

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 3, 2010**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:01 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Day, Dejernet, Jackson, Miller-Hack, Richer, Smith,
Chairperson Gibson
Commissioners Absent: None
Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

The members joined in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

4. Approval of affidavit of posting for the November 3, 2010 Preservation Commission meeting agenda
5. Approval of minutes of the meeting of September 1, 2010
6. Receive and file the Strategic Plan Update from October 19, 2010
7. Receive and file written communications

Chairperson Gibson excluded Consent Calendar 6.

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve Consent Calendar items 4, 5, and 7. Motion carried unanimously.

PUBLIC PARTICIPATION

None.

EXCLUDED CONSENT CALENDAR

Strategic Plan Update dated October 19, 2010

Chairperson Gibson distributed a letter he submitted, as authorized by the members, to the Mayor and City Council recommending the addition of a goal to update the historic resources survey. He said the letter was received and considered at the September 28

Strategic Plan workshop; however no objectives or goals related to the survey or other historic preservation items were adopted. He recommended resubmitting the request at the next biannual workshop.

Planner Plascencia explained that the Strategic Plan serves as a master plan to prioritize City projects, and that all commissions receive it on a regular basis.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at the Location of 415 Emerald Street

Planner Plascencia described the architecture, location, and history of the property, which he said was built in 1907 and is located in the original historic town site tract. He said the Queen Anne style house features a dominant front-facing gable, porch, original wood floors, bay window, and period-appropriate front door. He said that minor alterations include the rear door and some windows; however the overall building is intact. He recommended approval of the landmark designation of the property, to be named the Mott House. He answered that a Mills Act application will be submitted to City Council.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to open the public hearing. Motion carried unanimously.

Applicant Christine Tracy said that she purchased her home in May; and she expressed her enthusiasm to preserve the property. She added that some aluminum windows were previously added and are not her preference.

Commissioner Jackson supported the landmark designation, and she hoped that neighbors also landmark their homes.

Applicant Tracy answered that the interior of the home is modest in detail and contains wood paneling and picture molding, and also that all the windows are operational. She stated that the home contains an exterior mud room.

Chairperson Gibson thanked Ms. Tracy for coming forward to designate her home and he offered to visit the neighborhood to discuss potential designations for the neighboring properties.

Jane Clark, resident, inquired whether owners of landmark-designated homes may request additional floor space and whether neighbors would be notified of an expansion. She answered that her comments relate to the following public hearing for the property on Garnet Street.

Planner Plascencia requested Ms. Clark to address concerns for the Garnet Street project during the public hearing for that property. In general, he stated that exterior changes are reviewed by the Preservation Commission and the number of units on a property is a zoning issue which is overseen by the Planning Department. For Preservation Commission public hearings, he said that requirements include posting notices on the property and in the newspaper.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the resolution approving the designation of the property at 415 Emerald Street as a local historic landmark, to be named the Mott House.

Planner Plascencia clarified the case resolution number: 2010-11-PR-007.

Motion carried unanimously.

A Public Hearing to Consider a Request for a Certificate of Appropriateness to Permit a First and Second Floor Addition of Floor Area to an Existing Local Historic Landmark Building Located at 605 Garnet Street

Planner Plascencia provided a background of the existing property and he described the proposed addition. He said the property was one of the original landmarked buildings in Redondo Beach. He displayed photographs as well as existing and proposed elevations. He said the overall style of the addition is compatible with the original structure; and he recommended approval of the project. He recommended reusing some materials such as the siding and French doors. He corrected Condition 13 of Resolution 2010-11-PR-008 to read: "That existing exterior wood siding, doors, windows and related materials be used in the new addition, where feasible."

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to open the public hearing. Motion carried unanimously.

Applicant Ryan Oldham and owner Ed Dunbar introduced themselves.

Commissioner Miller-Hack complimented Mr. Oldham on the proposal, which she said is respectful of the structure.

In response to Mr. Day, Mr. Oldham explained his plan to match the new addition to the existing structure.

Commissioner Day commented that he prefers harmony between old and new elements; however other applicants have been held to the Secretary of Interior Standards to differentiate between new additions and original structures. He commended the proposal.

Planner Plascencia commented that siding has been the common element of differentiation between additions and existing structures; however alternative distinctive features can be considered.

