

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
REGULAR MEETING  
JANUARY 5, 2011**

**CALL TO ORDER**

A Regular Meeting of the Preservation Commission was called to order at 7:03 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**

- Approval of Affidavit of posting for the January 5, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of November 3, 2010
- Receive and file written communications

**ORAL COMMUNICATIONS**

None.

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the Consent Calendar. Motion carried unanimously.

**EXCLUDED CONSENT CALENDAR**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

**EX PARTE COMMUNICATIONS**

Commissioner Jackson reported that she attended a recent holiday event at the Historical Museum where Edward Dunbar and Megan Sullaway, owners of the property at 605 Garnet Street, were also present.

## **PUBLIC HEARINGS**

None.

## **UNFINISHED BUSINESS**

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 in a Low-Density Multiple-Family Residential (R-3) Zone at 605 Garnet Street

Planner Plascencia explained that the public hearing was continued from the November 3 meeting, and since that time the property was reposted by the Public Works Department, an additional sign was placed in the window of the building, and the public hearing was noticed in the Beach Reporter newspaper. He said the project is consistent with all regulations and with past projects approved by the Commission. He said that it is not unreasonable to grant second floor additions and that the zoning code allows building heights up to 30 feet without benefit of a public hearing. He then displayed additional photographs, drawings, and information provided by the property owner.

At this time, Commissioner Dejernet submitted additional information consisting of proposed elevations for the project and information pertaining to Bungalow and Craftsman architecture.

Motion by Commissioner Day, seconded by Commissioner Dejernet, to receive and file the additional material submitted by Commissioner Dejernet. Motion carried unanimously.

Planner Plascencia clarified that item 11 of the project resolution, 2010-11-PR-008, was erroneously included and does not apply to the current project.

Commissioner Dejernet referred to a section of the *Redondo Beach Design Guidelines* entitled "Characteristic Elements of the [Craftsman] Style," specifically the language: "one or one-and-one-half story." Based upon this language, he did not support the proposed two story project. He said that this type of addition would not be allowed in other areas. He did not support approval of the project based on precedence. He stated that the wall height of the proposed addition is 9'6", higher than the normal height of 8'.

Planner Plascencia clarified that the document submitted by Commissioner Dejernet is extracted from the City of Redondo Beach Design Guidelines, and not from the Secretary of Interior Standards.

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

Robert McKenzie, resident, stated that the building in question is a historical monument and part of City heritage, a status which would be destroyed by the proposed project.

Chairperson Gibson answered that the Preservation Commission is tasked with determining whether or not the proposal is appropriate for the building based on criteria established by the Secretary of Interior Standards and the City of Redondo Beach Ordinances and Design Guidelines. He also said that the Commission does not mediate personal disputes; however residents are welcome to attend Commission meetings and express their opinions. He said that only public comments relating to criteria are relevant to a decision.

Mr. Dunbar, property owner, assured the members that historic preservation is important to him and that the motive for his application is to preserve his historic home. He hoped that all public testimony will remain relevant to the concerns of the proposal.

Commissioner Day said that the sole focus and basis for a decision will be the character of the house.

Mark Holsworth, resident, pointed out the historical significance of the house. He stated that the proposed addition does not support Mr. Dunbar's responsibilities of maintaining, restoring, and preserving the original historic landmark.

Megan Sullaway, applicant, said that she and her husband are committed to historic preservation and plan to reside in their home for many years; therefore any comments about "flipping" the property for a profit is untrue. She pointed out that the proposed addition is consistent with historic and Craftsman styles and will not be predominately visible from the street. She said the Mills Act explicitly permits additions.

Ms. Sullaway answered that the proposed addition does not affect the other side of the house, and that the kitchen, dining room, and living room will remain untouched.

Ryan Oldham, project architect, stated his intention to clarify the project design. He explained that the first floor ceiling height measures 8'6", which matches the second floor. He clarified that the existing dining room, kitchen, and living room will not be affected by the project. He referred to a diagram of a site line view from the street, and he said that the sense of the second floor addition will be limited to the upper 25%; therefore the original home will remain the building's most prominent feature. He stated that he and the applicants have worked with the Planning Department throughout the application process and were guided that Redondo Beach allows second floor additions. He said that great care was taken to adhere to the Craftsman style in order to maintain the integrity and original feel of the home.

Commissioner Dejernet stated that the architectural drawing is incorrect because the actual wall height is 9'6". He suggested that the crawl space could be utilized to attain a full 8' second floor.

Ms. McKenzie, resident, thanked the Commissioners for their time, and trusted them to make the best decision.

