

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
SPECIAL MEETING
AUGUST 1, 2012**

CALL TO ORDER

A Special Meeting of the Preservation Commission was called to order at 7:20 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

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

Commissioners Absent: Smith

Officials Present: Aaron Jones, Planning Director
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

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

CONSENT CALENDAR

- Approval of affidavit of posting for the August 1, 2012 Special Preservation Commission meeting agenda
- Approval of minutes of the May 2, 2012 Preservation Commission meeting
- Receive and file the July 17, 2012 Strategic Plan Update
- Receive and file written communications
- Secretary of Interior Standards for Rehabilitation submitted by Commissioner Akyuz
- Mills Contract supplement for 225 South Francisca Avenue submitted by Planner Plascencia

ORAL COMMUNICATIONS

None.

Motion by Commissioner Callahan, seconded by Commissioner Dejernet, to approve the Consent Calendar. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

Commissioner Dejernet reported that he spoke with Fire Department personnel regarding access to the 225 South Francisca Avenue property. He explained that he was concerned about the narrow driveway; however he was told it is not a problem.

Commissioner Miller-Hack reported that she spoke with the applicant for the 225 South Francisca Avenue property.

Commissioner Fox reported that he walked around the Eagles building and spoke with the applicant about intended uses.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property at 413 Emerald Street as a Local Historic Landmark

Planner Plascencia reported information about the property including zoning, dimensions, and history. He said the building is located within a unique row of Victorian buildings and a potential historic landmark row. He displayed a photograph and pointed out architectural features and design elements. He said the house was restored after a fire several years ago. He said the new windows include double-hung and diamond pane styles. He recommended approval of the landmark designation of the property to be named the Fritz House after Rudolph Fritz, former resident and businessman.

Commissioner Callahan commended the owner for his pride of ownership.

In response to Commissioner Akyuz, Planner Plascencia stated that all the information from the 2001 survey is included in the backup material.

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

Owner Jeffrey Goldman introduced himself and explained that he has rented the property to a nice family.

Commissioner Miller-Hack commented on the outstanding condition of the house.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Dejernet, to adopt resolution 2012-08-PR-002 approving the landmark designation of the property to be named the Fritz House.

Commissioner Akyuz supported the landmark designation. She said she would like to see full recordation and an original photo.

Chairperson Gibson was very pleased that the house was restored after the fire and he supported the landmark designation.

Commissioner Miller-Hack's motion carried unanimously.

A Public Hearing to Consider a Request for Designation of the Building and Property at 225 S. Francisca Avenue as a Local Historic Landmark

Planner Plascencia provided zoning, dimensions, and history for the property. He displayed a photograph and pointed out the Victorian transitional elements and stained glass windows. He said that most windows are in-tact and that a permit was granted for the two rear additions. He said the non-historic garage will be demolished to make room for the new detached rear unit. He stated that a landmark designation is requested for the existing building and a certificate of appropriateness is requested for a new detached dwelling unit at the rear. He then displayed a plan for the new rear unit including a full basement. He stated that a very small portion of the new building will be visible from the street. He recommended approval of the landmark designation and certificate of appropriateness and he recommended naming the property the Peck House after a long-time resident.

In response to Commissioner Miller-Hack, Planner Plascencia stated that the new rear structure will be close to 30' high and the front structure is over 29'. He did not anticipate that the new building will appear higher than the existing building.

Commissioner Akyuz disagreed that the existing garages are not character-defining.

Commissioner Callahan questioned whether the Mills Act financial benefit will pertain to both buildings.

Commissioner Akyuz suggested applying a footprint percentage calculation.

Commissioner Dejernet suggested setting up separate tax parcels for the front and rear buildings.

Planner Plascencia said the Mills Act tax benefit for a combination of new and existing structures would be investigated. He also said that a related condition of approval could be added.

In response to Commissioner Miller-Hack, Planner Plascencia stated that requirements for maintenance of the historic building could be addressed with a condition of approval or within the Mills Act contract.

Commissioner Callahan expressed concern that the existing building would not be repaired prior to construction of the new building.

In response to Commissioner Fox, Planner Plascencia clarified that the landmark designation cannot be approved separately from the certificate of appropriateness

because the project is contingent upon a historic variance, which is only granted to historic properties.

