

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

CALL TO ORDER

A regular meeting of the Preservation Commission was called to order at 7:02 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

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

Commissioners Absent: None
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 DeJernett, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the November 7, 2012 Preservation Commission meeting agenda
- Approval of minutes of the September 5, 2012 Preservation Commission meeting
- Receive and file the October 2, 2012 Strategic Plan Update
- Receive and file written communications

Commissioner Akyuz distributed a document pertaining to historic surveys.

ORAL COMMUNICATIONS

None.

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

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 411 Emerald Street

Planner Plascencia provided information about the property including location, zoning, history, and architectural style. He said the windows are mostly double-hung style and that interesting elements include the bay window, chimney, exterior access, original-style front door, entry porch, basement, old-style light fixtures, and built-ins. He concluded by recommending approval of the property as a landmark to be named the Panton House after the building contractor.

In response to Commissioner DeJernett, Planner Plascencia stated that it seems like the chimney was modified and he speculated it was retrofit after the Northridge earthquake. He stated that the scupper windows appear to be original.

In response to Commissioner Miller-Hack, Planner Plascencia said the back entrances do not lead to the bedrooms.

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

Applicant Sarah Asson introduced herself and explained that she intends to preserve the house and keep it as intact as possible. She said she has occupied the house since May 2012 and the house was completely tented prior to moving in. She said she recently had the foundation repaired and she plans to paint the exterior soon. She did not plan to replace any windows. She said she did not possess historic photos.

Commissioner Akyuz said the shutters are not original; however they do not take away from character-defining features of the house.

In response to Commissioner Miller-Hack, Ms. Asson stated that two older sinks remain in the house. She said the house contains five bedrooms.

Chairperson Gibson was very enthused about the landmark application. He said the 400 block of Emerald Street was identified as a potential historic district in 1986.

In response to Commissioner DeJernett, Planner Plascencia answered that owners receive guidelines for restoration and preservation with their Mills Act contracts.

In response to Commissioner Akyuz, Planner Plascencia stated that DPR forms are not available for the house; however field sheets and draft records are.

Commissioner Akyuz supported the landmark designation, and she hoped that a DPR is subsequently issued when the historic survey is updated. She explained that the Department of Recreation and Parks record is a resource for the City that records properties as historic resources for the State of California.

Commissioner Callahan commended Ms. Asson for undertaking the extensive foundation repair.

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

Planner Plascencia pointed out that the resolution numbers for all three public hearings are correct on the agenda; however they are incorrect on the administrative reports.

Motion by Commissioner Miller-Hack, seconded by Commissioner Akyuz, to adopt resolution 2012-11-LM-004, approving the designation of the property at 411 Emerald Street as a local historic landmark subject to the conditions set forth.

Commissioner DeJernett recommended an amendment to the motion to add a condition requiring the owner to provide inspection and termite reports within five years of signing the Mills Act Contract.

Chairperson Gibson said that the preservation ordinance will be amended eventually and he anticipated that a staggered schedule will be arranged to comply with the new State requirement.

Planner Plascencia suggested setting up a schedule for all the landmarked properties when the ordinance is amended.

Commissioner DeJernett said that a termite report is free and the cost of a building inspection is approximately \$300.00.

Chairperson Gibson recommended an amendment to Commissioner Miller-Hack's motion to add the following condition of approval: This landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner.

Commissioner Miller-Hack accepted Chairperson Gibson's amendment.

Chairperson Gibson explained to the applicant the recently-enacted government code requiring inspections for landmarked buildings at the time of original landmark and every five years thereafter. He said the Redondo Beach ordinance will be amended accordingly.

Ms. Asson commented that most people do not have their homes inspected every five years, and she likened the requirements to not holding the keys to her own house.

Planner Plascencia said the City will work with applicants and will not impose requirements beyond their capabilities.

Chairperson Gibson said the intent is to be reasonable and encourage owners to landmark their homes.

Commissioner Miller-Hack's motion, including Chairperson Gibson's amendment, carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 501 Garnet Street

Planner Plascencia discussed the zoning, history, location, and architecture of the property. He described the architectural features including the bay window, double-hung windows, porch pedestals, hopper windows, and built-ins. He said the house is located within a potential historic district. He concluded by recommending approval of the landmark designation of the property to be called the Brett House.

Upon inquiry, Planner Plascencia said he did not have dates for the porch enclosure or the garage extension.

Commissioner Miller-Hack said the front posts do not look original.

In response to Commissioner Akyuz, Planner Plascencia clarified that a conflict of interest exists if a commissioner resides within 1,000 feet of a property under consideration.

Commissioner Akyuz believed that all four concrete footings are original. She requested to have Sanborn and aerial maps included with future agenda packets.

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

Tessa Bodey, applicant, introduced herself and explained that she purchased the house in September 2011 - shortly after the foundation was repaired.

Chairperson Gibson was pleased to receive the application. He said the house is very attractive and the block is one of the best preserved streetscapes. He looked forward to additional landmarks there.

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

Motion by Commissioner DeJernett, seconded by Commissioner Callahan, to adopt resolution 2012-11-LM-005 approving the designation of the property at 501 Garnet Street as a local historic landmark subject to the conditions set forth with the added condition that the landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner. Motion carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at 308 Garnet Street

Planner Plascencia described the location, architecture, and features including interesting windows and vents, entry porch, pedestals, exposed rafters, double-hung

windows, louvered vents, wavy glass, and bay window. He recommended approval of the landmark designation for the property to be named the Steere House.

