

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 2, 2011**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:05 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Akyuz, Callahan, Dejernett, Miller-Hack, Chairperson Gibson

Commissioners Absent: Smith

Officials Present: Maggie Healy, Assistant to the City Manager
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Miller-Hack led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Upon staff's request, motion by Commissioner Dejernett, seconded by Commissioner Miller-Hack, to move New Business items 9 and 10 to precede Public Hearings. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of posting for the November 2, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of September 7, 2011
- Receive and file the Strategic Plan Update of October 4, 2011
- Receive and file written communications

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Callahan, to approve the Consent Calendar. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

NEW BUSINESS

Update on the Path of History Project Presented by Maggie Healy, Assistant to the City Manager

Assistant Healy explained that the Path of History project was created by the 2002 Leadership Redondo class and is now an ongoing capital project. She said that the first three signs were installed in 2004 and that future signs will mark the Vincent Park area and the old city hall, fire station, and library. She displayed a map of 24 chosen Path of History sites, of which five have been installed and two are partially funded.

Chairperson Gibson recalled discussions to restore the Hotel Redondo Stairway; and he questioned the process for including that site on the Path of History. He also asked about the fundraising process.

Assistant Healy responded that \$8,000 is the sum required for each sign, which includes photos, materials, and ongoing maintenance. She said the company Hunt Design designs the markers and the text is a collaborative effort. She said that Performing Arts Manager John La Rock will oversee the Path of History project when she retires in December.

Discussion Regarding Whether to Require Improvements to Existing Physical Conditions of Buildings Prior to and/or with Landmark Designation of Properties

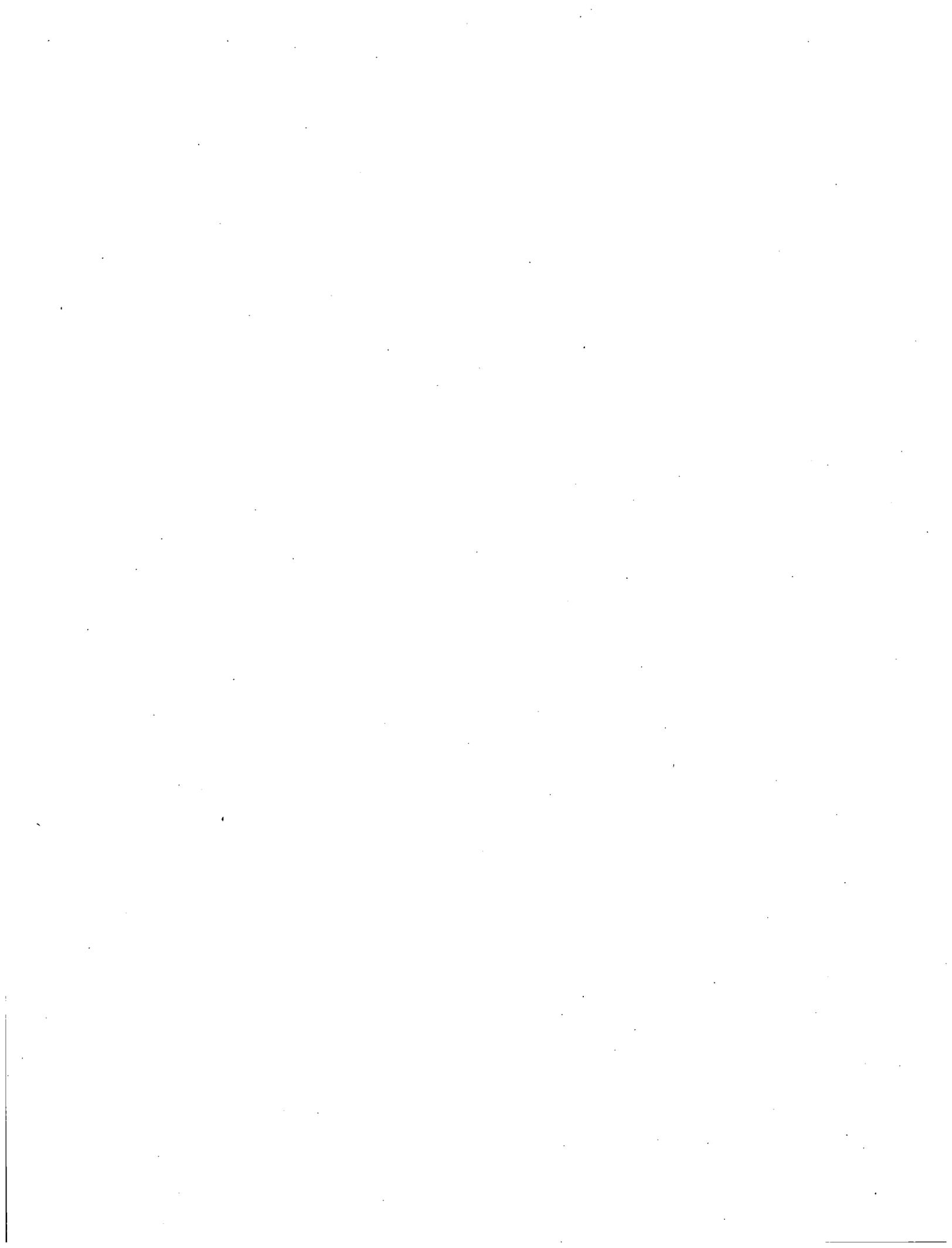
Planner Plascencia opened the item for discussion. He raised the concern about current City Hall staffing levels and added that he is the Preservation Commission liaison; however the majority of his time is dedicated to planning duties.

