

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 7, 2011**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:17 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Dejernett, Jackson, Miller-Hack, Smith, Chairperson Gibson
Commissioners Absent: Richer
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 Dejernett, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of Posting for the September 7, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of May 4, 2011
- Receive and file written communications

Commissioner Miller-Hack excluded the May 4, 2011 minutes.

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the Consent Calendar with the exception of the May 4, 2011 minutes. Motion carried unanimously.

EXCLUDED CONSENT CALENDAR

Approval of Minutes of the Meeting of May 4, 2011

Commissioner Miller-Hack referred to page 2, section 5, regarding her question why a specific historic property was not included in the agenda material and she clarified that specific history regarding names and occupations of previous owners were not included.

Commissioner Miller-Hack also referred to page 3, section 5, regarding her comment about mold and she added that in our humid climate, on walls that don't receive much

sun, it would not be unusual to get mold, but those walls normally would be cleaned and mold can be successfully removed.

Motion by Commissioner Jackson, seconded by Commissioner Dejernet, to approve the minutes as corrected. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

Commissioner Jackson stated that she is friends with the owners of the property at 521 South Catalina Avenue; however she did not discuss the pending Certificate of Appropriateness with them.

Chairperson Gibson stated that he met the owners of the property at 521 South Catalina Avenue on the home tour; however he did not discuss the agenda item with them.

Commissioner Miller-Hack stated that she spoke with the neighbors of 1921 Grant Avenue.

PUBLIC HEARINGS

A Public Hearing to Consider a Request of a Certificate of Appropriateness for Removal of the Property at 1921 Grant Avenue from the Potential Historic Resource List

Planner Plascencia presented the administrative report describing the location, zoning, architecture, character features, and alterations to the property. He said the structure is rated "B" in the historic resources inventory; however it is not a B-rated structure in staff's opinion based upon the number of alterations and the limited number of Victorian Craftsman features – an opinion that he said is in agreement with the August 8, 2011 Historic Resource Evaluation prepared by Kaplan Chen Kaplan. He described the building as basic and intended for functionality. He recommended granting the removal of the subject property from the Potential Historic Resource List.

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

There were no questions from the members or the audience.

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

Motion by Commissioner Dejernet, seconded by Commissioner Jackson, to approve the request to remove the property at 1921 Grant Avenue from the Potential Historic Resource List.

Commissioner Miller-Hack stated that she understood the structure may not have as much architectural design and has been altered; however she said she learned from the neighbors they would not like to see the structure demolished and the previous owner was well liked. She stated it is detrimental to the neighborhood and community that the Commissioners are not allowed to use updated resource information, yet are frequently asked to remove resources that were found on a previous survey. In order to represent neighbors who have to look at the home every day and are tired of condominiums surrounding them and the fact that North Redondo has very few historic homes, she said she opposed removing the structure from the Historic Resource List.

Commissioner Jackson supported removing the structure from the List; and she hoped the owner will be respectful of the older architectural style homes remaining in the neighborhood.

Commissioner Dejernettt agreed with Commissioner Jackson.

Chairperson Gibson proposed an amendment to Commissioner's Dejernettt's motion to include a condition that salvageable material will be made available to any organization that may express an interest in it.

Commissioner Dejernettt accepted the amendment.

The motion carried by the following vote:

Commissioner Dejernettt - Aye

Commissioner Jackson - Aye

Commissioner Smith - Aye

Chairperson Gibson - Aye

Commissioner Miller-Hack - No

A Public Hearing to Consider a Request for an Exemption Declaration and Certificate of Appropriateness to Allow the Construction of a Two-Story Structure Consisting of a Second Residential Dwelling Unit and a 3-Car Garage to the Rear of the Existing Single-Family Residence Which is Designated as a Local Historic Landmark

Planner Plascencia presented the administrative report including information on the property location, history, architectural details, and historic landmark designation. He then described the request to construct a dwelling unit and garage on the property. He noted that a historic variance will be requested from the Planning Commission for the reduction of vehicle back-up space and to allow tandem parking. He displayed elevations and floor plans of the proposed building, noting that the building height will be significantly lower than the main building. He recommended approval of the Certificate of Appropriateness and a recommendation to the Planning Commission to adopt the historic variance.