Director Jones added that landmarked properties or those located in historic districts are eligible for historic variances and less stringent findings. He said the Planning Commission and City Council will rely heavily on Preservation Commission recommendations to approve the historic variance and Mills Act contract. He also said that a full-width driveway would be necessary without the historic property designation.

Commissioner Akyuz said the garages were not evaluated as part of the historic building.

Commissioner Dejernet said the driveway measures 7'9". He mentioned relocating the bollards and said that a lot of work is necessary on the driveway in conjunction with the rear house.

Commissioner Fox said that granting landmark status with the building in such disrepair seems difficult.

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

Charles Belak-Berger, architect, explained the intention to restore the front building to make it more attractive. He said the gas meters and bollards will be relocated. He explained that he anticipates a project which will enhance both buildings while taking advantage of site conditions including the view potential. He said the new building will be almost the same height as the new Chase Bank and no higher than adjacent buildings.

Commissioner Dejernet stated that a number of building code violations exist including: drainage, wiring, and driveway width. He said that assurance of bringing the building up to federal guidelines will be necessary if landmark status is granted.

Mr. Belak-Berger assured that drainage for the site as well as other problems would be taken care of. He anticipated that work i.e. plumbing and electricity would be done simultaneously on both buildings.

Commissioner Dejernet suggested connecting the certificate of occupancy with the completion of repairs to the landmarked building.

In response to Commissioner Dejernet, Mr. Belak-Berger agreed with guaranteeing that the landmarked house must be maintained to the Department of Interior guidelines. He said he has reports from specialists on necessary work and priorities. He clarified that he is the architect for the rear structure and has been working with the owner to resolve issues with the historic building.

At this time, Jim Tseng, owner of the property, explained that he has been talking with Planner Plascencia since December regarding the restoration of the front building. He

explained his plans to resolve the drainage and driveway issues and repair the wiring and siding. He said the interior is very nice. He assured the house will be repaired.

Commissioner Miller-Hack said the nice interior emphasizes the need for a good roof.

In response to Commissioner Fox, Mr. Belak-Berger said the soils report determined the ground is good. He said that new pads, footings, and epoxy will be necessary.

Commissioner Miller-Hack said the construction of the rear house will be expensive; and she suggested a requirement to fix the front house first.

Mr. Tseng preferred to slowly and carefully restore the front house while occupying the rear.

Commissioner Callahan expressed concern that the reason for the historic landmark application is to obtain the historic variance.

Commissioner Miller-Hack stated that landmark status approvals are usually accompanied by assurances that the building will remain standing over a long period.

Mr. Tseng advised that he has already hired a plumber and electrician to repair the interior. He said the house has been divided into upstairs and downstairs units.

Planner Plascencia suggested approval of the project with a condition requiring the applicant to return within a set period of time with a plan for repair and restoration.

Commissioner Callahan wanted to see the plan first.

Director Jones suggested that staff can work with the applicant on the treatment of the historic resource.

Commissioner Dejernet suggested a \$1 million bond from the owner to ensure restoration. He did not support approval without a promise to restore.

Commissioner Akyuz was not sure the home is separate from the garage.

Mr. Tseng said the building inspection and termite inspection reports are available.

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

Motion by Commissioner Dejernet to approve both applications on condition that the items listed in his memorandum to the Commission dated August 1, 2012 are added to the Mills contract and that the rear unit cannot be occupied until the front unit is restored. The motion was not seconded.

Motion by Commissioner Callahan, seconded by Commissioner Dejernet, to continue the item until the next regular meeting to acquire more documentation, information, and possible inspection reports.

Commissioner Fox requested to see detailed plans of additions to the existing building.

Commissioner Akyuz requested a discussion of the whole property as a historic landmark including direct impacts and conditions.

Planner Plascencia stated that conditions may be added to the resolutions.

Director Jones said that staff will talk with the applicant and revise the resolutions.

Commissioner Akyuz requested to see the Sanborn maps and photos from the west.

Planner Plascencia stated that the owner can request to demolish the building.

