

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 5, 2012**

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, Fox, Miller-Hack, Chairperson Gibson

Commissioners Absent: None
Aaron Jones, Planning Director
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Fox, seconded by Commissioner DeJernett, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the September 5, 2012 Preservation Commission meeting agenda
- Approval of minutes of the August 1, 2012 Special Preservation Commission meeting
- Receive and file the August 21, 2012 Strategic Plan Update
- Receive and file written communications

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, 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

Commissioner Akyuz reported that she emailed Sanborne maps and photographs relating to the 225 South Francisca Avenue property and information pertaining to the preservation ordinance to Chairperson Gibson and Planner Plascencia.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

Continued Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark and Certificate of Appropriateness to Allow the Construction of a Second Dwelling Unit at 225 South Francisca Avenue

Planner Plascencia recalled that the public hearing was continued from the previous meeting. Since then, he said the applicant has agreed to make the most critical repairs to the existing house, which staff feels is very important. He also reported that he spoke with the County Assessor's office and determined that taxes on the front building would be calculated according to the Mills Act; and the rear building would be assessed according to market value and would not have the Mills Act benefit.

Chairperson Gibson pointed out the related March 16, 2012 termite report and the series of Sanborne maps submitted by Commissioner Akyuz.

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

Mr. Jim Tseng, applicant, introduced himself.

In response to Commissioner Miller-Hack, Mr. Tseng stated that the front house has been fumigated. He stated that no work has been done on the roof; and that he plans to work on the front house roof simultaneously with the rear house.

In response to Commissioner DeJernett, who referred to the inspection report list of repair items, Mr. Tseng answered that he is in the process of preparing a restoration plan. He said an electrician has been hired; however work has not begun.

Commissioner DeJernett stated that he sees no progress on the restoration and he questioned whether the applicant has determined the extent of the project, to which Mr. Tseng answered that he is aware the project entails much more than the items on the inspection report. He said the architect will prepare a restoration plan.

Commissioner DeJernett said that the City inspector must review all work on the old house; and he preferred to have the restoration items signed off before the new house is occupied.

Commissioner DeJernett asked about a soils report: Planner Plascencia clarified that the Building Department reviews the soils report, drainage plan, and grading plan. He explained that the Commission reviews conceptual plans.

In response to Commissioner Miller-Hack who expressed concern about inadvertent damage to the historic features during repair, Director Jones stated that the least invasive methods will be used. He added that the applicant has not done work on the house because he has no assurance the project can move forward. He said the applicant has agreed to repair deficiencies and he suggested a condition requiring completion of the repairs prior to occupancy of the second unit.

Commissioner Akyuz questioned the possibility of approving the landmark designation without approving the Certificate of Appropriateness.

Mr. Tseng stated that his intention is to live in the back house and preserve the front house; and that he is not interested in pursuing the project without the Certificate of Appropriateness.

Commissioner Akyuz questioned whether the rear house would be too high. Planner Plascencia displayed a rendering of the front house and proposed back house as well as a photograph of the existing front house and back garage where the back house would be constructed.

In response to Commissioner DeJernett, Planner Plascencia stated that the height limit for Pacific Coast Highway is 30'.

Commissioner Fox pointed out that if the Chase Bank building had been built over the entire property line, it would have obscured the existing house.

In response to Commissioner Miller-Hack, Planner Plascencia stated that the roof replacement will coincide with the construction of the back unit.

Director Jones added that the applicant is looking at 8-12 weeks in plan check and a 12-14 month construction time frame during which the repairs will be completed: he concluded the project will be complete within 18 months.

In response to Commissioner Miller-Hack, Mr. Tseng said the house is currently occupied and the roof does not leak.

Commissioner Miller-Hack expressed concern about potential rain damage and she recommended making the reroof a priority.

In response to Commissioner Miller-Hack regarding timing for the repairs, Planner Jones stated that according to the Preservation Ordinance, the Planning Department cannot issue permits for the repairs until the matter is decided. He said that occupancy of the new construction will not be allowed to prior to final inspection. He added that utility connections are contingent on City approval.

In response to Commissioner Fox who expressed concern about the tight driveway turnaround space, Mr. Tseng said the Redondo Beach code requires a 25' back-up space. He said he checked the space and is satisfied that it is sufficient.

Commissioner Miller-Hack clarified that the Commission's concern is with the historic building and its preservation.

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

Motion by Commissioner Akyuz, seconded by Commissioner Miller-Hack, to accept the property as a landmark property with certain repair conditions, a timeline of which will be discussed.

Chairperson Gibson stated that the two applications are related and he supported their simultaneous consideration and approval.

