

**AGENDA – SPECIAL MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY JANUARY 15, 2014 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

**City Clerk –
Packet for scanning**

II. APPROVAL OF ORDER OF AGENDA

Recommendation: Consider Item 9 before Consent Calendar.

III. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

4. Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of January 15, 2014.
5. Approval of the following Minutes: Regular Meeting of November 6, 2013.
6. Receive and file the Strategic Plan Update dated December 17, 2013.
7. Receive and file written communications.

IV. ORAL COMMUNICATIONS

Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

V. EXCLUDED CONSENT CALENDAR

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

VII. EX-PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

8. Continued Public Hearing to consider a request for removal of the historic local landmark designation for property located in a Single-Family Residential (R-1) Zone.

APPLICANT:	Geoff & GERALYN Yantz
PROPERTY OWNER:	Same as applicant
LOCATION:	709 Avenue C
CASE NO.	2013-11-LM-001
RECOMMENDATION:	Staff Recommends Approval

X. NEW BUSINESS

9. City Manager discussion and feedback on future budget and Strategic Plan issues.
10. Preservation Commission Nominations and Election of Chair and Secretary.

RECOMMENDATION:

- a. That the Chairperson opens nominations for the positions of Chairperson, Secretary and Subcommittee appointments;
- b. That the Chairperson closes nominations;
- c. That the Chairperson calls for a motion.

XI. SUBCOMMITTEE REPORTS

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes/ Redondo Stairway
- e. Survey Update
- f. Historic District Formation

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIII. ITEMS FROM STAFF

11. Notification of Planning Commission projects.

XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **March 5, 2014** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org

APPEALS OF PRESERVATION COMMISSION DECISIONS:

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

January 9, 2014

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Special Meeting of the Preservation Commission must be posted at least twenty-four (24) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the January 15, 2014 Special Meeting of the City of Redondo Beach Preservation Commission on Thursday January 9, 2014, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach



Lina Portolese
Planning Technician



CITY OF REDONDO BEACH
PROOF OF POSTING
PRESERVATION COMMISSION
REGULAR MEETING AGENDA

I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Special Meeting Agenda of January 15, 2014
(agenda date)

was posted by me at the following locations on the date and hour noted below:

Posted on: 1/9/14 at 4:30 PM
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach


Signature

1/9/14
Date:

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 6, 2013**

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 Callahan.

ROLL CALL

Commissioners Present: Callahan, Freeman, Akyuz, Jackson, Ritums

Commissioners Absent: Penner-More
Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Akyuz, seconded by Commissioner Ritums, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the November 6, 2013 Preservation Commission meeting agenda
- Approval of minutes of the September 4, 2013 Preservation Commission meeting
- Receive and file the October 15, 2013 Strategic Plan Update
- Receive and file written communications

Motion by Commissioner Akyuz to approve the Consent Calendar. The motion received no objections with Commissioners Jackson, Freeman, Ritums, and Akyuz abstaining from approval of the minutes because they were not present at the September meeting.

ORAL COMMUNICATIONS

Robert DeJernett, resident, submitted a report entitled *Proposed Amendments to the Mills Act Procedures to Provide City Compliance with State Law CGC 50280-50290*, and he recommended proactive support from the Commission.

Chairperson Callahan suggested submitting the packet from Mr. DeJernett to the Legislative Review subcommittee for review.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Andrew Lessor, resident, congratulated the new Commissioners on their appointment. He pointed out that the Mills Act is a voluntary program and he explained his position of support for the applicants who choose to apply. He encouraged support from the Commissioners also.

Motion by Commissioner Akyuz, seconded by Commissioner Jackson, to extend Mr. Lessor's speaking time. Motion carried unanimously.

Mr. Lessor commented that a good historical appearance from the exterior is the main concern when considering historic building designations.

EX PARTE COMMUNICATIONS

Commissioner Akyuz reported that she spoke with Commissioner Ritums about the property at 810-814 South Catalina Avenue.

Commissioner Jackson reported that he spoke with homeowner Geoff Yantz about his project at 709 Avenue C.

Chairperson Callahan welcomed the new Commissioners, who each provided a brief personal background.

PUBLIC HEARINGS

A Public Hearing to Consider a Request of a Certificate of Appropriateness to Permit an Addition of Floor Area, Exterior Site Improvements and Exterior Building Alterations to a Potential Historic Resource Building Located in a Low Density Multi-Family Residential Zone at 629 South Broadway

Planner Plascencia described the existing property and the proposed addition. He displayed a site plan and stated that the proposed changes will not detract from the appearance of the building. He said the original windows will largely be retained and any new ones will match. He said a permit has been issued for the foundation work and the truss design has not been finalized. He displayed the proposed basement wall as well as the porch truss. He believed the applicant has solutions for covering the truss straps. He concluded by recommending approval of the request.

Commissioner Akyuz accepted the proposed truss treatment; however she said the proposed addition changes the line of the building and takes away a character-defining feature.

Chairperson Callahan opened the public hearing.

Kennedy Woodruff, project designer, explained that his firm worked diligently to continue the signature of the original developer throughout the project. He said his clients have invested extensively in the foundation to salvage the house; and they really need a second bathroom.

In response to Commissioner Freeman, Mr. Woodruff explained his proposal to install a steel plate on the back side of the beam across the south elevation, ½” bolts at 16” intervals, and a nailer on the back side to make it invisible.

Commissioner Freeman supported the proposal.

Mr. Woodruff submitted the truss design, which was circulated to the members.

In response to Commissioner Freeman, Mr. Woodruff said the proposed design has the minimum impact yet meet the needs of his clients. He said he spent a lot of time with staff and that all other options were exhausted.

Robin Keller, property owner, explained that she spent a lot of money on the foundation and is very excited about moving into the house. She added that the addition is camouflaged by a large tree.

Commissioner Jackson complimented the proposed design.

Commissioner Callahan closed the public hearing.

Planner Plascencia said the property is undersized and has a small back yard. He said the front of the building cannot be altered and he does not recommend altering the Topaz side. He said the plan will not exceed the floor area ratio and does not require a variance.