Commissioner Miller-Hack suggested the adoption of a resolution, at the next meeting, approving the landmark and historic variance, including some key points from the memorandum such as the roof and foundation. She specified approving the landmark prior to approving the new unit: she expressed concern that the front building is a vehicle for a Mills Act contract and that the historic building would be neglected.

Commissioner Dejernet said that the approval must be set up as a two-parcel property denying Mills Act benefits for the new building.

Commissioner Miller-Hack stated that the Mills Act would apply to a percentage of the property.

Commissioner Akyuz requested to see a mockup of the proposed building from different angles.

In response to Commissioner Dejernet, Planner Plascencia stated that he will verify with the assessor that two tax parcels can be set up on one on property. He also said that he will confirm that the Mills Act can be restricted to the historic building.

In response to Commissioner Akyuz, Director Jones said the City Council approves Mills Act contracts; however they rely heavily on the Commission's recommendations.

Commissioner Miller-Hack requested to receive, prior to the next meeting, the building inspection and plan for maintenance on the front house. She also suggested that Mr. Tseng could take action to make repairs before the next meeting.

Chairperson Gibson stated that he is happy to have the application before the Commission, and he commended the owner for making the choice to preserve the building in spite of its poor condition. He felt the second building will not have a noticeable impact on the historic building, which he said is very strong. He said he

would like to see more information and he encouraged Mr. Tseng and Mr. Belak-Berger to return. He concluded this is a great project with great potential.

Mr. Tseng requested a response as soon as possible so that he can proceed. He said that he is spending a lot of money and does not intend to neglect the front unit. He expressed his desire to preserve the building rather than demolish it.

Commissioner Miller-Hack said the members are favorable to the project and want to ensure maintenance of the front house.

Chairperson Gibson proposed to hold a minor alterations subcommittee meeting prior to the next regular Commission meeting.

Commissioner Callahan's motion to continue the item until the next regular meeting to acquire more documentation, information, and possible inspection reports carried unanimously.

Chairperson Gibson called a short break at 8:55 p.m.

The meeting was reconvened at 9:05 p.m.

ROLL CALL

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

Commissioners Absent: Fox, Smith,

Officials Present: Aaron Jones, Planning Director
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

Chairperson Gibson explained that Commissioner Fox recused himself from the public hearing due to the close proximity of his residence to the property in question.

A Public Hearing to Consider a Certificate of Appropriateness to allow the remodel of an existing Potential Historic Resource

Planner Plascencia referred to the study session prior to the meeting for background information.

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

Ron Gottsegen, MA Center president, invited questions from the members.

In response to Commissioner Miller-Hack, project architect Pat Killen explained that reusing original openings was initially considered; however plans were made to fill in existing windows and create new openings upon determining that the openings were not original. In addition, he said that additional bathrooms are required; therefore smaller window openings are appropriate. He said that some of the smaller pieces of

glass can be reused. He said the bathroom windows may be opaque and do not need to be operating windows.

Commissioner Miller-Hack believed that some of the openings on the east elevation are original.

Mr. Killen pointed out the double doors on the rear elevation, which he said must be enlarged to twice their current size. He said their position adjacent to the street requires them to be set inward. He said the doors will be made of metal with interior panic hardware.

In response to Commissioner Akyuz, Director Jones said the building is non-conforming residential and does not hold a historic variance. He said that life safety, exiting, and ADA requirements prevail.

Mr. Killen advised that fire sprinklers will be installed throughout the building. He said the kitchen is located on the lower elevation.

In response to Commissioner Dejernet, Mr. Killen stated that the upper floor is structurally designed to sufficiently sustain weight. He said there is no drainage for sprinklers; however water will cascade out through the stairways.

Mr. Killen confirmed that the completed building will be true to the plans.

In response to Commissioner Dejernet, Mr. Killen envisioned that the exterior bands will be made from powder-coated aluminum. He also answered that the existing scupper overflows will be maintained. He said the roof has internal drains on the walls. He said the State requirement for storm water cleaning will be complied with.

In response to Commissioner Akyuz, Mr. Killen said the horizontal banding will be made from rectangular pieces of aluminum which will be anodized and then powder-coated for protection. He said the existing bands are wood covered with stucco.