Commissioner Miller-Hack said she would be willing to accept both resolutions; however she understood Commissioner Akyuz' concern with the repair timeline.

Commissioner DeJernett recommended a condition requiring repairs prior to signoff.

In response to Commissioner Miller-Hack, Planner Plascencia stated that a leak may have been shown in photo #31 of the inspection report; however that is not the current condition of the house.

The members proceeded to discuss which of the 46 items from the property inspection report to include with their recommendation.

Commissioner Miller-Hack said that item 8 affects the integrity of the wood siding and wood structure.

Chairperson Gibson recommended including items 4, 5 and 6.

Commissioner Miller-Hack recommended including item 9.

Chairperson Gibson said that items 10 and 11 are critical.

Commissioner Miller-Hack said the original exterior doors must be preserved.

Commissioner Akyuz clarified that any changes to the doors or windows require approval.

Commissioner Miller-Hack recommended including item 12.

Chairperson Gibson recommended including items 14, 15, 16, 17, 18, 19, and 22.

Commissioner Miller-Hack said the pinholes in the pipes must be repaired, to which Director Jones confirmed that the applicant has agreed to the plumbing improvements.

Chairperson Gibson recommended including items 29, 30, 31 and 33.

Commissioner Akyuz recommended including item 32.

Commissioner Miller-Hack recommended including item 34.

Commissioner Akyuz recommended a condition requiring the chimney to be inspected and resolved.

Commissioner Gibson recommended including items 36, 37, 38, 39, and 41.

Commissioner Miller-Hack specified that the windows must be repaired - not replaced.

Chairperson Gibson questioned whether or not to amend the motion on the floor approving landmark status to include the Certificate of Appropriateness.

In response to Commissioner Callahan, Director Jones explained that permits have a maximum two-year life span. He said the foundation would be the first step and roofing would occur at the time of rough framing which should be complete within six months. He suggested a requirement to have inspections performed concurrently with the rear unit; and he estimated the project would be complete within 18 months.

Commissioner Akyuz did not wish to amend her motion to include the Certificate of Appropriateness. She said that her motion requires the repairs discussed to be made within 18 months.

Chairperson Gibson clarified the items for inclusion in Commissioner Akyuz' motion that would have to be taken care of within 18 months: paint and protect preserved wood; inspect and repair fireplace and chimney; and property inspection report items 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 20, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 41, 42, 43, and 45.

Commissioner DeJernett recommended requiring an appropriate historic color.

In response to Commissioner Miller-Hack who asked if there are any of the items he could not complete within the next 18 months, Mr. Tseng said he did not have a copy of the report; however he said the items should not be an issue. He wanted to make it clear that he accepts the conditions only if the driveway is approved. He said his other concern is that he does not want to be hung up for months waiting for approvals. He agreed to work with Planner Plascencia.

Commissioner Akyuz stated that historic integrity must be maintained on historic status properties; and the owners are responsible for maintaining their properties in a specific manner according to approvals i.e. the Minor Alterations subcommittee.

In response to Commissioner Miller-Hack who asked the applicant whether he is in agreement with maintaining the historic appearance of the house and whether 18 months is long enough to make repairs necessary for structural repair and integrity, Mr. Tseng answered in the affirmative.

Chairperson Gibson did not support Commissioner Akyuz's motion because he believed the landmark designation and Certificate of Appropriateness should be tied together.

Commissioner Miller-Hack supported approval of the historic landmark status, the historic variance, and the rear structure.

Commissioner Callahan spoke in favor of combining the landmark designation and Certificate of Appropriateness in order to establish an incentive to inhabit the second building by restoring the historic building.

Commissioner Akyuz's motion failed by the following roll-call vote:

Akyuz	Yes
Callahan	No
Dejernett	No
Fox	No
Gibson	No
Miller-Hack	No

Motion by Chairperson Gibson, seconded by Commissioner Miller-Hack, to approve the two resolutions presented subject to the condition that approval of all three items are contingent upon certain repairs and conditions by the applicant to occur concurrently with the construction of the new property: specific items to include: paint and protect preserved wood; inspect and repair fireplace and chimney; property inspection report items 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 20, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 41, 42, 43, and 45; and also that permission to occupy the new building will be contingent on completion of all repairs and conditions.

Commissioner Fox said the property is valuable; and he supported giving the applicant leniency and time to complete the restoration concurrently with the new construction.

Commissioner Callahan commended the applicant for undertaking the project.

Commissioner Akyuz was pleased that the house will be preserved. She specified that the landmark status applies to the footprint of the original house and not to the deck in the rear. She also said the proposed building design should be in the same spirit of the existing building.

