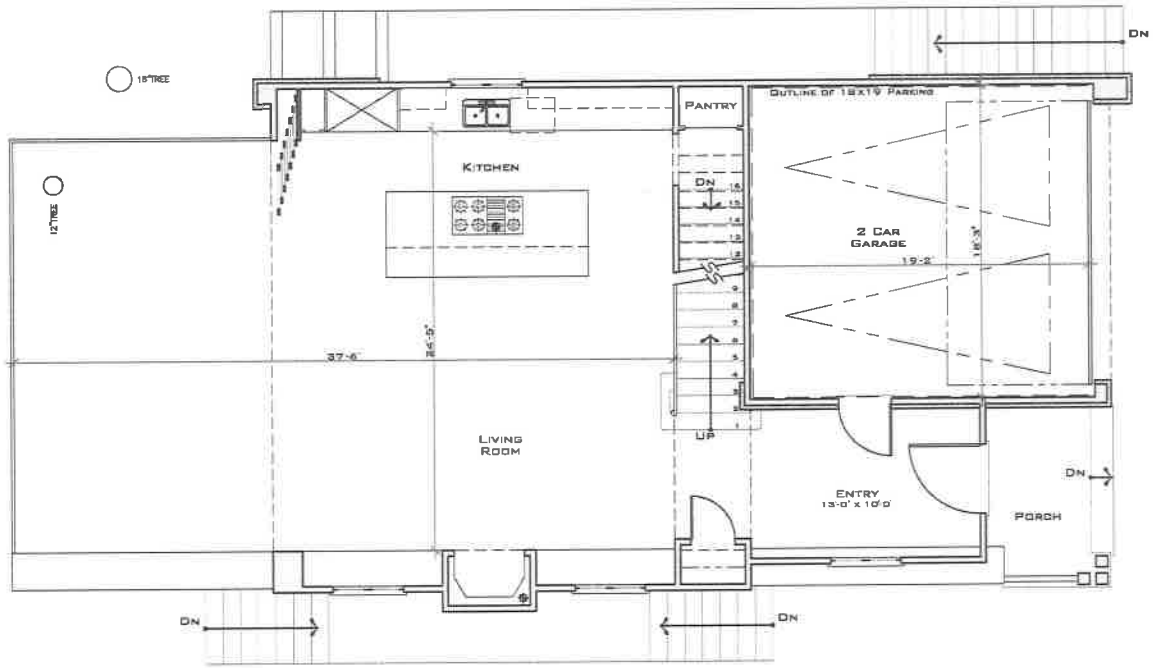


PROPOSED BASEMENT FLOOR PLAN

1,364 SQ FT



PROPOSED FIRST FLOOR PLAN

935 SQ FT (374 GARAGE)

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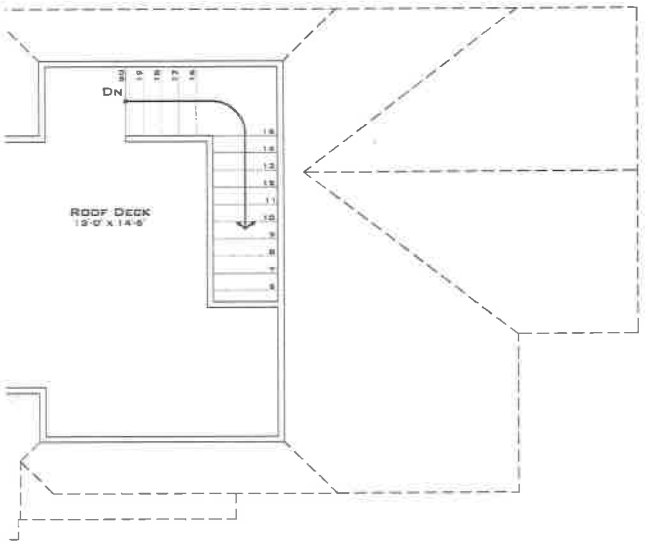
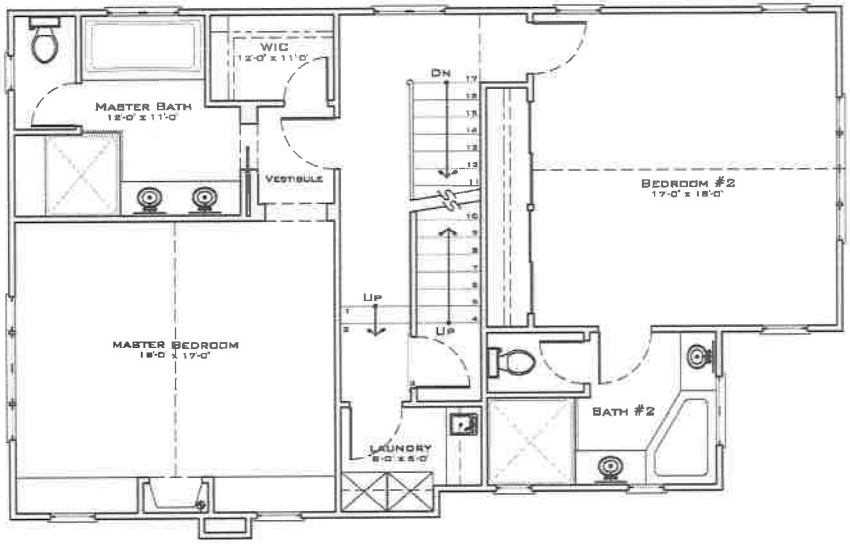


PROPOSED ROOF PLAN

