

### **CALL TO ORDER**

A Special Meeting of the Preservation Commission was called to order by Chair Gibson at 7:03 p.m. in the Redondo Beach Main Library Meeting Room, 303 N. PCH, Redondo Beach, California.

### **ROLL CALL**

Commissioners Present: Jackson, Miller-Hack, Richer, Chair Gibson  
Commissioners Absent: Day, Mentesoglu, Perry  
Officials Present: Alex Plascencia, Assistant Planner  
Diane Cleary, Minutes Secretary

### **SALUTE TO THE FLAG**

At the request of Chair Gibson, Commissioner Miller-Hack led the Commissioners and audience in a Salute to the Flag.

### **APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the Order of Agenda as presented. Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

### **CONSENT CALENDAR #4 THROUGH #7**

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the following Consent Calendar items, and by its concurrence, the Commission:

4. **APPROVED AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION MEETING OF March 18, 2010.**
5. **APPROVED THE FOLLOWING MINUTES:** Regular meeting of January 6, 2010.
6. **RECEIVED AND FILED STRATEGIC PLAN UPDATE REPORTS:** January 19, 2010 and February 16, 2010.
7. **RECEIVED AND FILED WRITTEN COMMUNICATIONS:**
  - a) City's current legislative Platform Resolution
  - b) Communications & Customer Service Plan
  - c) Memorandum from Bill Workman, City Manager "City Staff's Roles and Practices in Support of City Commissions"
  - d) Preservation Commission Bylaws
  - e) Charter of the City of Redondo Beach

Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

### **ORAL COMMUNICATIONS**

None.

## **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

## **EXCLUDED CONSENT CALENDAR**

None.

## **EX PARTE COMMUNICATIONS**

None.

## **PUBLIC HEARINGS**

### **CONSIDER A REQUEST FOR DESIGNATION OF THE BUILDING AND PROPERTY AS A LOCAL HISTORIC LANDMARK 504 NORTH FRANCISCA AVENUE**

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to open the Public Hearing at 7:14 p.m. regarding Case No. 2010-03-LM-003, the applicant being Joseph and Bernice Geary, to consider a request for designation of the building and property as a local historic landmark at 504 North Francisca Avenue. Hearing no objections, Chair Gibson so ordered.

Assistant Planner Alex Plascencia gave a staff report and presentation and reviewed the request. He said the building is a Craftsman design building, the original permits were issued in 1922 and is a B-rated structure. He said the 2<sup>nd</sup> floor setback reduces the mass and the porch also provides more articulation. He indicated the porch compliments the design of the building but it may not be the original. He reviewed the design of the porch and the building overall is very symmetrical and consistent. The door is centered under the roof, which seems to be very old but is not original. He reviewed a photo of the side of the building and the majority of the windows are original. He also reviewed the north side of the building, which has more variety. He said there have been some alterations to the building including additions to the back of the building not long after the building was built. He reviewed the garage and the front façade. He stated the Murray family dates back to 1906 and there was probably another structure in place before 1922 owned by them. Staff finds the building well-preserved and well-designed and supported it to be approved as a designated local historic landmark, which will be known as the Murray House.

Joe and Bernice Geary, 504 N. Francisca Avenue, stated they love the home and supported its designation as a local historic landmark.

Commissioner Jackson supported staff recommendation, stated the exterior is very-well maintained and the home is also located in a very nice neighborhood.

Chair Gibson stated the style is rare with not many of these homes left, and he supported staff recommendation.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to close the Public Hearing at 7:14 p.m. Motion carried unanimously, with Commissioners Day, Montesoglu, and Perry absent.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to adopt Resolution No. 2010-03-PR-004 by title only, waiving further reading approving the designation of the property at 504 North Francisca Avenue (legal description on file) as a local historic landmark subject to the conditions

set forth therein. Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### **a) DISCUSSION TO UPDATE HISTORIC RESOURCES SURVEY**

Chair Gibson stated that Commissioner Mentesoglu put together a comprehensive spreadsheet of the results of the informal volunteer survey update and stated 1,016 individual buildings were reviewed with a little over 10% altered since 1986 and approximately 20% have been demolished. He said of the remaining, approximately 30% deserve a ratings upgrade. He believed the statistics indicate the need to get an update on the survey. He also said an additional 147 buildings were discovered not on the original survey but are potential historic resources along with eight city blocks in the original survey area which had no references in the survey. He said a draft letter has been provided to be given to City Council for the upcoming budget and strategic planning process outlining the results of the update and requesting Council to consider allocating funding for a professional survey update. He said the City is being asked to set aside \$30,000 to match other grants that are expected with the expectation that a complete update will cost approximately \$60,000. He said the survey work can be started in phases to include upgrading a C or a D to an A or a B as the first group to look at, the 150 buildings and eight blocks that were missed to be considered next and lastly a review of potential historic districts.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to accept the letter. Motion carried unanimously, with Commissioners Day, Mentesoglu, and Perry absent.