Mr. Oldham pointed out the unique bellyband trim on the proposed addition.

Planner Plascencia suggested a subtle difference in siding width, to which Commissioner Day explained his reservation to insist upon wider siding because of the increased expense.

Commissioner Jackson also complimented the proposed addition.

Mr. Oldham answered that the east-facing door will be reused; however he did not plan to reuse the displaced windows.

Mr. Dunbar added that he will try to reuse one double-hung window.

Commissioner Dejernet recommended the installation of a roof gutter on the east side of the building to prevent water from splashing onto adjacent property.

Mr. Oldham answered that the new windows, doors, and siding will be of wood material.

Robert Hennessy, neighboring resident, opined that the proposed addition, which he said will double the current size and height, will adversely affect the historic value of the house. He expressed concern about the practice of modifying homes and selling them for a profit. He also stated that the public hearing notice was not posted on the property and that neighbors were unaware of the project until they saw a surveyor in the street.

Mark Holtzer, neighboring resident, did not support the proposal. He also said that the public hearing notice was not posted on the property; therefore he requested additional time for the neighbors to prepare a rebuttal.

Jane Clark, neighboring resident, commented that one of the photographs is misleading relative to the height of the project. She said the project will substantially increase the property value. She questioned the impact of the project on adjacent owners' ocean views.

Anna McKenzie, neighboring resident, agreed with the recommendation to add gutters to divert water from the adjacent property. She also said that the public hearing notice was not posted on the property; and she requested an investigation of permits for prior work done.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to close the public hearing. Motion carried unanimously.

Planner Plascencia clarified that the preservation ordinance requires that public hearings are posted on the property by staking a copy of the notice into the yard or property and also that the notice is published in a weekly newspaper. He said the

preservation ordinance does not require sending individual notices to surrounding property owners. He said the property was posted on October 21, 2010 by the Public Works Department thereby meeting the legal requirement of posting the public hearing 15 days prior, even though the sign may have been subsequently removed.

Commissioner Dejernettt recommended photographing the public notice next to a daily newspaper.

Chairperson Gibson expressed concern that for whatever reason, the notice did not serve its purpose to notify the neighbors.

Planner Plascencia suggested that the Commission could take action to continue the public hearing and he said the property can be reposted as a courtesy.

Commissioner Day supported reposting the property.

Planner Plascencia explained that the role of the Preservation Commission is to review a project's architecture, history, and compatibility relative to the original building. He said the historic ordinance allows additions to historic landmarks through certificates of appropriateness. He said that a second floor addition is more of a land use concern which is not governed or reviewed by the Preservation Commission. He said that if the project is approved, staff will review for building and zoning code compliance; and that objections between neighbors would be a civil matter.

Chairperson Gibson added that the role of the Preservation Commission is to review character-defining features, and that building height, setbacks, and conformity with general zoning is out of the Preservation Commission's purview.

Planner Plascencia clarified that the City is obligated to issue permits if a project meets zoning and planning requirements. He said that this project, as a historic building, is subject to design review. He added that the City allows second stories in appropriate zones.

Commissioner Miller-Hack commented that the Preservation Commission is concerned about historic preservation; and she felt it preferable for the neighborhood to have a home with an addition that meets historic requirements, rather than to demolish it.

Commissioner Dejernettt said the proposal almost doubles the size and height of the house, is not compatible with the original character of the house, and will render the house unrecognizable as a historic house. He supported the first floor addition; however he did not support the second floor addition.

Commissioner Day stated that he was unaware of a proposed change to the house until he received his agenda packet. He proposed postponing the discussion to a special December meeting.

Planner Plascencia clarified that the project would not be heard by the Planning Commission because the design meets setback standards and because a variance has not been requested.

Commissioner Richer agreed that the proposal is not appropriate relative to scale. He also supported reposting the property and continuing the public hearing.

Chairperson Gibson questioned the possibility of scheduling a special meeting in December, to which Planner Plascencia answered that, in light of potential scheduling conflicts, it would be best to continue the hearing to a date certain in January 2011.

Motion by Commissioner Day, seconded by Commissioner Dejernet, to postpone judgment on the hearing until January 5, 2011.

Planner Plascencia confirmed that the property will be posted; however the newspaper notice will not be repeated.