In response to Commissioner Dejernettt, Planner Plascencia stated that the alley to the rear of the structure is 20' wide. He mentioned an ordinance section which allows for

wider garage spaces with less than the required 25' back-up distance. He concluded that 20' will provide a sufficient turning radius.

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

In response to Commissioner Jackson, Architect Robert Treman answered that windows were not included on the south and north elevations of the new building for reasons of safety and practicality.

In response to Commissioner Dejernet, Mr. Treman said that simulated divided-light, dual-glazed windows will be used on the new structure.

In response to Commissioner Dejernet, owner Andrew Smith clarified that he has no intention to rent out the parking spaces or let anyone else use them. He hoped to leave the spaces empty and not park tandem. He said he has no intention to sell the house. He also said that remnants of the original deck remain, which he plans to restore at a later time with the approval of the Preservation Commission.

Commissioner Jackson complimented the project.

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

Motion by Commissioner Dejernet to approve the request subject to the following conditions:

1. That the homeowner hire a licensed building inspector to inspect the house and prepare a list of maintenance and repairs necessary to bring the structure up to good condition in conformance with the Mills Act contract. The report should include brickwork, paint, wood, roof, foundation, interior, and other features.
2. That in lieu of a list from a licensed building inspector, the owner will prepare a list of repairs and timeline for when the repairs will be brought about.
3. That the building is inspected for termites and treated.
4. That the trellis is demolished.
5. That the owner's report is made a part of the Certificate of Appropriateness.
6. That every 3 years the owner submit to the Planning Department a report by a licensed building inspector on the condition of the house and conformance with the Mills Act contract. Failure to comply with the Mills Act contract may result in cancellation.

Commissioner Dejernet explained that the conditions would prevent owners from taking advantage of Mills Act benefits without improving their homes.

Upon inquiry, Planner Plascencia answered that staff conducts initial inspections at the time of Mills Act applications and subsequently on an as-needed basis.

Commissioner Miller-Hack said the condition about the alterations to the back upper floor is outside of the agenda topic.

Commissioner Jackson said that many of the proposed conditions are outside the scope of the agenda topic.

Chairperson Gibson said that it sounds like Commissioner Dejernet is proposing a policy for all landmark buildings; and he suggested the topic for a subsequent meeting. He felt it would not be appropriate to apply the conditions to this property owner only.

Commissioner Dejernet stressed the importance of obtaining a commitment from the owner to complete improvements.

Commissioner Jackson stated that this owner has done considerable work to his home since it was landmarked; and it is inappropriate to single him out in this resolution. She agreed to future consideration of a broad policy.

Commissioner Dejernet's motion died for lack of a second.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to accept resolution 2011-09-PR-005 as written by City staff.

Commissioner Miller-Hack amended the motion to also recommend approval of the historic variance.

The motion and amendment carried by the following vote:

- Commissioner Jackson - Aye
- Commissioner Smith - Aye
- Chairperson Gibson - Aye
- Commissioner Miller-Hack - Aye
- Commissioner Dejernet - No

Planner Plascencia planned to work with Commissioner Dejernet to schedule his proposal for the next agenda.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion on Whether to Proceed with a Request for Removal from the Potential Historic Resources List or to Designate as a Local Historic Landmark a Property Located at 211 Avenue E

Commissioner Miller-Hack commented that the situation is unusual because the original materials are gone and the home is located in a potential historic district.

Planner Plascencia agreed the circumstance is very uncommon. He explained that the applicant applied for an addition and remodel which resulted in the replacement of a lot of historic materials. He referred to the report by Galvin Preservation and Associates which he said reviews the property's extensive history and ability to meet the Secretary of Interior Standards. He said the question at hand is whether to treat the property as a new building or whether it meets the Secretary of Interior Standards.

Commissioner Miller-Hack advised that she spoke with the owner who said the interior has been completely redone. She also said the windows and front entryway area have been changed out and the exterior stucco is new.

Commissioner Dejernet commented on the attractiveness of the structure; however he felt it is not historic.