In response to Commissioner Callahan, Planner Plascencia said the current C+ rating will remain - even with the refurbishment.

Maggie Miller-Hack, resident, mentioned the roofline and said the proposed addition does seem somewhat awkward. She wondered about a more appropriate plan that would not have the additional gable and might be a little less prominent.

Commissioner Jackson said these houses were not built to last hundreds of years; and one must do the best one can to maintain the footprint or integrity, even though the appearance may change.

Motion by Commissioner Jackson, seconded by Commissioner Freeman, to accept the resolution approving the Certificate of Appropriateness and Exemption Declaration to permit an addition of floor area, and other exterior alterations to a designated landmark building located at 629 South Broadway. The motion carried by the following vote:

Chairperson Callahan – yes
Commissioner Freeman - yes
Commissioner Jackson – yes
Commissioner Ritums – yes
Commissioner Akyuz – no

A Public Hearing to Consider a Request for Removal of the Historic Local Landmark Designation for Property Located in a Single-Family Residential Zone at 709 Avenue C

Planner Plascencia reported that questions remain regarding the landmark designation; therefore no presentation is available. He recommended continuing the item until December 4.

Chairperson Callahan opened the public hearing.

Hearing no comments, Chairperson Callahan closed the public hearing.

Motion by Commissioner Akyuz, seconded by Commissioner Ritums, to defer the public hearing to December 4, and that changes related to Secretary of Interior Standards are presented. Motion carried unanimously.

A Public Hearing to Consider a Request for Removal of the Property from the Potential Historic Resource List and Advisory Review of Conceptual Development Plans for the Construction of a 6-Unit Residential Condominium Project at 810-814 South Catalina Avenue

Planner Plascencia explained the existing property is rated B- on the historic resources survey and is not a designated landmark. He said the owner requests removal of the property from the potential historic resource list with the intention to build a 6-unit condominium. He said the building was rated in 1986; and that sometimes structures received higher ratings than merited. He used comparisons to nearby similarly-rated bungalow courts on Broadway and South Catalina to support staff's opinion that the building was over-rated. He also said the property does not reflect special historical elements nor distinctive characteristics, location, architect or builder. He also stated that the consultant's report documents that the property was constructed over different periods of time, and is not a true bungalow court.

Chairperson Callahan opened the public hearing.

Elizabeth Srour, agent, explained that her client Kim Wooden requests removal of the property from the potential historic resource list. She said the property was constructed in pieces, has no unique features, and is not located within a historic district. She said considerations by the family include condition of the buildings, potential value, and marketability. She said the financial investment to upgrade the units is discouraging and it was determined the buildings have exceeded their useful lifetime. She said the proposed development is attractive and compatible with neighboring buildings.

Ms. Miller-Hack encouraged the members to be wary of removing historic resources from the list. She said only a few bungalow courts remain and the property does have unique characteristics.

In response to Chairperson Callahan, Ms. Wooden said her family has owned the property since 1983. She said her father did not pay attention to the property and his partner ran it into the ground.

Chairperson Callahan expressed displeasure that a property is being taken out of circulation because it was not taken care of.

Nagy Bakhoun, project architect, stated that a series of events drove the property into disrepair. He answered that the development next door is separate, and was previously a series of similar apartments. He said the same partner ran them into the ground also.

Commissioner Akyuz agreed that the property is not eligible for the register; however she said that does not mean it is not in keeping with things that make Redondo Beach unique. She said that bungalow properties are disappearing which makes those remaining unique. She requested to see a records search, site record, primary record, BSO report with evaluation and continuation sheet, and pictures or plans. She did not support removing the property from the potential historic list.

Pam O'Connor, architectural historian from Kaplan Chen Kaplan, said the City of Redondo Beach does not require a BSO report; however the data is included in the historic resource evaluation which was submitted. She said the property is not listed on the national or State register. She also said the buildings were surveyed via drive-by reconnaissance and thought to be 1930 buildings. She said her company does not feel the buildings meet criteria for historic buildings in Redondo Beach.

Ms. Miller-Hack said the bungalows appear on the survey, and she urged the members not to remove the property from the potential historic resources list.

Ms. Srour acknowledged the aesthetic value; however she said the property does not qualify to be designated historic.

Chairperson Callahan closed the public hearing.

Commissioner Jackson commented that he could see points made relative to the historic classification; and he said the fact that many properties have been incorrectly rated is a consideration. He said that beautiful 1920 and 1930 houses nearby are rated C and D which does cause confusion.

Commissioner Ritums said she loves those little places and she felt the property adds to the character of the area.

Motion by Commissioner Akyuz, seconded by Commissioner Ritums, not to grant the request for removal of the property from the potential historic resource list.

Planner Plascencia said an important consideration is that the property is not a bungalow court. He also said that in terms of the B category, the property does not merit the B designation.

The motion on the floor carried by the following vote:

Commissioner Akyuz - yes
Chairperson Callahan - yes
Commissioner Freeman – yes
Commissioner Ritums - yes
Commissioner Jackson - no

Planner Plascencia advised that a 10-day appeal period applies to the decision.

UNFINISHED BUSINESS

None.

At this time Commissioner Akyuz exited the meeting.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair and Secretary

Chairperson Callahan recommended continuing the election until the meeting on December 6 when more members will be present.

Motion by Commissioner Jackson, seconded Commissioner Freeman, to continue the Election of Officers to the December meeting. Motion carried unanimously.

SUBCOMMITTEE REPORTS

Chairperson Callahan gave an overview of the Education, Legislative, Minor Alterations, Historic Landscapes, Survey Update, and Historic District Formation subcommittees and she planned to populate the subcommittees at the next meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

ITEMS FROM STAFF

Planner Plascencia had no items to report; however he explained that typically he brings a list of current projects under review by the Planning Commission that relate to the Preservation Commission.

Planner Plascencia also stated that he is working to have Mr. Matsuno, who was in the audience, become a Preservation Commissioner.

Mr. Matsuno explained that he recently sold his Redondo Beach condominium and is temporarily staying outside of Redondo Beach; therefore City staff is currently investigating his status.