Commissioners Jackson and Miller-Hack supported the letter and stated it is well-written.

Chair Gibson stated the Western District of the National Trust for Historic Preservation has announced its first set of grants for \$10,000 to the Torrance Historical Society for the purpose of beginning a survey of the historic districts for old Downtown Torrance.

Commissioner Jackson stated the Torrance Historical Society is very well-versed in grants and suggested members could speak to them regarding writing grants.

Assistant Planner Alex Plascencia stated the Torrance Historical Society has contacted the City regarding the Commission's overall role and responsibilities and he noted there are a lot of resources in Torrance, especially in the old downtown area.

### **b) NOTIFICATION OF CITY COUNCIL ITEMS**

Assistant Planner Alex Plascencia announced the budget timeline which is coming up in May, and also stated the letter once signed will be brought forward as a Decision Package to be considered by City Council during the budget cycle.

Chair Gibson suggested that staff email the Commissioners regarding attending the City Council meeting and speaking to Council on updating the survey.

c) NOTIFICATION OF PLANNING COMMISSION PROJECTS

None.

**SUBCOMMITTEE REPORTS**

Chair Gibson requested that the three additional subcommittees formed be included on the next Agenda to include the Survey Update Subcommittee, the Historic District Formation Subcommittee and the Redondo Stairway Subcommittee.

a. **Survey Update Subcommittee.**

Discussed previously on the Agenda.

b. **Historic District Formation Subcommittee.**

Chair Gibson informed of a community meeting at the Morrell House on January 25, 2010, which had great attendance and coverage, along with representatives from two districts from the 500 block of Garnet Street and another block of Broadway who requested a presentation. Assistant Planner Alex Plascencia suggested arranging one or two Commissioners to attend a meeting at City Hill.

Chair Gibson stated there has been discussions regarding having an open meeting focusing on the block on the lower Avenues, Clifton by the Sea, and to obtain designated landmarks in that neighborhood. He also suggested having a program focusing on the history of Clifton by the Sea.

Assistant Planner Alex Plascencia stated the whole housing stock in that location is well-intact and the tract has its own historic nature.

c. **Redondo Stairway Subcommittee.**

Chair Gibson stated he has researched other stairways in the country that have been landmarked with three in the City of Los Angeles, and he suggested obtaining copies of the landmark applications or nominations. He also said Echo Park Historical Society provides walking tours of the historic stairways of Echo Park.

d. **Education/Incentives Subcommittee.**

None.

e. **Legislative Subcommittee.**

None.

f. **Minor Alternations Subcommittee.**

Chair Gibson stated that Commissioner Day, himself and staff met with the owner of a Victorian home on Guadalupe and discussed some great ideas. He also stated a request was also received from the Women's Club regarding repairing a leak on the second floor and the original board and batten materials were discovered.

With respect to the Guadalupe property, in response to Commissioner Miller-Hack, Assistant

Planner Alex Plascencia said there was broad discussions to include reusing the second door as the main door, noting the current one is not period appropriate. Also restoration work on the porch along with painting and restoring other windows will take place.

In response to Commissioner Jackson, Assistant Planner Alex Plascencia stated that he will check regarding the original baluster work on the porch. Commissioner Jackson believed it does not look original.

**d. Historic Landscapes Subcommittee**

None.

**COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Jackson announced the Redondo Beach Historical Society annual meeting on Saturday April 24, 2010 at 11 a.m. at the Morrell House discussing old home restoration along with having a mixer followed by the City's Birthday Celebration at the Queen Ann Museum. She also announced the Sharefest 7<sup>th</sup> Annual Work Day on May 1, 2009 with a project to sand and paint the Morrell House.

**ITEMS FROM STAFF**

Assistant Planner Alex Plascencia encouraged the Commissioners to read through the information as part of the Consent Calendar, noting the City is making an effort to put information together emphasizing customer service with a communications policy as well as the City's granting policy.

**ADJOURNMENT: 7:40 P.M.**

There being no further business to come before the Commission, Chair Gibson adjourned the meeting at 7:40 p.m. to a regular meeting to be held at 7:00 p.m. on May 5, 2010, in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Respectfully submitted,



Alex Plascencia  
Assistant Planner