Chairperson Gibson's motion carried by the following roll-call vote:

Akyuz	No
Callahan	Yes
Dejernett	Yes
Fox	Yes
Gibson	Yes
Miller-Hack	Yes

Chairperson Gibson was pleased to add the property to the portfolio of landmarks.

Charles Belak-Berger, project architect, mentioned Planning Commission and City Council approvals; and he expressed concern regarding the imposed timeline.

NEW BUSINESS

Discussion Item to Consider Requiring Preservation Commission Review for Demolition and Exterior Alterations of Properties Not Designated as Potential Historic Resources Under the Historic Preservation Ordinance

Chairperson Gibson pointed out the related packet of information submitted by Commissioner Akyuz.

Planner Plascencia opened the topic for discussion.

Commissioner Akyuz stated that including all existing "A" and "B" rated properties on the historical resources survey is important.

Commissioner Miller-Hack recalled that the Preservation Commission has been asking the City to invest in a historic resources survey with no result. She said that many potential historic resources are being demolished and it may be time to modify the preservation ordinance to require that proposals on properties over 50 years would require Preservation Commission review.

Commissioner Callahan stated that such a proposal would step on property rights and she would not support it. She said the Mills Act benefit would not be a sufficient incentive and that decisions to alter a property should be up to the owner.

Chairperson Gibson stated that the last preservation ordinance amendment determined that landmarked properties and those rated "A" and "B" would be subject to extra review.

Commissioner Akyuz said that more properties now qualify for "A" and "B" ratings.

Commissioner Miller-Hack suggested that new requirements could apply to new owners.

In response to Commissioner Akyuz who mentioned the possibility of Commissioners working on the survey, Planner Plascencia said that a university-led survey is strongly encouraged.

Commissioner Akyuz mentioned the letter she previously submitted for distribution to universities and she questioned the amount of City resources allotted to preservation.

Director Jones stated that City commissions have no budget and few staff resources. In addition, he said that financial concessions have been in place for the past three years. He said that Commissioners working on the survey would be problematic. He said that any interested group or organization may submit a letter to the City and if someone does volunteer to complete the survey, a contract and MOU would be created. He said that direction regarding an RFP would be required from City Council.

Discussion to Amend the Historic Preservation Ordinance to be Consistent with State Law Requirements for Mills Act Property Inspections

Commissioner DeJernett reported that State law pertaining to historic building inspections changed last year. He said it was discovered that landmarked houses were not being inspected. He proposed changing the preservation ordinance and the Mills Act to require inspections every five years. He said that other agencies have done this, and he recommended continuing the item to the next meeting to allow the members time to read the background material.

Commissioner Akyuz submitted a set of documents which she said includes information on the Redondo Beach ordinance, Secretary of Interior standards, and appendices.

Commissioner DeJernett clarified that the February 7, 2012 draft document should be disregarded because it is included in his submittal.

Commissioner DeJernett said that the City will have to notify all owners. He was sure that people can afford the \$600 inspection fee because they receive a tax savings via the Mills Act.

Director Jones said the City will conform to State law and will enact any requirement. He said the property owners will be responsible for inspection fees. He said the item is listed on the strategic plan and that he planned to submit an objective to have City Council authorize the Preservation Commission to consider amendments to the preservation ordinance to conform to State and federal law with regard to inspections.

Commissioner Miller-Hack requested to include recommendations for the Strategic Plan to update the historic resource survey and to update the current preservation ordinance to meet state and federal guidelines.

Director Jones stated that he will present both items.

SUBCOMMITTEE REPORTS

Chairperson Gibson planned to notify the Historic District Formation subcommittee of an upcoming meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Gibson advised that the new Commission year begins in November: he said it will be his final year and he spoke in favor of electing a new Chairperson at the next meeting in order to provide overlap. He also announced the resignation of Commissioner Smith and he appreciated his service.

Commissioner Fox announced his appointment to the Public Works Commission and his resignation from Preservation Commission.

ITEMS FROM STAFF

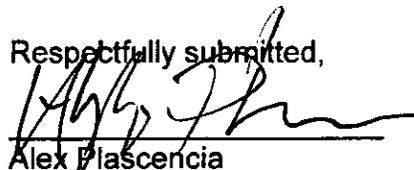
Planner Plascencia stated that he will forward the Planning Commission notification of projects to the Commissioners tomorrow.

Chairperson Gibson thanked staff for their work on two difficult items.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 9:30 p.m. to the next regular meeting on November 7, 2012.

Respectfully submitted,



Alex Plascencia
Assistant Planner