ADJOURNMENT

Chairperson Callahan adjourned the meeting at 8:50 p.m. to the next regular meeting on December 4, 2013.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Council Action Date: December 17, 2013

To: MAYOR AND CITY COUNCIL

From: WILLIAM P. WORKMAN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, SUSTAINABILITY/GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST

RECOMMENDATION

Receive and file the monthly updates to: 1) the six-month strategic objectives established at the Strategic Planning Retreat held on September 12, 2013; 2) the Water Quality Implementation Matrix; 3) the Sustainability/Green Task Force Priority Matrix; and 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On September 12, 2013, the City Council held a Strategic Planning Workshop to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Sustainability/ Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. This current update is the second of the September 12, 2013 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March 27, 2014.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services, and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, Environmental Responsibility, and Fiscal Responsibility. A third three-year plan was developed in March 2004,

covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. Finally, the sixth three-year strategic plan was developed on September 12, 2013. The following are the five strategic plan goals for 2013-2016. They are not in priority order:

- Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park
- Improve public infrastructure and facilities
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

Sustainability/ Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Sustainability/ Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by

the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Sustainability/Green Task Force Matrix, and Major City Facilities Priority List.

FISCAL IMPACT

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2013-2014 Adopted Annual Budget.

Submitted by:

William P. Workman, City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated December 17, 2013
- Water Quality Implementation Matrix dated July 16, 2013
- Sustainability/ Green Task Force Implementation Matrix dated November 19, 2013
- Major City Facilities Priority List dated June 2007

CITY OF REDONDO BEACH R SIX-MONTH STRATEGIC OBJECTIVES

September 12, 2013 – March 1, 2014

ACM=Assistant City Mgr CD=Community Development PW=Public Works WED=Waterfront and Economic Development CS=Community Services

THREE-YEAR GOAL: VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK					
WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET REVISED	
1. Oct. 31, 2013	WED Dir. and Planning Dir.	Present to the City Council for consideration a revised MOU and contract for an Environmental Impact Report (EIR) for the Center Cal Development.	X		
2. Feb. 1, 2014	City Manager, CD Dir., and PW Dir.	Complete the planning, including staffing, for the three Artesia Mini-Strategic Plan tasks: the renaming of Artesia Blvd., the Specific Plan for Artesia Blvd, and the potential formation of a Business Improvement District (BID).		X	Community meetings on street renaming scheduled for December 12 and 16.
3. Feb. 1, 2014	Harbor Master – lead, PW Dir. and WED Dir.,	Present to the City Council for review plans and specs for transient vessel moorings.		X	Plans & Specs for City Council review on Jan 7, 2014
4. Mar. 1, 2014	City Manager – lead, Mayor and City Council	Engage in advocacy efforts to retain funds for contracts and R&D for Northrup at Space Park and report the results to the City Council.		X	
5. March 15, 2014	PW Dir. – lead, WED Dir., Harbor Master, CS Dir.	Present to the City Council for review an updated plan and schedule for the Moonstone Park.		X	
6. March 15, 2014	PW Dir. working with the CD Dir. and the Riviera Village BID	Evaluate the feasibility of implementing streetscape design changes to increase outdoor dining opportunities in Riviera Village and report results to the City Council.		X	
7. March 15, 2014	PW Dir., with input from the Harbor Commission and business community	Recommend to the City Council for action a new name for Torrance Blvd.		X	Two community meetings were held in November. Direct business outreach to occur in January.
8. FUTURE OBJECTIVE	Harbor Master and City Attorney	Present to the City Council for review regulations for paddle sports in King Harbor.		X	No change; Staff limits prevent moving this matter forward for now.

THREE-YEAR GOAL: IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Jan. 1, 2014	CS Dir., working with the PW Dir.	Present to the City Council a report on the results of Seaside Lagoon water quality monitoring during the past two operating seasons and make recommendations to the City Council for action regarding summer 2014 operations.			X	Results to be presented to Council in February.
2. Jan. 1, 2014	PW Dir., working with the City Attorney and neighboring cities	Prepare and present to the City Council for consideration an MOU for the cost sharing and development of an enhanced Watershed Management Plan for compliance with the new Municipal Storm Water Permit.		X		Scheduled for Council consideration on December 17.
3. Mar. 15, 2014	PW Dir., working with the Police Chief and CD Dir.	Complete security improvements at selected city facilities.		X		
4. Mar. 15, 2014	PW Dir.	Report to the City Council regarding the feasibility of replacing city parking structure lights at the library with LED lights.		X		
5. FUTURE OBJECTIVE	CS Dir., working with the City Attorney and CD Dir	Present to the City Council for consideration an ordinance for funding public arts project in Redondo Beach.				

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Sept. 17, 2013 City Council meeting	HR Dir. and ACM	Present to the City Council for consideration new medical insurance plans for employees with an effective date of Nov. 1, 2013 if approved.	X			
2. Nov. 1, 2013	HR Dir.	Implement an Employee Orientation Program for new employees.			X	January or February 2014
3. Dec. 1, 2013	City Clerk	Complete implementation of the automated agenda system and voting module.			X	Agenda system for Council Jan 31, 2014 and Voting Module for February 28, 2014
4. Dec. 1, 2013	City Manager and HR Dir.	Hire a new Library Director.			X	January 1, 2014
5. Jan. 1, 2014	City Manager, working with the IT Dir.	Update the City Customer Service and Communication Plan to include the use of social media tools.		X		
6. Jan. 1, 2014	Treasurer, working with the Finance Dir.	Complete an audit of the revenue and collection process for compliance and performance.		X		
7. Feb. 1, 2014	City Clerk, working with the City Manager and IT Dir.	Prepare a budget decision package to fund a city website upgrade and present to the City Council for action.		X		
8. March 1, 2014	City Clerk – lead, Treasurer and City Attorney	Recommend to the City Council for action charter changes for Treasurer reform and election issues (e.g., eliminating multiple runoff).				
9. March 15, 2014	City Manager and Library Dir.	Complete a community assessment to align library services with community needs and provide a report to the City Council and Library Commission.		X		
10. March 15, 2014	IT Dir., working with the HR Dir.	Complete staff cybersecurity awareness training for all staff.		X		
11. FUTURE OBJECTIVE	Finance Director –lead, City Attorney, City Mgr., City Clerk	Recommend to the City Council for consideration an ordinance change to revise the restrictive purchasing limits.				No activity – future objective