In response to Commissioner Callahan, Planner Plascencia said the property, along with three surrounding properties, was originally built under a single ownership with one garage to serve all four. He said this situation exists in other properties. He explained that the property line extends down the middle of the garage to the east. He said the non-conforming garage is grandfathered in, and can be maintained unless alterations or changes are made.

Chairperson Gibson opened the public hearing.

Michael Murphy, property owner, introduced himself and explained that he purchased his home in November 2011. He answered that he has considered changing out the greenhouse window.

Commissioner DeJernett stated that replacement windows must be in the original style of the house.

Mr. Murphy stated that he painted the house and replaced the roof. He said the kitchen was remodeled; however the front room appears to be original.

In response to Commissioner DeJernett, Mr. Murphy said the circumstance of the property line running through the garage structure is treated as an easement.

Commissioner Akyuz questioned how the issue of sharing walls with a neighbor would affect the Mills Act contract.

Commissioner DeJernett said the garage roof extends underneath the house which poses a fire hazard; and he recommended installing fire sprinklers on the garage.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Callahan, to adopt resolution 2012-11-LM-006 approving the designation of the property at 308 Garnet Street as a local historic landmark subject to the conditions set forth with the added condition that the landmark will be inspected in accordance with the requirements of Government Code 50281B2 and the Redondo Beach Preservation Ordinance in a timely manner. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair and Secretary

Chairperson Gibson stated this will be his final year on the Commission. He also explained that the Commission Secretary functions as Vice-Chairperson.

Commissioner DeJernett nominated Commissioner Callihan for the office of Chairperson.

Commissioner Miller-Hack nominated Commissioner Akyuz for the office of Chairperson.

Commissioner Callahan and Commissioner Akyuz accepted the nominations and provided their qualifications.

Chairperson Gibson suggested continuing the elections to the next meeting, which he will chair, when all members will be present.

It was the consensus of all to defer the elections and subcommittee selection until the January 2013 meeting. The following members volunteered for subcommittees:

Education - Callahan

Legislative - Miller-Hack, DeJernett, Akyuz

Minor Alterations – Akyuz, Miller-Hack

Historic Landscapes/Historic Stairway – Gibson, Akyuz

Survey Update – Callahan, Akyuz, Miller-Hack

Historic District Formation – DeJernett, Gibson

SUBCOMMITTEE REPORTS

Education/Incentives

Commissioner Callahan suggested sharing the updated landmark property photographs with schools to get students interested in historic preservation.

Commissioner DeJernett recommended to devote time each meeting to discuss the ramifications of the preservation ordinance and to become better educated about each of type of restoration.

Commissioner Akyuz stated that she is quite familiar with Secretary of Interior standards and preservation laws and ordinances; and she offered to conduct a special meeting with a PowerPoint presentation.

In response to Commissioner DeJernett, Planner Plascencia said he will check on the future Preservation Commission meeting schedule and report back.

Chairperson Gibson questioned whether the members prefer to allocate a portion of regular monthly meetings or devote a special study day for the purpose of preservation education.

Commissioner Callahan suggested inviting the public to a special study day and also including historic district formation information.

Chairperson Gibson agreed; and said the meeting could be marketed to current landmark homeowners as well as members of the public. He said potential meeting locations would be the library, Council Chambers, or Morrell House.

Commissioner Callahan stressed the importance of including north Redondo Beach residents.

Planner Plascencia suggested holding the study session on a regular meeting day with a light agenda. He suggested convening a subcommittee meeting to further discuss the matter.

Legislative

In response to Commissioner DeJernett, Planner Plascencia advised that he will check on the status of the preservation ordinance modifications and report back.

Commissioner Akyuz stated that she previously distributed information on the preservation ordinance and requested to agendize the topic for the next meeting.

Chairperson Gibson recalled that allocation of resources was still a question and he requested Planner Plascencia to report back at the next meeting.

Minor Alterations

No report.

Historic Landscapes/Redondo Stairway

No report.

Survey Update

Commissioner Akyuz stated that she has not heard back about a letter she submitted to staff for distribution to schools for the purpose of enlisting survey update volunteers. She also said she proposed to conduct the survey herself and offered to resign from the Commission if a conflict of interest becomes a problem. She proposed to approach City Council as a group and to explore other options.

Commissioner Miller-Hack stated that a conflict of interest would only occur if Commissioner Akyuz voted on a building that she also surveyed.

Commissioner Akyuz offered to draft a proposal for her volunteer work.

Planner Plascencia planned to schedule a Survey Update subcommittee meeting.

Historic District Formation

Chairperson Gibson advised that homeowners on Garnet Street and Emerald Street are interested in forming historic districts in their neighborhoods, and he looked forward to formalizing the process and having the districts in place by the end of 2013.

Chairperson Gibson invited Commissioner Akyuz to attend a Historic District subcommittee meeting to work on the historic district formation process.

COMMISSION ITEMS AND REFERRALS TO STAFF

Planner Plascencia clarified that he will report back on the status of the preservation ordinance.

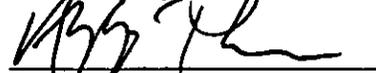
ITEMS FROM STAFF

Planner Plascencia noted the upcoming Planning Commission project at 225 South Francisca Avenue. He confirmed that the additional items approved by the Commission were included in the resolution.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 9:10 p.m. to the next regular meeting on January 2, 2013.

Respectfully submitted,



Alex Plascencia
Assistant Planner