In response to Commissioner Miller-Hack, Mr. Killen said that research shows that the original bands were made from 2" x 4" wood with a stucco covering which increased the size to 3-1/2" by 4". He believed that the weight of the stucco caused the bowing. He planned to replicate the size of the original bands as close as possible. He said the method for fastening the bands has not yet been decided.

In response to Commissioner Dejernet, Mr. Killen stated that he plans to install hopper windows on the north side to facilitate cross ventilation and that the windows can be closed if vehicle fumes become problematic.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Akyuz, to accept the resolution minus the exemption declaration in Section 1 because the building is eligible

for California Registry and is not CEQA exempt; to only accept the resolution for Certificate of Appropriateness under the condition that all wood including window frames and sashes are repaired with like-style wood; that the current doors remain; that the original transoms and hardware remain in place including the Eagles door handle on the south side of the building even if only to be used decoratively; that all unbroken original glass panes and transoms are protected and retained as they are in original fashion and location including the long horizontal original pane on the lower row of the south side which is known as window #104; and that unbroken original fluted window panes, original window openings, and transoms on the east side are maintained.

In response to Commissioner Callahan, who questioned whether the recommendation proposes mixed window styles, Commissioner Miller-Hack clarified that she recommends using like wood to repair wood frames and sashes and also protecting and retaining the original fluted glass. She said the non-original glass may be replaced at the discretion of the applicant. She said the proposal shows some fluted glass and some clear glass and it would be up to the applicant to remain consistent or not.

Commissioner Dejernettt did not recommend using wood for the window frames, but rather a material that requires less maintenance.

Commissioner Miller-Hack said that historic building guidelines prescribe that original windows are to be retained and repaired when possible.

Commissioner Akyuz did not agree with replacing wood windows with metal: she said that like-for-like material is appropriate.

Commissioner Dejernettt preferred to be flexible, adding that the owner is doing a lot of work.

In response to Commissioner Callahan, Mr. Killen said that the windows will be difficult to access with the bands; and a requirement to retain the windows would make the project difficult. He did not believe that metal windows would compromise the integrity of the building. He planned to reuse the fluted glass; however he said the frames are completely ruined. He said that he cannot accept a mixture of wood and aluminum windows. He pointed out that aluminum is more expensive.

Commissioner Callahan stated that wood windows are difficult to maintain, especially near the beach.

Chairperson Gibson felt that the applicant has achieved a reasonable program and a comprehensive and integrated plan that balances out the pros and cons. He supported the plan in its entirety.

Commissioner Dejernettt felt that preserving the doors is not practical.

Commissioner Miller-Hack disagreed, adding that the doors are a large contributing feature to the look of the building. She said that proof i.e. photographs are not available to determine whether or not they are original.

Commissioner Akyuz said that if proof is unavailable, the existing doors should remain, and the question of whether they are a character-defining feature should be decided.

Commissioner Dejernettt felt the doors do not necessarily fit the Moderne style.

Commissioner Miller-Hack said the building is a beloved local landmark and the doors are a contributing factor to the look of this cultural resource.

Commissioner Callahan felt the plan balances preservation with modern technology and retains the character of the building. She said that wooden doors will not make or break it and the plan for the doors is cohesive with the window openings.

Chairperson Gibson stressed the good fortune to have someone interested in restoring the building. He did not support a requirement to retain the doors. He said it is the visual impact of the building that is impressive. He said this plan is the best set of balanced concerns, and he approved as presented.

In response to Commissioner Akyuz, architectural historian Andrea Galvan said the original 10' fluted glass pieces will remain one piece, the new 10' wide sections of fluted glass will be installed in 2 pieces, the 5' window will be a single fluted hopper, and the outside windows will be 2 clear hoppers.

Commissioner Miller-Hack did not agree that metal looks similar to wood. She said the original doors and transoms with Eagles lodge hardware should be retained.

Mr. Killen agreed to use the hardware internally in the building; but not on the glass and metal doors.

Commissioner Miller-Hack's motion failed by the following vote:

Akyuz – Aye
Callahan - No
Dejernettt – No
Gibson - No
Miller-Hack – Aye

Motion by Commissioner Callahan, seconded by Commissioner Dejernettt, to adopt Resolution 2012-08-PR-005 as presented.