THREE-YEAR GOAL: BUILD AN ECONOMICALLY VITAL AND FINANCIALLY SUSTAINABILITY CITY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. 'Oct 1, 2013	City Attorney	File the application for the City of Redondo Beach with California Energy Commission (CEC) to be an intervener on the AES application for repowering.	X			
2. Dec. 1, 2013	PW Dir., working with the City Attorney and City Manager	Present to the City Council for consideration a franchise amendment to contract with Athens Disposal for street sweeping.			X	Discussions with Athens are ongoing. Council consideration is expected in late January.
3. At the Dec. 17, 2013 City Council meeting	City Attorney, as the representative of the city as a party in the California PUC Power Procurement Process	Report on the progress to the City Council.		X		
4. Feb. 1, 2014	City Manager	Present to the City Council for consideration a new three-year City-Chamber of Commerce Service Agreement.		X		
5. March 15, 2014	City Manager and Finance Dir.	Present to the City Council for consideration revenue enhancement options (i.e., UUT, TOT LLD, Business License Tax) for voter consideration in 2015		X		
6. March 15, 2014	ACM, working with Forrest City Development	Develop and present to the City Council for consideration a strategy for the future of the South Bay Galleria.		X		

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY WITH PUBLIC ENGAGEMENT

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the Nov. 19, 2013 City Council meeting	City Manager, working with the Fire Chief, Police Chief, CS Director	Appoint the members of a Homeless Task Force Working Group.			X	Rescheduled for the December 17, 2013 Council Meeting
2. At the Dec. 20, 2013 City Council meeting	Police Chief, working with the IT Dir. and PW Dir.	Provide training and fully implement the jail surveillance video camera system.		X		
3. At the Feb. 18, 2014 City Council meeting	Police Chief, working with the City Attorney	Present to the City Council for consideration an update to the Redondo Beach Bail Schedule.		X		
4. March 15, 2014	Police Chief, working with the HR Dir. and with the Mayor who is assisting with recruiting	Hire sworn personnel to reach the budgeted 96 positions.		X		Currently, there are 88 sworn personnel (-8). One pre-service applicant has a start date of Dec. 16 and a second pre-service applicant is in background. A lateral applicant has a conditional offer of employment pending medical results. There are approx. 100 police recruit applicants that participated in an oral interview process 1 st week of December. Add'l oral board testing has been set for late December/ early January for 22 lateral and pre-service applicants.
5. March 15, 2014	ACM, working with the Police Chief and Fire Chief	Present to the City Council for consideration a plan for the development and funding of a new Police facility and renovation of Fire Dept. facilities.		X		
6. FUTURE OBJECTIVE	Police Chief, working with the PW Dir.	Present to the City Council for consideration a plan for the replacement of the city's parking meters.				

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Street Sweeping (9a) Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering	Resolution on policies and procedures adopted.	X				Project completed.
2 Trash Truck Leaks (9a) Prevent trash trucks from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trucks are identified and repaired	X				Project completed.
3 Trash Bin Leaks (9a) Prevent trash bins from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trash bin are identified and repaired	X				Project completed.
4 Red Tide Monitoring (9a) Coordinate with USC to establish monitoring locations for monitoring devices.	Harbor	Buoys installed for full-time use in March. Data downloaded weekly. USC team working on transmitting data electronically.	X				Project completed.
5 Rain Gutter Routing (9a) Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work	X				Project completed.
6 Develop Bacterial Source Identification (9b) (Source Point Testing - 9a) Use DNA tests or other methods to identify bacterial sources.	Engineering	LA County Sanitation will report findings with preliminary action plan to technical group in June, 2009.	X			Aug-10	Project Completed.

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
7 Harbor Circulation Improvement (9b) (Marina Aeration - 9a) Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source			X	TBD	For Budget Consideration Funding from Federal Government being requested FY 2014-15
8 Commercial Best Management Practices (9a) Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 Hazardous Waste Drop (9a) Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.			X	TBD	For Budget Consideration FY 2014-15
10 Parking Lot Debris Catchers (9a) Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X			Jan-10	Project completed.
11 Harbor Trash Skimmers (9a) Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work		X		TBD	Maintenance agreement in progress.
12 Oil spill clean-up (9a) Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X				Project completed.
13 Laws & Regulations (9a) Review existing State & Federal laws as pertains to water quality.	Engineering		X			Mar-11	Project completed.
14 Watershed Management Program (9a) Establish urban watershed program similar to Santa Monica.	Engineering				X	TBD	For Budget Consideration FY 2014-15

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
15 Pet Waste (9a) Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16 Sprinkler Standards (9a) Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. Coordinate with West Basin Water District's existing program	Engineering				X	TBD	For Budget Consideration FY 2014-15
17 Hot Line (9a) Establish a Water Quality Hot Line for public reporting of concerns. Establish a web link to the WQTF Plan and matrix	Engineering		X			Jul-08	Project completed. (PW investigating marketing of hotline)
18 Ongoing Water Quality Task Force (9a) Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission	Harbor / Engineering	No new progress				TBD	Planning Stage
19 Continuous Deflection Separation Units (9a) Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. Photos of annual cleaning will be posted	Engineering						
20 Non-profit formation (9a) Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney		X			Jun-08	For Budget Consideration 501(c)3 created, website - www.cleanwaterfrontredondo.org
21 Develop Clean Waterfront Plan (9b) Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.					For Budget Consideration FY 2014-15
22 Develop Clean Marina Program (9b) Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.					For Budget Consideration FY 2014-15

