

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2013**

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 Callahan.

ROLL CALL

Commissioners Present: Callahan, DeJernett, Miller-Hack, Penner-More, Chairperson Gibson

Commissioners Absent: Akyuz
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Penner-More led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

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

CONSENT CALENDAR

- Approval of affidavit of posting for the September 4, 2013 Preservation Commission meeting agenda
- Approval of minutes of the May 1, 2013 Preservation Commission meeting
- Receive and file the August 20, 2013 Strategic Plan Update
- Receive and file written communications

ORAL COMMUNICATIONS

None.

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

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Andrew Lesser, former Preservation Commissioner, appreciated the work of the Preservation Commission and retiring Commissioners Gibson and Miller-Hack. He encouraged the members to continue to support the Ainsworth Court rehabilitation. He recommended the installation of a street sign with the words "Historic Ainsworth Court." He also mentioned that pad 3 at Heritage Court can accommodate a historic structure.

Commissioner DeJernett explained that he previously submitted an extensive report to the Planning Department which contains recommendations for preservation of the Ainsworth Court staircase. He feared that the County may cover the stairs over if they are deemed a hazard.

EX PARTE COMMUNICATIONS

Commissioner Miller-Hack reported that she spoke with the property owner at 411 Pearl Street about the historic landmark application.

PUBLIC HEARINGS

Recommendation: Receive and File. Discuss and make recommendation to the City Council. A Public Hearing to consider a request for designation of the building and property as a local historic landmark at 411 Pearl Street

Commissioner DeJernett said a restoration plan and Certificate of Appropriateness are missing among other things and he recommended continuing the hearing until the next meeting.

At the suggestion of Commissioner Miller-Hack, at 7:15 p.m., the members paused discussions to read through the property inspection report.

Planner Plascencia advised that he read the report and felt comfortable with moving forward with the landmark designation hearing. He said the biggest issue was the foundation, which the applicant took care of. He said the electrical and plumbing need repair; however they are not visible. He also said the cripple wall bracing was taken care of by applicant.

In response to Commissioner DeJernett, Planner Plascencia said there are no plans to repaint the house at this time.

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

Planner Plascencia presented the staff report including the property location, construction history, and architectural style and features. He said the majority of the original features are in tact, and the property is a unique example of the Spanish Colonial style. He recommended landmark designation approval for the property to be called the *Kelly House*.

The applicants, Greg and Autumn Geilman, introduced themselves and explained the extensive work they have performed so far and their intention to maintain the historic integrity of the property, including the interior.

In response to Commissioner Miller-Hack, Greg Geilman stated that the house has a modern-style gas fireplace and that an adobe façade has been installed.

In response to Commissioner Miller-Hack, Autumn Geilman stated that they plan to install a wider garage door that closely resembles the existing one.

Greg Geilman added that the new garage door, which will accommodate his car, has been ordered; however he is open to other options.

In response to Commissioner DeJernett, Greg Geilman stated that the termite report showed that no woodwork needs replacing.

In response to Commissioner Miller-Hack, Autumn Geilman said that plans are being made to upgrade the electrical work, possibly after the holidays.

In response to Commissioner DeJernett regarding environmental concerns, Autumn Geilman said that a non-functional piece of equipment under the house contained asbestos and was removed.

In response to Greg Geilman, Commissioner Miller-Hack stated that recommended electrical repairs include anything that poses a fire hazard.

Chairperson Callahan complimented the appearance of the property.

In response to Commissioner DeJernett, Autumn Geilman confirmed that she would be willing to provide a 5-year property restoration plan.

Commissioner Miller-Hack stated that the front-facing windows are protected and must remain original.

Commissioner DeJernett said the landmark application cannot be accepted because it does not include a certificate of appropriateness. He said a termite report and all other items on the certificate of appropriateness checklist are necessary.

Commissioner Miller-Hack felt the applicants have adequately cooperated.

Commissioner Gibson clarified that the current application is for a landmark designation: he said that subsequent requests for modifications visible from the street can be obtained through staff, the Minor Alterations committee, or the entire Preservation Commission. He explained that most landmarks are approved as is with certificate of appropriateness applications occurring subsequently.

Commissioner DeJernett said all of that has changed; and the burden of inspection and approval has been assigned to the City. He added that the City is responsible for upholding Secretary of Interior standards.

Mr. Lessor expressed concern over the current proceedings and the treatment of the applicants. He said that landmark designation is voluntary, and the tax incentive is not large. He said emphasis should be placed on the property as it appears from street, rather than on electrical, foundation, and interior components. He felt the Preservation

Commission should not continue in this direction which does not encourage landmark designation applications.

Motion by Commissioner Miller-Hack, seconded by Commissioner Gibson, to approve the resolution approving the designation of the property at 411 Pearl Street as a local historic landmark subject to the conditions set forth.

Commissioner Miller-Hack said the front door is a contributing factor.

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

Callahan – yes

Gibson – yes

Miller-Hack – yes

Penner-More - yes

DeJernett - no

In response to Commissioner DeJernett regarding the Mills Act contract policy, Planner Plascencia said the role of the Preservation Commission is to advise City Council. He clarified that the landmark program is voluntary and applies to building exteriors. He said that applicants are trying to preserve their historic homes. He said the property under discussion is in good shape and has only minor repair items which are not visible from the street. He said he will follow up offline with Commissioner DeJernett.

Discussion and Make Recommendation to City Council on Compliance with AB 654 Mills Act Inspections

It was the consensus of the members that the topic had been adequately discussed.

UNFINISHED BUSINESS

None.

SUBCOMMITTEE REPORTS

Chairperson Callahan requested a listing of committees and members.

Education

Chairperson Callahan reported that outdated landmark books will be used in the local schools this year.

Survey Update

Planner Plascencia confirmed that he will forward the packet from Mr. Lessor to Commissioner Akyuz.

Historic District Formation

Commissioner Gibson reported that he spoke with homeowners on Garnet Street about a potential historic district there. He also suggested working with the Historical Society on historic district formation.

Commissioner Miller-Hack observed the Clifton-By-the-Sea area has many potential historic properties.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Miller-Hack commented that Commissioner Akyuz has volunteered to work on the historic resources survey, and she questioned whether that work could fall under the green initiative as far as being environmentally preferable to demolition.

Planner Plascencia said the strategic plan, updated by the City Council, is the most effective way to address the historic resources survey.

In response to Chairperson Callahan who requested an update on the Francisca Avenue project, Planner Plascencia advised that many repairs to the old building have been performed and the only item remaining is the foundation repair work. He anticipated that the rear building will be permitted in the next few months.

Also in response to Commissioner Callahan, Planner Plascencia said he will email details on the safety fair to the members.

Chairperson Callahan complimented the restoration work on the Eagles building.

Planner Plascencia reported that a temporary certificate of occupancy has been issued on the Eagles building and that he will send out any information he receives about an open house.

In response to Commissioner Gibson, Planner Plascencia advised that 3 new Preservation Commissioners have been appointed.

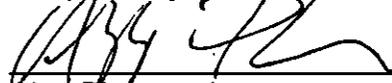
ITEMS FROM STAFF

Planner Plascencia mentioned the major harbor revitalization project currently underway.

ADJOURNMENT

Chairperson Callahan adjourned the meeting at 8:08 p.m. to the next regular meeting on November 6, 2013.

Respectfully submitted,



Alex Plascencia
Assistant Planner