Chairperson Gibson said it could be argued that original materials could not be repaired which made their replacement necessary. He said the original plan was to retain the façade; however it was subsequently determined that the underlying structural members would have to be replaced. He felt that the building contributes to the attractiveness of the entire block of original Mediterranean style homes.

Commissioner Miller-Hack said it seems like the building would be a contributing structure if the block were a historic district.

Commissioner Dejernet pointed out that the rear of the original building was demolished with the addition.

Commissioner Jackson said that historically-sensitive additions are preferable to demolitions. She said the owners did a nice job of preserving the character and design of the original building.

Commissioner Dejernet spoke in favor of preserving the front part of the home.

Chairperson Gibson approved of the property as a contributor to the district; however he doubted its qualification as a stand-alone landmark.

Commissioner Miller-Hack questioned whether it would be possible to qualify the front façade for the Mills Act and include the remainder of the structure if the block becomes a historic district.

Planner Plascencia clarified that the Mills Act may be applied to partial square footage.

Planner Plascencia said that staff will research whether other agencies have approved similar projects under a landmark designation and bring back the item for discussion.

Commissioner Dejernet recommended contacting the San Francisco Preservation Commission.

Linda Akyuz, incumbent Preservation Commissioner, said that historic architecture is her profession and that she will review the administrative report and comment at the next meeting.

SUBCOMMITTEE REPORTS

Education/Incentives

Commissioner Jackson announced the upcoming public safety fair on October 9.

Minor Alterations

Planner Plascencia announced that he will contact the members about an upcoming meeting.

Historic Landscapes/Redondo Stairway Subcommittee

Chairperson Gibson reported that the subcommittee met with Planning Director Jones to discuss options for the Stairway and learned that the City is very enthusiastic about the project; however staff and funding are not available. He said that models for sponsorship include the Leadership Redondo group or a task force similar to the Veterans Memorial Task Force. He estimated the Stairway project would cost a half million dollars and would take 3-4 years. He said another alternative would be to wait for the County to act and respond at that time.

Commissioner Jackson recalled discussing a phased-in approach; and she felt that drawing attention to the Stairs would help to attract volunteers.

Commissioner Dejernet recommended uncovering the Stairs and installing markers.

Chairperson Gibson questioned the outcome of the letter to the Mayor and Council requesting to restore the Ainsworth Court name, to which Planner Plascencia said that he will research and report back.

Historic Formation Subcommittee

Chairperson Gibson said that a neighborhood meeting was held in June on Garnet Street and that 10-11 property owners are interested in forming a district. He said the next steps will be to compile a draft historic district application for distribution at a follow-up neighborhood meeting and the preparation of a staff report recommending establishment of the district.

At this time audience member Tessa Bodie said that she plans to purchase the property at 501 Garnet; and she questioned what a historic district designation would entail.

Chairperson Gibson responded that historic district membership is voluntary. He said that key advantages are greater neighborhood control to preserve its quality and the tax savings from the Mills Act Contract.

Planner Plascencia said that he will forward information to Ms Bodie. He added that projects on undesignated properties within a historic district are considered by the Planning Commission or via administrative review.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson announced a Historical Society slide show on September 15 and the Historical Society holiday event on December 9.

Chairperson Gibson announced a Commissioner orientation on September 27. He also said that ethics training is coming up.

Chairperson Gibson advised that Commissioner Day has moved out of Redondo Beach and is no longer a Commission member. He also advised that Commissioners Jackson and Richer have completed their terms. He expressed thanks to the outgoing members.

Commissioner Jackson appreciated the opportunity to serve on the Commission.

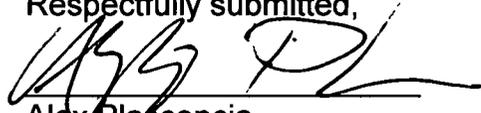
ITEMS FROM STAFF

Planner Plascencia referred to the list of Planning Commission projects in the agenda packet. He also advised that new members will be present at the next meeting and that subcommittees will be appointed at that time.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:57 p.m. to the next regular meeting on November 2, 2011.

Respectfully submitted,



Alex Plascencia
Assistant Planner