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p>23 Develop & Implement BMPs for Bait Barges (9b)</p> <p>Ensure that bait barges are properly disposing of waste .</p>	<p>Fire / Harbor / Planning / Engineering / Public Works</p>	<p>Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.</p>	X				Project Completed
<p>24 Develop & Implement BMPs for Fuel Dock (9b)</p> <p>Ensure that fuel docks within King Harbor employ BMPs while conducting business.</p>	<p>Harbor / Fire</p>	<p>Presented to Harbor Commission on 09/08/08.</p>	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p>25 Develop & Implement BMPs for Boaters (9b)</p> <p>Encourage and educate boaters in BMPS for boating.</p>	<p>Harbor</p>	<p>Presented to Harbor Commission on 09/08/08.</p>	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p>26 Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b)</p> <p>Adopt CASQA's BMPs and ensure they are followed.</p>	<p>Harbor</p>	<p>Presented to Harbor Commission on 09/08/08.</p>	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
<p>27 Design & Construct Harbor Circulation Improvements (9b)</p> <p>Study improving circulation methods and utilize power plant intake lines.</p>	<p>Engineering</p>						
<p>28 Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b)</p> <p>Aggressively adhere to all LARWQCB TMDLs.</p>	<p>Public Works</p>					TBD	For Budget Consideration FY 2014-15
			X			Jul-07	Project Completed

Water Quality Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
29 Pier Fish Cleaning Station, Boaters and Charter Boats (9b) Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30 Watershed Runoff (9b) Investigate permeable surfaces for rainstorm waters.	Engineering						
31 Develop & Implement a Community Outreach Plan (9c) Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.				TBD	For Budget Consideration FY 2014-15
32 Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels Increase City visibility and funding for water quality tasks.	Engineering / City Manager					TBD	For Budget Consideration FY 2014-15 Seeking grant opportunities
33 Harbor Emergency Response Volunteer Team (9e) Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire / Public Works			X			Ongoing
34 Street & Harbor Lease Hold Sweeping ** Coordinate with businesses for sweeping	Harbor	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007. Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.	X				Project Completed
35 Web Page Update ** Monthly updated posting to the City website	Engineering			X		TBD	Planning Stage
							Ongoing

*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.
** By City Council direction from 11/21/06 CC meeting

Sustainability/Green Task Force
Recommendations Implementation Matrix

11-06-13

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Sustainability: Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
2 Full-Time Employee: Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2014-15 Budget Cycle
3 Public Education Program: Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
4 Cool City Classification: The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 Eco-Friendly Business Initiatives: As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 Support for RBUSD Environmental Programs: Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		5/23/12 - City staff conducted training program w/RBUSD students on stormwater quality management in the form of BMPs for restaurants.
7 Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG		X				City Council adopted Green Building Code on 12/07/10. Updated Green Building Code scheduled to go to City Council in December.
8 Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG		X				City Council approved Tier 1 & Tier 2 rebate programs on 12/07/10.

Sustainability/Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
9 LEED Standards: Adopt LEED standards for all city buildings.	BLDG		X				North Branch Library certified as LEED GOLD building - presented @ SOTC on 02/22/11.
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG			X			
11 Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.	ENG		X				Staff attended fall 2011 CALBO green workshops.
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW				X		Public Works to coordinate an energy efficiency / water conservation workshop w/ SBESC.
13 Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW				X		
15 Land Use Policy, Zoning Regulation, and Associated Fee Amendments: Amend land use policies, zoning regulations and associated fees to provide an incentive for maintaining existing and/or creating new non-public open space.	Planning				X		
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

Sustainability/Green Task Force
Recommendations Implementation Matrix

11-06-13

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 High Profile City Projects: Implement two or three specific high-profile energy and resource projects that would help showcase the City's efforts to become a beacon of Green adaptation.	ENG			X			LED streetlight fixtures installation complete along Artesia Blvd., the Esplanade, and in Riviera Village.
18 Renewable Energy Project Financing: Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.	HBT			X			06-22-10 - CC Adopted Resolution to participate in LA CO AB-811 program.
19 Inter-departmental Staff Resource Utilization Committee: Establish an inter-departmental staff committee whose purpose it is to create and maintain a Long-Term Resource Utilization Policy that would include a prioritized list of energy conservation and generation projects aimed at reducing city-wide energy consumption.	ACM				X		
20 Shop & Dine Redondo Program: Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.	HBT				X		NRBBA 'Dine Around Artesia' held annually in May.
21 Strategic School Traffic Reduction Plan: Collaborate with the Redondo Beach Unified School District (RBUSD) and local residents to develop a Strategic Traffic Reduction Plan.	ENG			X			Staff coordinated implementation of pilot "Walking School Bus" programs in conjunction with Vitality City focus.
22 Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.	Planning				X		

Sustainability/Green Task Force
Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
<p>23 Strategic New Parkland Development Plan: Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.</p>	RCS				X		
<p>24 Beach Cities Transit & Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.</p>	HBT				X		
<p>25 Beach Cities Transit Wi-Fi Service Pilot Program: Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.</p>	HBT				X		
<p>26 Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.</p>	ENG			X			On 05-21-13 the City Council approved a LOA with LA Metro for the Bicycle Transportation Plan Implementation Project.

Major City Facilities Priority List

June, 2007

In order for the City to ensure quality services to our residents, businesses, and visitors, we need to have a plan for our future facilities needs. The City's current Five Year Capital Improvement Program (CIP) addresses the near future. Through this process, the City's most pressing capital needs are programmed using funding sources available over the 5 year planning period. For ease of reference, the adopted CIP includes a "needed, but not funded" list of capital projects. This list is designed to track possible future projects, however, there is little to no likelihood of funding in the short term. There is no planning document in place to take address facilities needs beyond this 5 year horizon. In order to set priorities beyond this horizon, a City Facilities Priority List has been developed.

The City has also developed a draft Asset Management Plan. This Asset Management Plan is a blueprint for the City to maximize the financial returns from its real property assets. The draft Asset Management Plan has not yet been finalized or presented to the City Council for approval as many of the assets in the draft Asset Management Plan assumed to possibly generate on-going revenues are encumbered with current facilities or seen as possible sites for new or relocated facilities. A City Facilities Priority List will enable the City to identify which assets are needed over the longer term and which are available for development through the Asset Management Plan.

