

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
MAY 2, 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 Smith led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

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

CONSENT CALENDAR

- Approval of Affidavit of posting for the May 2, 2012 Preservation Commission meeting agenda
- Approval of minutes of the March 7, 2012 Preservation Commission meeting
- Receive and file the April 17, 2012 Strategic Plan Update
- Receive and file written communications

ORAL COMMUNICATIONS

None.

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

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None

NEW BUSINESS

Consideration of Authorizing a Letter Requesting that the Mayor and City Council Approve a Strategic Plan Objective in September 2012 Directing the Preservation Commission to Explore Possible Modifications to the Preservation Ordinance for Consistency with Federal and State Law

Motion by Commissioner DeJernett to approve the letter to City Council.

Planner Plascencia requested a background report from the Legislative Subcommittee and he recommended a subsequent discussion.

Commissioner DeJernett withdrew his motion.

Motion by Commissioner Akyuz, seconded by Commissioner Miller-Hack, to discuss the topic of drafting and submitting a letter to City Council. Motion carried unanimously.

Planner Plascencia explained that the City operates on a system by which City Council gives direction to commissioners who act in advisory roles. He said the City Council uses the strategic plan to prioritize work; and accordingly, the letter requests City Council to consider a strategic plan item to modify the Preservation Ordinance which would allow the Commission to continue to formally work on it. He said that smaller projects such as the Ainsworth Court Staircase fit into the Commission's work plan.

Commissioner Akyuz recommended two changes to the letter:

Last paragraph: Insert a comma between the words *criteria* and *particularly*.

Second paragraph: reword the following sentence: *At present time City is in non-compliance with the law.*

Commissioner Fox preferred to leave the sentence as is.

Commissioner Callahan preferred to keep the sentence broad.

Chairperson Gibson pointed out the words *Federal and State laws* in the first sentence and the words *State and Federal guidelines* in the last sentence; and he suggested using the words *laws and guidelines* in both sentences.

Commissioner Miller Hack corrected the spelling of the word *and* in the second sentence from the end.

Commissioner Smith pointed out the reference to *Federal laws* and said that non-compliance with Federal law is not an issue.

Commissioner Akyuz responded that Secretary of Interior Standards, as well as the Mills Act, CEQA and NHPA may be involved.

Commissioner Smith recommended prefacing *government code with California*.

Commissioner DeJernett suggested using the words *Federal Guidelines*.

Planner Plascencia concurred.

Commissioner Fox questioned the need for the last paragraph.

Chairperson Gibson said the last paragraph suggests efforts beyond bringing the ordinance in compliance with state law, i.e. improving other aspects of the ordinance especially preservation criteria and integrity.

Commissioner DeJernett preferred to retain the last paragraph. He also preferred the term *California Government Code*.

Commissioner Callahan recommended the addition of *2012* after *September* in the final paragraph.

Chairperson Gibson clarified that the Commission's recommendation will be brought forward in March 2013 if adopted at the strategic plan workshop in September 2012; therefore he proposed the final sentence to conclude with: *for your consideration for inclusion in the strategic plan in March of 2013*.

Planner Plascencia said that he will confirm the timeline.

Chairperson Gibson recommended using the words: *in conformance with current Federal and State laws and guidelines* in the first and last sentences.

Commissioner Miller-Hack agreed.

Planner Plascencia stated that he will edit the letter based on the Commission's discussions and consult with a Legislative Subcommittee member. He said he will submit the letter for strategic plan consideration and keep the members informed of the timeline.

Motion by Commissioner DeJernett, seconded by Commissioner Akyuz, to approve the draft letter as amended and forward to Council for action. Motion carried unanimously.

SUBCOMMITTEE REPORTS

Legislative

Commissioner Akyuz reported that the members discussed the contents of the letter to Council. She said they also discussed potential changes to Tony's on the Pier and City Hall.

Minor Alterations

Commissioner Akyuz reported that the subcommittee met with the owner of a property on Garnet Street/Guadalupe Avenue to discuss window replacement.

Commissioner Miller-Hack explained that the owner proposes to install 8' wide vinyl doors onto the patio; and the members suggested a narrower door which would prevent the elimination of a window.

Commissioner Akyuz said the members also discussed the extensive changes proposed for the exterior of the former Eagles Lodge on Catalina Avenue.