Commissioner Dejernet suggested that in controversial cases, an outline of a project can be constructed with 2'x4' lumber to provide a visual approximation.

Planner Plascencia answered that Commissioner Dejernet's suggestion will be considered; however the City of Redondo Beach ordinance does not include a view protection provision.

Commissioner Miller-Hack commented that the current proposal stays within the original integrity of the structure.

Commissioner Jackson agreed.

Commissioner Day's motion carried by the following vote:

Commissioner Day - yes
Commissioner Dejernet - yes
Commissioner Miller-Hack - yes
Commissioner Richer - yes
Commissioner Smith - yes
Chairperson Gibson - yes
Commissioner Jackson - no

UNFINISHED BUSINESS

None.

NEW BUSINESS

Commission Elections

Chairperson Gibson introduced new Commissioners Smith and Dejernet.

The Commissioners provided brief biographies and explained their interest in historic preservation.

Chairperson Gibson thanked former Commissioner Montesoglu who recently completed his term of office and former Commissioner Perry who moved out of town.

Chairperson Gibson explained that Commission officers include a Chairperson who conducts Commission meetings and a Secretary who conducts meetings in the absence of the Chairperson. He described the various Commission subcommittees and proposed merging the Historic Landscape and Redondo Stairway subcommittees. He then opened nominations for the positions of Chairperson and Secretary.

Motion by Commissioner Day, seconded by Commissioner Jackson, to nominate Chairperson Gibson for the position of Chairperson.

Motion by Commissioner Jackson, seconded by Chairperson Gibson, to nominate Commissioner Miller-Hack for the position of Secretary.

Motion by Commissioner Jackson, seconded by Commissioner Day, to elect Chairperson Gibson to the office of Preservation Commission Chairperson and Commissioner Miller-Hack to the office of Preservation Commission Secretary. Motion carried unanimously.

The following subcommittees were formed:

Education: Commissioners Jackson and Day

Legislative: Commissioners Miller-Hack and Smith

Minor Alterations: Commissioners Jackson, Miller-Hack, and Day

Historic Landscape/Redondo Stairway: Commissioners Dejernett, Jackson, Chairperson Gibson

Historic District Formation: Chairperson Gibson, Commissioner Dejernett

Historic Survey Update: Commissioner Day, Chairperson Gibson

Discussion to Update Historic Resources Survey

Chairperson Gibson suggested scheduling a future presentation by the Los Angeles City Office of Historic Preservation on their SurveyLA, a large-scale survey project.

SUBCOMMITTEE REPORTS

Education

Commissioner Jackson reported that the booth at the October Public Safety Fair was located conveniently, and that attendance was increased from the prior year.

Chairperson Gibson added that a lot of interest was expressed for a historic district designation on the 300 block of North Francisca Avenue. He recommended the addition of a child-friendly giveaway item for next year to attract interest to the Preservation Commission table.

Historic Landscapes

Chairperson Gibson provided previously distributed historic stairway information to the new members. He expressed his discouragement after reviewing a report by the preservation consultant that the Redondo Stairway might not be a good candidate for landmarking; however he recommended continued monitoring. He described the Redondo Stairway location at the south end of the historic library building.

Historic District

Chairperson Gibson recommended scheduling a historic district informational night to focus on the Clifton-by-the-Sea area possibly on Tuesday, Wednesday, or Thursday of the last week in January 2011 or the first week in February. He said the date can be finalized at the January meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson announced the unveiling of the George Freeth statue on November 7 and the Historical Society annual party on December 11.

ITEMS FROM STAFF

Planner Plascencia announced the City Council decision to continue the bimonthly Commission meeting schedule.

Notification of City Council Items related to Preservation

Planner Plascencia listed properties at 206 South Lucia Avenue and 121 South Guadalupe Avenue.

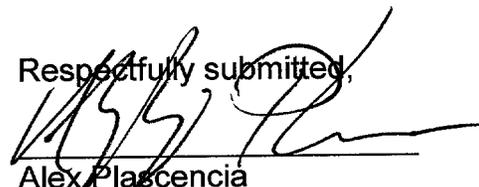
Notification of Planning Commission Projects

None.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 9:03 p.m. to the next regular meeting on January 5, 2011.

Respectfully submitted,



Alex Plascencia
Assistant Planner