The City's adopted Strategic Plan established the following three year goals:

- Achieve financial stability and balanced economic growth.**
- Maintain and improve public facilities, infrastructure and open spaces.**
- Improve the attractiveness and livability of our neighborhoods.**
- Maintain and improve public safety.**
- Maintain and improve communication, productivity and efficiency in a healthy workplace.**

Included in the current Strategic Plan are a number of objectives directly related to facilities and asset management. These include:

- **Present to the City Council an inventory list of citywide real property assets.**
- **Develop a Facilities Master Plan for preventive maintenance of all City facilities.**
- **Develop and present to the City Council a City facilities overview for improvement and/or replacement of major City facilities, including financing options and prioritization.**

Having functional and updated public facilities can assist in achieving all of the Strategic Plan goals and other strategic objectives. For example, achieving customer service related objectives could be assisted by the development of functional, efficient, and customer friendly service areas. There is also a direct link between the quality of public facilities and providing a healthy workplace.

The City's future facility needs are many, with funding unlikely to be available over the near or even long-term to meet them all. A Major City Facilities Priority List will be useful to guide staff and the community as we seek funding for our many facilities needs.

Relationship to Statements of Financial Principles

The City's adopted Statements of Financial Principles has a number of points which can guide the City's future efforts in meeting its long-term facility needs. Financial Principles relating to the financing of facilities include:

- 2.a) The City will maintain a level of expenditures which will provide for the well-being and safety of the general public and citizens of the community;
- 2.b) The City will manage its financial assets in a sound and prudent manner;
- 2.c) The City will maintain and further develop programs to assure its long-term ability to pay the costs necessary to provide the highest quality service required by the citizens of Redondo Beach;
- 2.e) The City will maintain and improve its infrastructure;
- 2.f) The City will provide funding for capital equipment replacement, including a long-term technology plan, to achieve greater efficiency in its operations.
- 3.e) One-time revenues shall be used for one-time expenditures;
- 3.g) The City will continue to explore revenue raising alternatives as necessary and pursue all grants available to local government.
- 5.c) The City will set aside a reasonable and prudent amount of General Fund monies for capital improvements and repairs of various facilities, in its annual budget process.
- 5.f) The long-term operating impact of any capital improvement project must be disclosed before the project is recommended for funding.
- 10.a) Enterprise activities will be programmed to generate sufficient revenues to fully support the Enterprise's operations including debt service requirements, current and future capital needs.

These Financial Principles were considered in establishing the recommended prioritization.

Relationship to 2006 Community Opinion Survey

The City initiated a survey of residents to gauge their level of satisfaction with life and services in Redondo Beach and other matters. The survey was conducted by True North Research in October 2006, with the final report dated December 18th, 2006. A number of the highlights from the survey, as summarized below, have broad relevance to facilities planning

- When asked about what one change the City could take to make Redondo Beach a better place to live, now and in the future, the sixth highest response was improving public safety/enhancing police department (5%).
- Residents rated 20 specific services with public safety services ranked as most important, including maintaining a low crime rate, providing fire protection and prevention services, and providing emergency medical services being the top three, with providing Library services being 7th.
- The level of satisfaction with these same 20 services was also surveyed, with residents most satisfied with fire protection and prevention services, emergency medical services, and maintaining a low crime rate, among others.
- The highest ranked spending priorities included improving disaster preparedness.
- Fifty-six (56%) of voters initially indicated that they would support a \$30 million public safety bond to replace deteriorating police facilities, make public safety buildings earthquake safe, improve access to the disabled, and upgrade the Emergency Operations Center.
- One of the top candidates for improvements to bolster resident satisfaction includes preparing the City for disasters.

These results would tend to reinforce that public safety facilities should be given priority, especially those facilities which are designated as essential facilities for the purpose of disaster preparedness and response.

Project Descriptions

Aquatics Center and Events Plaza – The aging facilities at Seaside Lagoon are inadequate and would require substantial reinvestment in the current structures and operation. In addition, contradictory regulations regarding water quality have adversely impacted the ability of the City to operate the current facility without running the risk of violating State water quality standards. A new replacement aquatics amenity including an events plaza have been proposed as part of a development on the Redondo Beach Marina site, though in a more southerly location adjacent to the location of a proposed boat launch. The City is currently undertaking an initial assessment of alternatives for a new aquatics center and events plaza. The initial estimates of cost range from \$8 to \$15 million depending upon the scope of amenities. It is anticipated that this replacement facility would be funded from Harbor Enterprise funds and development related revenues.

Anderson Park Community Center – City facilities in Anderson Park include a senior center located on School property, modular and annex buildings used for recreation and child development programs, the Boy Scout House and the Girl Scout House. The combined area of these facilities is 8,365 square feet. Over the years, there has been discussion about consolidating and expanding these facilities on the same site, in a new structure. In 1978, there was a significant amount of analysis done regarding a new community center and gymnasium in two new structures, plus a remodeled Senior Center. The total estimated cost of this scope of development was \$5 million. Lack of funding did not allow the project to proceed. The 2001-2006 Capital Improvement Program included a smaller scale consolidated facility, without the gymnasium, with an estimated cost of \$1.5 million. An initial \$150,000 was funded in the 01/02 fiscal year, and this amount was carried over into both the 02/03 and 03/04 fiscal years. During this time, there was a series of scoping meetings, but no identified funding source for the full amount. The \$150,000 in initial funding was eliminated from the CIP in the 04/05 Fiscal Year. As part of the FY 2006/07 budget, \$50,000 was allocated to undertake a new Anderson Park Master Plan that will include a facilities needs assessment. In the first quarter of 2007, the City will be engaging the services of a consulting firm to undertake the Master Plan.