Commissioner Miller-Hack explained that the former Eagles Lodge interior has been gutted other than one original stairway. She said the new owners propose to add windows on the north side and eliminate windows on the east side. She said the subcommittee opposed the elimination of the windows on the east side and encouraged maintaining the decorative overhangs and vertical element. She said the owners propose to install a wider door which would be set back farther from the alley. She said the subcommittee approved an ADA ramp and suggested that the owners replicate the decorative pillar and round bench formerly visible from the Garnet Street entrance and also display original photos to pay homage. She said the subcommittee will meet to discuss the materials for the bars across the windows as well as which windows need replacing, and with what type of glass.

Commissioner Akyuz said the members requested completion of a Department of Recreation and Parks form.

In response to Chairperson Gibson, Commissioner Miller-Hack stated that the owners proposed three different color schemes from the art deco era for the horizontal bands.

Planner Plascencia stated that the owners are not proposing to install a sign on the building.

Historic Landscapes/Redondo Stairway

Commissioner DeJernett recommended installing a path of history sign on the stairway.

Chairperson Gibson advised that Performing and Cultural Arts Manager John La Rock oversees the path of history program and the cost of a marker is \$8,000.

Planner Plascencia said that he will follow up with the Ainsworth Court name change.

Commissioner DeJernett requested to have his December 2011 report forwarded to City Council to inform them of all options and legal issues.

Planner Plascencia stated that he will speak with Manager La Rock about the path of history process.

Commissioner DeJernett stated that the stairs are on County land. He mentioned his previous report including the engineering aspects of restoring the stairs. He said that overfilling is putting a big load on the walls, and he feared that the stairs could be targeted for demolition if an incident occurs. He recommended cleaning and protecting the stairs and installing a marker.

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

Survey Update

Chairperson Gibson said the subcommittee reviewed work thus far and concluded that the most likely way to move forward on the survey update is to obtain assistance from programs that educate students about preservation. He submitted an RFP for review and requested comments and suggestions. He said the suggested prioritization for the update would be to look at existing "a" and "b" properties, look at "c" and "d" properties of comparable quality, then look at unrated buildings.

Commissioner Callahan stated that using university staff would be reasonable.

Commissioner Akyuz recommended choosing a professor who is Secretary of Interior qualified and she said it would be good for the students to get credit for completing Department of Parks and Recreation forms. She questioned whether the Commission could review the work, to which Planner Plascencia answered that he will find out and report back.

Commissioner Akyuz made corrections to the RFP:

First paragraph: add the word *criteria* to the end of the last sentence.

Second paragraph, sentence five, following the word *and*: replace the word *identify* with *evaluate*.

Second paragraph: replace the word *classes* with *courses*.

Commissioner Callahan hoped that the RFP could be approved and distributed to universities before the end of the school year.

Commissioner Miller-Hack approved of the letter.

Planner Plascencia said that further details, including funding, will be discussed with the subcommittee.

Historic District Formation

No report.

COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Chairperson Gibson, Planner Plascencia stated that a special meeting can be arranged to consider Historic Landmark submissions.

In response to Commissioner Akyuz, Planner Plascencia stated that he will investigate and report back on any changes to Tony's on the Pier. He also said that he will report back to her regarding CEQA studies on the pier and City Hall.

ITEMS FROM STAFF

Planner Plascencia provided City Hall calendars and a Commission meeting schedule.

In response to Commissioner Akyuz, Planner Plascencia said the Interdepartmental Review Memorandum included in the agenda material provides an update on Planning Commission and Planning Department projects. He said that concerns may be addressed to the Planning Department.

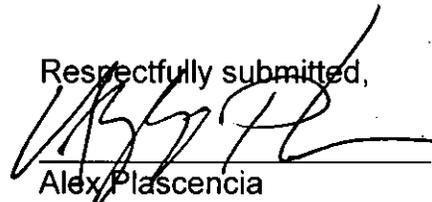
Commissioner Miller-Hack clarified that the City Hall replacement was part of the March agenda material in the strategic plan.

Chairperson Gibson said the City Hall architect is Victor Gruen and the building is featured in *A Guide to Architecture in Southern California* by Gephard and Winter.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:25 p.m. to the next regular meeting on September 5, 2012.

Respectfully submitted,



Alex Plascencia
Assistant Planner