Commissioner Dejernettt distributed a document: *Recommendations to the Preservation Commission, November 4, 2011, Certificate of Appropriateness Conditions of Approval.*

Commissioner Dejernettt recalled that he previously recommended a series of conditions of approval to help guarantee that landmarked structures are maintained in accordance with Department of Interior rules. He suggested a series of conditions of approval which he read. He explained his intention to hold owners responsible for proving the condition of their homes, and he stressed the importance of having records of approval. He also felt that buyers of old houses should have them treated for termites. He suggested imposing a requirement for owners to provide a new inspection report every five years. He estimated that an inspection would cost \$250 - \$300.

Commissioner Akyuz suggested extending the inspection requirement to every ten years. She also said that correct repairs may take more than six months; therefore she suggested extending the time allowed for repairing deficiencies.

Commissioner Dejernettt said the time allowed to repair deficiencies can be adjusted; however he maintained that inspections should be required every five years.



Chairperson Gibson pointed out that the current preservation ordinance does not mention inspections and he said that implementing Commissioner Dejernett's recommendation would require an ordinance amendment or policy adoption.

Planner Plascencia stated that the City Attorney's office must be consulted about the additional requirements. He said the additional requirements could be included within the Mills Act or conditions of approval.

Commissioner Dejernett stated that Redondo Beach has been chided by State representatives for having standards which are too loose.

Commissioner Akyuz stressed the importance of making it feasible for people to preserve at least the outside of their homes.

Commissioner Dejernett suggested adding a requirement for houses to be reviewed for historic interior features.

In response to Commissioner Akyuz, Planner Plascencia stated that most properties on the Mills Act have a Department of Parks and Recreation form. He also said that the addition of a requirement to review interiors would require amending the preservation ordinance.

In response to Commissioner Callahan, Commissioner Dejernett recommended the additional requirements for future projects only.

Commissioner Dejernett mentioned the fact that owners of properties on the French Quarter are not allowed to make alterations to the exterior of their homes.

Planner Plascencia stated that he will discuss the Commissioners' comments with Planning Director Jones.

In response to Commissioner Miller-Hack, Planner Plascencia stated that he inspects property exteriors only unless something unusual on the outside merits looking at the inside in order to understand it.

Also in response to Commissioner Miller-Hack who asked whether these conditions would discourage applicants, Planner Plascencia mentioned the section on foundations. He said that some homes have damaged foundations and that repairs can impose significant cost. He clarified that an inspection costs approximately \$300.

Commissioner Dejernett said that a bad foundation could cause a house to fall down.

In response to Commissioner Miller-Hack, Planner Plascencia clarified that currently, inspections are only conducted in conjunction with another inspection or when a call is received.



Commissioner Miller-Hack stated that some type of inspection does make sense; however she expressed concern about stringent requirements that could discourage applicants, thereby resulting in the demolition of a historic property.

Planner Plascencia stated that initial Mills Act contracts extend for ten years after which they are automatically renewed every year for the life of property.

Commissioner Akyuz suggested that the time limits for the various requirements could be spaced out. She also said that some repairs can cost in the tens of thousands of dollars; and she questioned whether a cap would be proposed.

Commissioner Miller-Hack said the obvious cap would be the amount of property tax savings.

Chairperson Gibson suggested it may be helpful to review ordinances from other cities that address this same issue.

Commissioner Akyuz said that the City of Los Angeles only grants tax breaks for buildings that need rehabilitation and repair.

Planner Plascencia said that staff will further investigate the issue and he suggested that the Commissioners may do the same.

Chairperson Gibson said the item will appear on the next agenda under unfinished business.

A Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 408 South Catalina Avenue

Planner Plascencia described the architecture, features, history, and locations of the buildings on the property. He pointed out that the map included in the staff report was incorrect. He said that aviator Charles Lindberg lived at the property for a time; however he could not locate city records to indicate when. He showed photos of the main building interior. He concluded by recommending approval of the request for landmark designation for the property to be named the Vail Apartments.

Commissioner Dejernett said the Los Angeles County Assessor Office may have plot plans for the buildings on the property.

In response to Chairperson Gibson, Planner Plascencia stated that the Historical Society has documented that Charles Lindberg lived in the house.

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

At this time Andre Ohanessian, property manager, introduced himself.

Chairperson Gibson commented on the excellent condition of the building and he appreciated the landmark application.

Commissioner Dejernett complimented the owners on the remarkable condition of the structure.

In response to Commissioner Miller-Hack, Mr. Ohanessian stated that the cottages have two bedrooms.

Commissioner Callahan commented on the lovely condition of the property.

Upon inquiry, Mr. Ohanessian stated that his family has owned the property for 2.5 years and that the previous owners maintained it nicely.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernett, to approve Resolution 2011-11-PR-006 approving the designation of the property at 408 South Catalina Avenue as a local historic landmark subject to the conditions set forth therein.

Chairperson Gibson noted that the draft resolution contains no mention of Charles Lindbergh's association with the property to which Planner Plascencia responded that the resolution will be changed to mention Charles Lindbergh and the property name of Vail Apartments and Lindberg House.

Commissioner Miller-Hack's motion to approve carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair, Secretary, and Subcommittees

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernett, to nominate Chairperson Gibson for the office of Chairperson.

Chairperson Gibson accepted the nomination. He advised that he has two years left on the Commission, and that typically commissioners do not serve as Chairperson during their final year; therefore he requested that another Commissioner consider taking over as Chairperson next year.

Motion by Chairperson Gibson, seconded by Commissioner Callahan, to nominate Commissioner Miller-Hack as Vice Chairperson.

Commissioner Miller-Hack accepted the nomination.



At this time the Commissioners provided brief summaries of their qualifications and experience.

Chairperson Gibson described the existing subcommittees: Education and Incentives, Legislative, Minor Alterations, Historic Landscapes/Hotel Redondo Stairway, Survey Update, and Historic District Formation.

Commissioner Dejernet suggested sending an update on the status of the Hotel Redondo Stairway project to City Council.

The Commissioners volunteered to serve on the following subcommittees:

Callanan – Historic District Formation, Survey Update

Dejernet - Minor Alterations, Historic Landscapes

Miller-Hack – Legislative, Minor Alterations

Akuyz – Minor Alterations, Survey Update, Historic District Formation

Gibson – Education and Incentives, Historic Landscapes

Motion by Commissioner Callahan, seconded by Commissioner Dejernet, to approve the appointment of Chairperson Gibson as Chairperson, Commissioner Miller-Hack as Vice Chairperson, and the various subcommittees that were identified. Motion carried unanimously.

SUBCOMMITTEE REPORTS

Education and Incentives

Chairperson Gibson reported that the booth at the October Public Safety fair received less interest than in previous years; and that only one historic landmark book was sold.

Historic Landscapes

Planner Plascencia advised that the request to have the Ainsworth Court street name recognized has been forwarded to the City Manager. He said the name change will not affect any residential or commercial structure; however the potential effect on the utility poles, which are issued addresses, will be investigated.

Chairperson Gibson believed that Ainsworth Court is the official street name. He also advised that it has been suggested to change the name of a portion of Artesia Boulevard to Redondo Beach Boulevard.

Commissioner Akuyz mentioned that the Harbor Commission recently discussed changing the name of Torrance Boulevard.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Miller-Hack requested an updated list of commissioners.



In response to Commissioner Akyuz, Planner Plascencia said that he will provide an update at the next meeting on the property at 211 Avenue E.

Commissioner Dejernett stated that the tax assessor's office indicated that it would be possible to have two tax parcels on the 211 Avenue E lot.

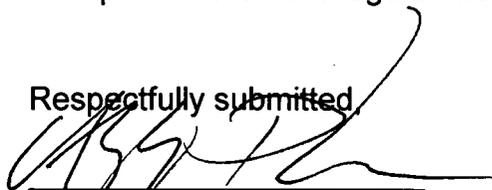
ITEMS FROM STAFF

Planner Plascencia welcomed the new Commissioners. He also reminded the Commissioners to submit their form 700 for ethics training.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:52 p.m. to the next regular meeting on January 4, 2012.

Respectfully submitted,



Alex Plascencia
Assistant Planner