City Hall Replacement - The current City Hall of approximately 38,000 square feet was mostly built in 1961 with subsequent additions and has met the City's needs to a great degree for the last four decades, with some minor additions and remodeling. However, the building's design is highly inefficient in its layout and configuration due to its numerous entrances and corridors. It is difficult to secure and does not have a customer-friendly design. The building does not meet current standards for elements of life safety, including seismic safety, which could limit the ability of the structure to be used in the event of a natural disaster, thereby complicating the City's emergency response and recovery operations. Ultimately, a new facility could be constructed on the current civic center site which would have an efficient design, allow for improved customer service, and promote operational savings. In addition, certain off-site City offices, such as the Recreation & Community Services administrative offices, could potentially be consolidated into a new structure. A three-story structure complementary to the Library building of approximately 50,000 square feet is estimated to cost \$10 million. If the Police facility were relocated outside of the Civic Center area, this, together with a new City Hall on a smaller footprint may present an opportunity to make the Broadway frontage available for development. This may be a way to partially fund the cost of a replacement City Hall.

Dominguez Park Community Center – The Dominguez Park/Heritage Court Master Plan, adopted by the City Council in December of 1992, included a 3000 square foot Community Building. The building was designed to incorporate materials and forms to complement the adjacent historic structures. The building included a 2000 square foot multi-purpose room, two smaller meeting rooms, a non-commercial kitchen, restrooms and a mechanical/storage room. The estimated cost of the structure in 1992 was \$360,000.

Fire Station One/Administration – Fire Administration is currently located in Fire Station One on Broadway. This facility was constructed in 1958 and was designed to accommodate 11 firefighters. Today the station supports 33 firefighters 24/7-365 days annually. While adequate for the foreseeable future, the temporary relocation of Fire Administration and suppression personnel would facilitate a remodel of the existing fire station to allow for an upgrade to current standards. In addition, the possible relocation of Fire Administration into a new Police or Public Safety facility would allow for better coordination of public safety services and some economies of scale. Fire Station One is also designated as a critical service facility in the event of a natural disaster or other emergency situation; facilities upgrades there would serve that purpose. Alternatively, Fire Administration could remain at Fire Station One if it could be accommodated as part of a remodel and expansion of the facility. However, given the constrained size of the site, this can only be determined through a specific design analysis.

A Needs Assessment was done regarding Fire Administration, Fire Station One, and the Harbor Patrol in 2002. This effort, an outgrowth of the Heart of the City Plan which did not ultimately proceed, looked at number of alternative scenarios and provides an indication of scale for each of the components. Since that time, the Fire Department has not modified its operations and is consistent with the needs assessment performed in 2002. Based on those findings, the Fire Department requires an additional 4000 square feet of Administrative & Lobby office space and an additional 3000 square feet of Firefighter living area. This would require the addition of a second story for both additions should the existing site be utilized.

Harbor Patrol Building – Currently located on Mole B, the existing facilities consist of an aging permanent structure, housing office and operational functions, and a modular unit as a residential component. A replacement facility which combines all required functions into a single contemporary structure would improve operational efficiency and address inadequacies. The Harbor Patrol facility needs were determined to be approximately 1,500 square feet of space as part of the 2002 Needs Assessment described under Fire Station One/Administration.

New Corporation Yard – The City’s existing Corporation Yard on Gertruda is physically inadequate and limits the City’s ability to ensure public works services are provided in the most operationally efficient manner. The existing facility is situated on two separate parcels (approximately 1.71 acres) on opposite sides of Gertruda. The City purchased a 5.36 acre parcel of land along Kingsdale Avenue in north Redondo Beach as a possible site to relocate the Corporation Yard. While this site could allow for the development of a more adequate replacement facility, the site is not centrally located and may be more valuable from an economic development perspective given its adjacency to the South Bay Galleria. An alternative concept which would provide economies of scale is the co-location of the Corporation Yard with the Parks Yard on Beryl. This more intensive scope of development on an existing City owned site would still allow for the sale and/or reuse of the Gertruda and Kingsdale sites. The westerly Gertruda parcels have already been rezoned to Residential Medium Density (RMD) and R-3. The Beryl site may not be sufficient in size to allow the Police Firing Range to continue to operate on this site, requiring relocation of the range.

North Branch Library/Hayward Center – A conceptual design has been completed for a replacement facility for the existing North Branch Library and Hayward Community Center located on Artesia Boulevard. This new facility would replace an aged and inadequate existing facility, built in 1949, as well as serve as a catalyst for the on-going revitalization of Artesia Boulevard. The estimated cost of this new 12,000 square foot facility is \$5,800,000. The City Council has set-aside \$1,895,000 of the amount needed. The Library Foundation’s fundraising efforts have raised approximately \$620,000 to date. The City has also been pursuing other funding sources, including a County-related source. The recent failure of a statewide Library Bond issue has eliminated one possible outside funding source for the near future.

Police Building - The current Police Facility, built in 1959, is overcrowded and does not provide a working environment that meets contemporary standards for law enforcement. The Police Department’s Investigations Division is housed in leased facilities across the street. The Parking Enforcement Unit is located within City Hall. The Property and Evidence Unit’s warehouse is located on property across from the City Yard and the officer’s report writing room is located within a trailer in the police department’s rear parking lot. The existing station in the Civic Center does not meet current standards for elements of life safety, including seismic safety, and falls short of the desirable standards for a critical response facility necessary to address the needs of the community in the event of a natural or other disaster. Main deficiencies include a non-conforming jail, inefficiencies due to non-consolidation of staff and facilities, a lack of customer and employee parking, an inefficient layout that does not promote public accessibility, and inadequate facilities. Past needs assessments have suggested that approximately 75,000 square feet would provide for an efficient and contemporary facility. The estimated cost of such a facility is approximately \$30,000,000. The majority of the funding would have to be generated from existing or new City resources such as a voter-approved bond issue. One option would be the City’s possible acquisition of the Redondo Beach Unified School District property at 200 PCH which currently houses the Police Investigations Division as a site for a new Police Facility. This 2.49 acre site is in close proximity to the existing Civic Center. Building a new facility at a new site would eliminate the attendant costs and impacts on existing police operations during construction.