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

Motion by Commissioner Dejernet to approve the request for a Certificate of Appropriateness to permit a first and second floor addition of floor area to an existing local historic landmark building at 605 Garnet Street with the following conditions: that the ridgeline shall be no higher than 18' or one half story above the existing finish floor of the house; that a roof gutter down spout and horizontal piping shall be installed on the east roof edge to convey storm water to the front of the house; and that the southwest corner of the new roof shall be modified as necessary to provide code required clearance from the edge of the existing chimney.

The motion did not receive a second.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to accept staff's recommendation to approve resolution 2010-11-PR-008, eliminating item 11.

Commissioner Jackson added that she would be amenable to adding a condition to require a roof gutter on the side of the house.

Commissioner Miller-Hack suggested the addition of a requirement for a siding width that differs from the original siding.

Chairperson Gibson noted a previous change to item 13 of the resolution to incorporate the word *existing* as the second word.

Commissioner Day said that rain gutters are not typically seen on historic structures; and he recommended the use of flashing which would not be so visible.

Commissioner Jackson amended her motion to include the addition of a condition requiring that the architect work with staff to arrive at an alternative to deal with water runoff and also a condition to specify the width of the wood siding.

Planner Plascencia explained that some rain gutters are designed in a historic character. He said the rain gutters may either be addressed at staff level or in the Minor Alterations Subcommittee. He also said that wood siding specifications will be addressed during the plan review process.

Chairperson Gibson cited an example of a Redondo Beach Craftsman home with a full second story, and he said he did not believe that the Commission is bound to specific criteria for either a full story or a half story. He also explained that a number of historic neighborhoods are being revived with the help of professionals who are restoring homes for people who want to live in them.

Commissioner Day thanked the community members for their attendance and participation. He said that their opinions and views may be discussed further with the Planning Department. He said that he shares some of Commissioner Dejernet's points about adhering to the Design Guidelines; however he said that sometimes flexibility is necessary to facilitate preservation.

Commissioner Miller-Hack also thanked the community members for sharing their comments.

Commissioner Gibson clarified the motion on the floor: to adopt Resolution 2010-11-PR-008 approving the Certificate of Appropriateness for the property at 605 Garnet Street to permit construction of a first story addition and a new second story addition to an existing single family residence, subject to the conditions set forth, with the following changes: strike paragraph 11; add the word *existing* to paragraph 13 as the second word; and specify that the owner work with Planning Department staff to arrive at an appropriate solution in terms of a rain gutter and an appropriate width of wood siding on the addition that will differentiate appropriately from the wood siding on the existing building.

The motion carried by the following roll-call vote:

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

Chairperson Gibson stated that the decision may be appealed to City Council within 10 days.

## **NEW BUSINESS**

None.

## **SUBCOMMITTEE REPORTS**

Planner Plascencia stated that he will update the next agenda to combine the Historic Landscapes and Redondo Stairway Subcommittees.

### Historic Landscapes/Redondo Stairway Subcommittee

Chairperson Gibson reported that Commissioner Dejernet researched the Redondo Stairway and compiled a preliminary report regarding its potential treatment. He said that meetings with City staff to refine options are planned prior to presentation of findings and recommendations to the Commission.

Planner Plascencia suggested that community partnerships may be a resource for completing the project.

Commissioner Dejernet suggested that one solution might be to clean the Stairway and install a historic marker. He also suggested that funding grants may be available. He said that the restroom facility nearby is in disrepair.

Commissioner Miller-Hack pointed out that restoring the Stairway and installing a plaque would benefit the City by attracting sightseers.

Planner Plascencia suggested including the Stairway with the Path of History Project.

Historic District Formation Subcommittee

Planner Plascencia answered that he will follow up with Chairperson Gibson about available dates for the community meeting to focus on the Clifton-by-the-Sea area.

Chairperson Gibson recommended a Tuesday, Wednesday, or Thursday evening sometime in mid-to-late March.

**COMMISSION ITEMS AND REFERRALS TO STAFF**

None.

**ITEMS FROM STAFF**

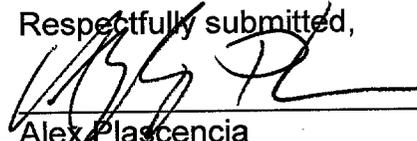
Planner Plascencia reported that the most recent Historic Landmark on Emerald Street was approved by City Council.

Planner Plascencia clarified that a portion of Carnelian Street is a potential Historic District.

**ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 8:17 p.m. to the next regular meeting on March 2, 2011.

Respectfully submitted,



Alex Plascencia  
Associate Planner