

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
MARCH 7, 2012**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:07 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Akyuz, Callahan, DeJernett, Fox, Miller-Hack, Smith, Chairperson Gibson

Commissioners Absent: None

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

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

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

CONSENT CALENDAR

- Approval of Affidavit of posting for the March 7, 2012 Preservation Commission meeting agenda
- Approval of minutes of the November 2, 2011 Preservation Commission meeting
- Receive and file the February 21, 2012 Strategic Plan Update
- 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

Commissioner DeJernett reported that he communicated with State Recreation Department staff members about the Mills Act, with the City Attorney regarding conditions of approval, and with Commissioner Akyuz about a potential ordinance revision.

Commissioner Akyuz reported her discussions with Commissioner DeJernett regarding the preservation ordinance.

Commissioner Callahan reported that she spoke with Mr. Marshall, owner of the property at 229 Avenue C and toured the property.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 229 Avenue C

Planner Plascencia presented the staff report with background information including location, zoning, and architectural style and features of the property. He mentioned that the windows are mostly original, and he pointed out the 1925 addition. He concluded by recommending approval of the landmark designation of the house to be named the Lechner House after the original owner, a former business owner and Redondo Beach Board of Trustees president.

Motion by Commissioner DeJernett, seconded by Commissioner Fox, to open the public hearing. Motion carried unanimously.

Applicant Lorie Marshall explained that she and her husband are the second owners of the property and it is their intention to live in the home and continue to research its history in order to maintain and replicate its historical features.

Commissioner Callahan commented on the fact that the original concrete steps and walks are in tact.

In response to Commissioner DeJernett, Daniel Marshall, applicant, answered that the tree roots in front of the house are not invasive roots.

Mr. Marshall explained the work he has done to the property including replacing the electrical system, repainting the house and windows, and replacing the roof.

In response to Commissioner Miller-Hack regarding interior features, Mrs. Marshall stated that the fireplace, bookcases, wood floors, kitchen sink, push-button electrical, glass door knobs, textured walls, front door, bathroom fixtures, heating system, and built-in buffet are all original features.

In response to Commissioner DeJernett, Mr. Marshall answered that he plans to maintain the original interior of the home. One exception, he said, is the kitchen in which original features will be replaced with updated ones of a matching style.

Motion by Commissioner DeJernett, seconded by Commissioner Callahan, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Callahan, seconded by Commissioner DeJernett, to adopt the resolution to approve the local historic landmark designation.

Commissioner DeJernett stated that federal rules require the preservation of historic landmark interiors.

Chairperson Gibson stated that Redondo Beach does not landmark interiors; therefore the landmark is limited to the exterior.

Commissioner Akyuz mentioned that the Redondo Beach preservation ordinance is similar to federal requirements; however as it stands now, it does not actually contain a requirement to preserve interiors. She agreed that the topic of preserving interiors is a concern and should be addressed in the future.

Commissioner DeJernett mentioned a 2011 Mills Act revision, which he said changed a lot of things.

Planner Plascencia stated that the Redondo Beach Municipal Code specifies exteriors only for designation to the local register, and also that Redondo Beach Mills Act contracts are written only for exteriors.

Commissioner Miller-Hack pointed out that the applicants have owned the property for ten years and they currently maintain many of its original interior pieces and are working to continue to maintain them.

Chairperson Gibson commented on the applicants' enthusiasm for their home and their desire to restore it; and he said he was happy to see the application. He said the Clifton-by-the-Sea area includes quite a few fine landmarks, including airplane-style bungalows, and has been identified as a potential historic district. He hoped that more owners become interested and that Clifton-by-the Sea becomes a historic district.

Commissioner Miller-Hack stated that it seems late to begin changing the rules while voting on an application. She proposed to vote on the application first.

Motion by Commissioner DeJernett, seconded by Commissioner Akyuz, to amend Commissioner Callahan's motion and add conditions of approval to require the owners to provide to the City: copies of a building inspector's report, termite report, photos of the interior and exterior structure, and every five years thereafter provide updated reports to the City.

Commissioner Akyuz agreed that the conditions should be discussed; however not in relation to this application because the applicant would not have been aware of them at the time of application.

Commissioner Miller-Hack agreed.

Commissioner Fox agreed, adding that changing the rules now is not fair.

In response to Commissioner Callahan, who questioned what would happen if the termite report is unfavorable, Commissioner DeJernett responded that would indicate a

non-compliant structure. He said the applicants could apply for a hardship waiver to allow them to devise a plan.

Commissioner Miller-Hack said that although it seems there is some agreement regarding possible future changes, at least four commissioners stated they are uncomfortable with applying them to this particular application.

In response to Commissioner Miller-Hack, Planner Plascencia stated that he will forward a copy of the new 2011 Mills Act requirements to the members.

Commissioner DeJernett said that an important fact is that landmark structures are not being inspected.

Commissioner DeJernett's motion to amend Commissioner Callahan's motion failed by the following vote:

DeJernett - Aye
Akyuz – No
Callahan – No
Fox – No
Miller-Hack – No
Smith – No
Gibson - No

Commissioner Callahan's original motion to approve the landmark designation passed by the following vote:

Akyuz – Aye
Callahan – Aye
Fox – Aye
Miller-Hack – Aye
Smith – Aye
Gibson – Aye
DeJernett - No

UNFINISHED BUSINESS

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

Planner Plascencia referred to the proposed ordinance included in the packet which he said may be received and filed. He said that a general discussion is allowed; however the specific language is not on the agenda and cannot be discussed. He said the specific language will be listed on the agenda for discussion at the next meeting.

