

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING**

MAY 5, 2010

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:02 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Day, Jackson, Mentesoglu, Miller-Hack, Richer,
Chairperson Gibson

Commissioners Absent: Perry

Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Mentesoglu led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the May 5, 2010 Preservation Commission meeting
- Approval of minutes of the meeting of March 18, 2010
- Strategic plan update reports: March 16, 2010 and April 20, 2010
- Receive and file written communications

Chairperson Gibson excluded the approval of the March 18, 2010 minutes.

ORAL COMMUNICATIONS

None.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the Consent Calendar, with the exception of the March 18, 2010 minutes. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

Chairperson Gibson revised the first paragraph of page 3 and the final paragraph of page 4 of the March 18, 2010 Preservation Commission minutes.

Motion by Commissioner Jackson, seconded by Commissioner Montesoglu, to approve the revised March 18, 2010 minutes. Motion carried unanimously.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 420 South Guadalupe Avenue

Planner Plascencia presented the administrative report including the location, history, and description of the property. He stated that notable alterations include the siding and a garden window; and he also noted the brick chimney, which he said is an outstanding feature. He said the majority of the windows are double-hung and intact; and he pointed out the unique window pattern on the front elevation. He mentioned the intention of the owner to replace the two windows on either side of the door with a more appropriate period style. He concluded by recommending approval of the designation of the property to be known as the Chapman House.

Planner Plascencia answered that changes and additions to the sides and rear of the property, as well as the front elevation, would be under the Commission's purview.

Motion by Commissioner Jackson, seconded by Commissioner Day, to open the public hearing. Motion carried unanimously.

At this time, applicants Ileana Landon and Michael Mena introduced themselves and stressed their intention to maintain the historic integrity of their house.

Chairperson Gibson complemented the appearance of the house, pointing out the clipped gables, which he said are distinctive. He supported approval of the landmark designation.

Commissioner Jackson concurred with Chairperson Gibson's comments.

Commissioner Day invited the applicants to contact a member of the Commission regarding resources for replacing the vinyl windows with appropriate period windows.

Motion by Commissioner Day, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Jackson, seconded by Commissioner Day, to adopt the resolution approving the designation of the property at 420 South Guadalupe Avenue as a local historic landmark to be named the Chapman House. Motion carried unanimously.

Planner Plascencia commented that the new historic landmark is located next to another historic landmark and also that it provides variety to the inventory since it is one of the few in the clipped gable style.

Planner Plascencia answered that he has not yet contacted the property owner at the southeast corner of Beryl Street and Pacific Coast Highway regarding potential landmarking.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion to Update the Historic Resources Survey

Planner Plascencia advised that, due to the fact that matching funds are unavailable at this time, the letter from the Preservation Commission requesting funding for a historic resources survey update has not been forwarded to the City Council; however the City Manager and City Council are aware of the letter. He said the City will postpone further action until matching funds become available. He recommended consideration of a smaller privately-funded survey.

Commissioner Jackson commented that the purpose of the letter is for the City Council to consider funding allocation.

Chairperson Gibson questioned whether to send a delegation to the City Council budget meeting on May 25.

Planner Plascencia clarified that expenses are being scaled back due to reduced revenues; therefore funding is not available at this time.

Notification of City Council Items

Planner Plascencia advised that some Mills Act applications are forthcoming.

Notification of Planning Commission Projects

Planner Plascencia reported that five to ten non-historic demolition applications have been received within the past few months.

SUBCOMMITTEE REPORTS

Historic Landscapes

Commissioner Jackson advised that the Redondo Beach Round Table is seeking volunteers to landscape the area near the Veterans Park Community Center.

Chairperson Gibson stated that he will look into the matter and report back.

Survey Update

Chairperson Gibson recommended scheduling a meeting to discuss plans for fine-tuning the historic survey results.

Historic District Formation

Planner Plascencia reported that meetings in potential historic districts have not yet been arranged. He mentioned a possible reluctance by homeowners to join historic districts due to the perception of unreasonable restrictions; and he recommended additional outreach to historic homeowners for the purpose of allaying those concerns.

Chairperson Gibson recommended following up with the owners on each block who attended the recent historic district informational meeting, possibly scheduling a meeting with them at City Hall or in their homes. He requested their contact information.

Chairperson Gibson recommended inviting property owners in the Clifton-by-the-Sea neighborhood to attend a meeting in September or October (to be confirmed at the July Preservation Commission meeting), possibly at the Redondo Beach Community Center. He suggested that current historic owners could co-host the meeting, which would include a presentation similar to the recent presentation given at the Morrell House with particular focus on the Clifton-by-the Sea area.

Redondo Stairway

Planner Plascencia reported that the Redondo Stairway project is listed on the updated City CIP program. He recalled a report created by a former consultant for the project; and he said that he will provide that report to the members.

Commissioner Jackson recalled a letter connected with the project from Los Angeles County, which she also requested to be provided to the members.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson reported that Sharefest repainted the Morrell House on May 1.

Commissioner Jackson also reported that the recent Historical Society annual meeting went well and included a segment for people interested in older homes.

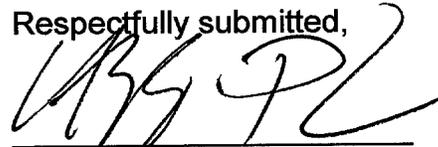
ITEMS FROM STAFF

Planner Plascencia commended the Historical Society for their work on the Morrell House project.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 7:42 p.m. to the next regular meeting on July 7, 2010.

Respectfully submitted,



Alex Plascencia
Associate Planner