Commissioner Miller-Hack said the numerous changes in window placement and the replacement banding and window materials are more than what would be considered minor alterations.

Commissioner Dejernettt supported Commissioner Callahan's motion.

Commissioner Miller-Hack stated that the building is B-rated and therefore should not be removed or demolished without coming before the Preservation Commission.

Commissioner Callahan did not want to make the restoration out-of-reach.

Commissioner Akyuz appreciated the attempts to rehabilitate the building; however she disagreed with the proposed methods.

Commissioner Dejernettt spoke in favor of reasonableness and he said that window materials do not change the character of the building.

Commissioner Miller-Hack felt her recommendations were not unreasonable and she explained she did not intend to dissuade or discourage the applicant.

Commissioner Akyuz felt it is important to retain the wood feature.

Commissioner Callahan's motion carried by the following vote:

Akyuz - No
Callahan - Aye
Dejernettt - Aye
Gibson - Aye
Miller-Hack - No

Commissioner Fox rejoined the meeting.

UNFINISHED BUSINESS

In response to Commissioner Dejernettt, Director Jones advised that the Preservation Ordinance will be discussed when City Council meets in early September to update the strategic plan and the Commission's proposed changes will be recommended by staff.

Commissioner Akyuz clarified the members wish to discuss the issue as a Commission.

Commissioner Miller-Hack stated that the Preservation Ordinance changes were to be agendized to allow the Commission the opportunity to discuss mandatory participation and other proposed changes. She requested to agendize it for the next meeting.

Chairperson Gibson requested an agenda item for September to discuss possible changes to the Preservation Ordinance. He added that the discussion will benefit the strategic plan input later in the month.

Commissioner Dejernettt suggested modifying the Mills Act Contract instead.

Chairperson Gibson recommended a discussion about prioritizing Ordinance amendments, as well as a broader consideration of making the Ordinance mandatory rather than optional.

In response to Commissioner Akyuz, Director Jones advised that Tony's on the Pier is not leaving and the lease has been extended.

In response to Commissioner Akyuz who asked whether any part of the pier been recorded as a historical resource, Director Jones advised that vision proposals for the harbor are being considered by the Harbor Commission and City Council. He said that an environmental review has not yet been prepared. He said the pier is located in District 2.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

Minor Alterations

Commissioner Akyuz reported that the members met three times to discuss the 128 South Catalina Avenue property.

Historic Landscapes/Redondo Stairway

Chairperson Gibson said the current waterfront revitalization process is a good opportunity for highlighting the historic aspect of the harbor and bringing the stairway to the forefront.

In response to Commissioner Akyuz regarding the future of Seaside Lagoon, Director Jones referred her to the harbor revitalization developer RFQ which discusses the charm of Seaside Lagoon and encourages proposals that enhance or expand the facility to year-round use.

Survey Update

Chairperson Gibson advised that the City of Los Angeles is currently conducting a major state-of-the-art survey: he encouraged the members to view the reports online.

Commissioner Akyuz recalled that she submitted a letter asking university professors for assistance with identifying students who are Secretary of Interior qualified to evaluate buildings for the historic survey. She understood the letter was going to the City Attorney for review and that Planner Plascencia was going to check on the protocol for requesting assistance from universities.

Director Jones advised that such an arrangement would require an MOU between the City and the university and the proposal would be reviewed by the City Attorney.

Commissioner Akyuz also mentioned seeking volunteer assistance from environmental firms.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

ITEMS FROM STAFF

Notification of Planning Commission Projects

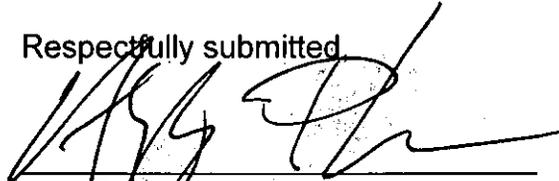
Planner Plascencia reported the following project:
105 Avenue A: addition to a C or D-rated structure

Commissioner Akyuz stated that the property should be rated higher than a C or D and should have gone before the Commission.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 10:45 p.m. to the next regular meeting on September 5, 2012.

Respectfully submitted



Alex Plascencia
Assistant Planner