Commissioner Akyuz stated that she brought some proposed ordinance changes and references to federal and State guidelines which she requested to distribute. Planner Plascencia answered that it is important to submit agenda material to staff ahead of

time since agendas are prepared one week prior to the meeting. He said the documents may be received and filed; however it is necessary for the Commission to agree on agenda items for discussion.

Motion by Commissioner Akyuz, seconded by Commissioner DeJernett, to agendize a discussion of proposed changes to the existing preservation ordinance, including documents prepared and submitted by Commissioners Akyuz and DeJernett.

Chairperson Gibson clarified that the proposed agenda item would be considered under the New Business section for the next meeting.

In response to Commissioner Callahan, Planner Plascencia stated that the business item could potentially prevent new proposed contracts from being received.

Commissioner Miller-Hack moved that, in the event of a discussion regarding amending the specifics of the preservation ordinance, that copies of the ordinance are provided to the Commissioners and that they are allowed to discuss specifics of the current ordinance as it stands.

Planner Plascencia clarified that the Commission is an advisory body to Council and that Council sets work projects for staff and commissions. He said the Commission's role is to discuss; and that ordinances must be proposed by Council. He suggested sending a letter from the Commission to City Council stating that the ordinance is a concern and requesting its placement on the strategic plan.

Commissioner Fox expressed concern about the impact of halting applications and he questioned whether current requests are pending.

Planner Plascencia responded that some serious inquiries have been received; however no applications have been filed.

Commissioner Callahan also expressed concern that potential landmark applications could be jeopardized.

Commissioner DeJernett suggested that the added requirements could be added to the conditions of approval.

Commissioner Miller-Hack did not want to apply restrictions to certain applicants. She also did not want to discourage applicants to come forward, nor turn anyone away.

Commissioner DeJernett mentioned a State law requirement to inspect landmarked properties at five year intervals.

Commissioner Fox made a suggestion to obtain an opinion from the City Attorney on how to proceed.

Planner Plascencia said the issue involves multiple departments and he stressed the importance of focusing efforts on high-priority projects, which he said are dictated by City Council.

Commissioner Callahan pointed out that staff reviews and photographs potential landmarked properties as part of the application process and she questioned the process for reporting problems. Planner Plascencia explained that he informs applicants of a recommendation to approve or deny; therefore they have the opportunity to go before the Commission or to correct any problems.

Commissioner Miller-Hack said that discussing possible changes will be a lengthy process. She said that in the meantime applications should be accepted and evaluated based on the current ordinance and that special changes should not be made.

Planner Plascencia recommended forwarding the topic to a subcommittee to discuss and come up with good information for the City Attorney to review. He said it is important to know whether the City is in compliance.

Commissioner Akyuz stated that Redondo Beach has an ordinance, and that changes to the State Mills Act could override that ordinance. She questioned the timeframe for the City Attorney review, to which Planner Plascencia stated that information will probably be available for the next agenda.

Chairperson Gibson stated that the legislature is constantly mandating new requirements and it sounds like the new Mills Act requirements are part of the ongoing process. He questioned whether the topic should be on the next agenda or whether the topic is something for the subcommittee to work on.

Planner Plascencia said the topic will be discussed at a future meeting.

Motion by Commissioner Fox, seconded by Commissioner Callahan, to assign the topic to a subcommittee. Motion carried unanimously.

Commissioner Akyuz' previous motion to agendize a discussion of proposed changes to the existing preservation ordinance, including documents prepared and submitted by Commissioners Akyuz and DeJernett, passed by the following vote:

- Akyuz – Aye
- Callahan – Aye
- DeJernett – Aye
- Fox – Aye
- Miller-Hack – Aye
- Gibson – Aye
- Smith – No

Preservation Commission Nominations and Appointment to Subcommittees

Chairperson Gibson explained that up to three members may hold working meetings between public commission meetings. He named the following existing committees and members:

Education/Incentive – Gibson

Legislative – Miller-Hack

Minor Alterations – DeJernett, Miller-Hack, Callahan

Historic Landscapes/Redondo Stairway – DeJernett, Gibson

Historic Survey – Akyuz, Callahan

Historic District – Callahan, Akyuz

The following members volunteered to serve on the existing committees:

Legislative – DeJernett, Akyuz

Redondo Stairway - Fox

Minor Alterations - Fox

Survey Update – Survey Update

Historic District – Historic District

Motion by Commissioner Miller-Hack, seconded by Commissioner Callahan, to approve the subcommittee appointments. Motion carried unanimously.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Miller-Hack requested updated commissioner contact information. She also requested copies of the current preservation ordinance and the update to the Mills Act.

Commissioner Callahan stated that she will be out of the country and she requested a schedule of projected meetings prior to April 1.

Commissioner Fox introduced himself and provided a brief biography.

ITEMS FROM STAFF

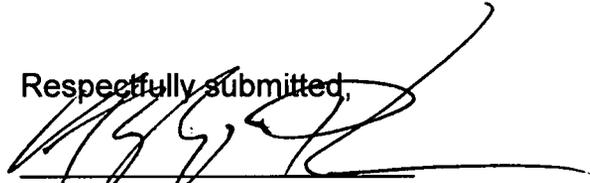
Referring to the Planning Department interdepartmental review memorandum dated January 18, 2012, Planner Plascencia stated there were no items specifically related to the Commission. He announced that a recent item of business was an agreement between the City and the Historical Society for use of the Morrell House.

In response to Commissioner Akyuz, Planner Plascencia said that comments and questions on the strategic plan may be directed to him and that he will report back.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:48 p.m. to the next regular meeting on May 2, 2012.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alex Plascencia', written over a horizontal line.

Alex Plascencia
Assistant Planner