230 SQ FT



PROPOSED SECOND FLOOR PLAN

1,256 SQ FT

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SOUTH + RIGHT SIDE ELEVATION

EAST + FRONT ELEVAT

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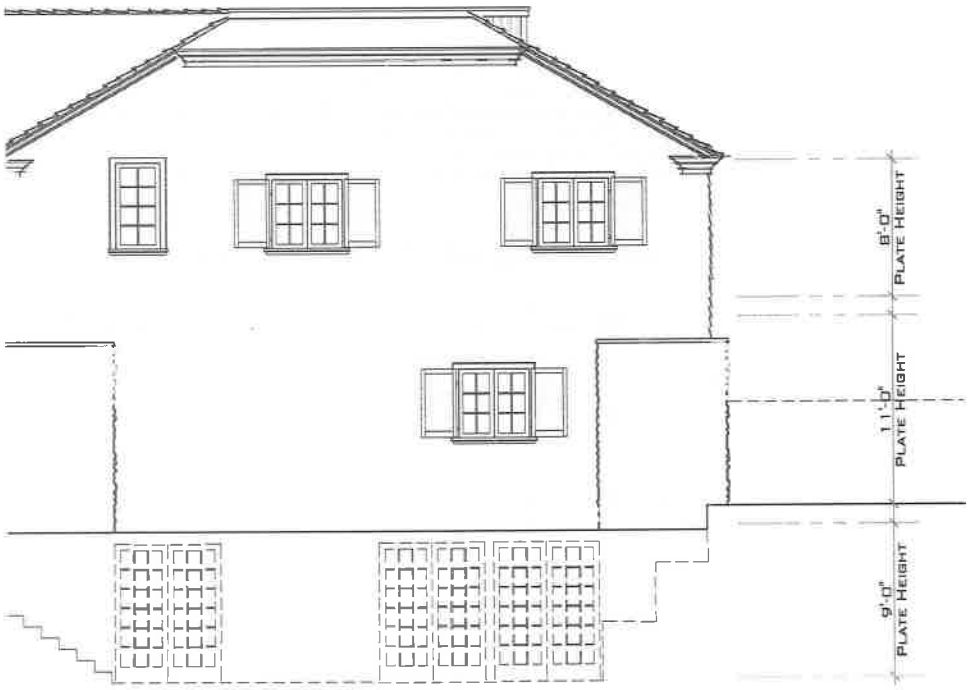

NORTH + LEFT SIDE ELEVATION

WEST + REAR ELEVATION