Transit Center – Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located off Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal Earmark of funds totaling \$2,240,317 for its development. The City Council recently engaged the City’s Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City’s final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

Relationship to Existing Five Year Capital Improvement Program

The adopted Five Year Capital Improvement Program for 2006 to 2011 includes partial funding for two projects: the North Branch Library and Hayward Center, and the Aquatics Center & Events Plaza. For the North Branch Library, of the \$5,789,530 in estimated cost, only \$1,895,000 in City funds set-aside and \$620,000 of the \$700,000 in funds to be raised by the Library Foundation are currently available. The remaining \$3,194,530 was anticipated to have been made available through the Statewide Library Bond. There is \$412,460 in Tidelands Funds budgeted for planning and design of a Boat Launch. The Aquatics Center & Events Plaza has carryover funds available from 2005/06 totalling \$1,045,439 as follows: \$117,000 for Seaside Lagoon Outfall Improvements, \$288,493 for Seaside Lagoon Restroom Improvement, and \$640,000 for Seaside Lagoon Water Recirculation.

Three other facility projects as summarized below are on the Unfunded and Underfunded CIP Projects List:

Project	Estimated Cost	Funding Source
Corporation Yard	\$8,000,000	Capital Projects Fund (General Fund)
Police Facility	\$29,398,450	Bonds
Combination Headquarters Fire & Harbor Patrol	\$10,425,000	Grants

(Pages xviii and xix of 2006-2011 CIP)

Evaluation Factors

In order to prioritize facility needs, staff developed evaluation factors against which each proposed facility was reviewed. These factors were as follows:

Health & Safety – Facility improvements which would enhance the City’s ability to improve public health or safety directly or which would enhance public health and safety services would have highest priority. This would include facilities which have an emergency services/operational role designated as “Essential Facilities.” Elimination of hazards such as buildings which do not meet seismic standards or other critical functionality requirements should also rank high. Physical security of City facilities was also not a factor in their original design to the level needed in today’s post 9/11 world.

Operational Efficiency - Projects rank high in this area if one result would be significant operating savings and/or reduced maintenance costs. Addressing federal or state mandates would be a positive factor. This would include replacing buildings with inefficient layouts or space usage with more efficient structures.

Financial Feasibility – Facilities which have identifiable funding streams, especially from outside sources such as fees or grants, would rate higher. Reduced operating or maintenance costs would also be a factor to consider. An ability for a portion of the facility development costs to be self-financed through better utilization of an existing property would also result in a higher rating.

Employee Welfare - Providing employees with a safe and healthy workplace is not only a federal and state mandate, but it also a best practice in order to assist the City in becoming an employer of choice with related productivity enhancements and an ability to provide enhanced services.

Economic Development Benefit – Projects which would have a direct economic development benefit such as serving as a catalyst for other reinvestment in an area or which would result in another public asset being freed-up for direct economic development purposes would be viewed more favorably.

Revenue Generation - Future City facilities may provide an opportunity for direct or indirect revenue generation. For example, commercial lease space could be developed as part of a facility, or elements of a facility may be used on a contract basis by another agency. Alternatively, development or relocation of a facility may free-up an existing site for a revenue generating use.

Customer Service Enhancement - The City’s ability to provide one-stop or more efficient customer service is limited due to the age and design of City facilities. Some operations are in completely separate structures thereby frustrating customers who may have to visit more than one place in the conduct of business.

City Facilities Needs List

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Aquatics Center & Events Plaza	TBD	\$8,000,000 to \$15,000,000	Redondo Beach Marina Leasehold	Tidelands Uplands	Conceptual design effort underway	Health & Safety Operational Efficiency Financial Feasibility Economic Development Benefit Revenue Generation
Anderson Park Community Center	8,365 current	\$4,000,000	Anderson Park	General Fund Grants Quimby Fees	Prior conceptual plans developed; new needs assessment underway	Customer Service Enhancement Operational Efficiency Health & Safety
City Hall Replacement	38,186 current 50,000 proposed	\$10,000,000	Current Site	General Fund Enterprise Funds Bonds	No activity	Health & Safety Operational Efficiency Employee Welfare Customer Service Enhancement
Dominguez Park Community Center	2,000 proposed	\$600,000	Heritage Court area	General Fund Grants Quimby Fees	Master plan approved in 1992, no activity since	Customer Service Enhancement
Fire Station One/ Administration	10,506 current 7,000 addition	\$2,500,000	Current Site or Fire Admin co-located with Police	General Fund Grants Bonds	Alternative concepts developed as part of Heart of the City effort; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Harbor Patrol Building	1,400 current 1,500 proposed	\$750,000	Mole B	Tidelands Grants	Conceptual facility scoped as part of Heart of the City; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement
New Corporation Yard	6,800 current	\$8,000,000	Consolidated with City Parks Yard	General Fund Enterprise Funds	Conceptual design developed for Beryl site	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement
North Branch Library and Hayward Center	4,284 current 12,000 proposed	\$5,800,000	Current Site	General Fund Foundation Funds Grants Library Bond	Conceptual design completed; Foundation fundraising underway	Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Customer Service Enhancement
Police Building	25,453 current 5,500 current leased 75,000 proposed	\$30,000,000	Current Location or Alternate to be Identified	General Fund Grants	Multiple needs assessments completed, last update in 2004	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Transit Center	TBD	\$3,000,000 (not including land acquisition)	To be Determined	Grants Transit Funds	Federal earmarks need to be extended; concept developed for Kingsdale site	Operational Efficiency Customer Service Enhancement

Conclusions

Opportunities exist for the City to invest in the upgrading of its major public facilities over time. Currently, the City does not have resources available in the operating budget, especially the General Fund, to adequately maintain and repair the diverse number of existing City facilities. As such, adding new facilities, especially those which do not have a dedicated source of funding for on-going maintenance and repair, is not advised. However, replacement of existing facilities, which will result in improved operational efficiencies and can be financed in a manner which enhances the City's bottom line should be pursued. Those facilities critical to providing the highest priority services should be considered first. This initial effort to provide a major City Facilities Priority List establishes a framework for setting out which projects should be pursued based upon evaluation factors which address broader City goals. Again, this general prioritization will ultimately be influenced by many external and internal factors, such as the availability of outside funding. It is anticipated that multiple projects can be pursued to certain preliminary levels depending upon staff and financial resources in order for the City to be positioned to move forward with a project when circumstances are best. For example, having facilities conceptually designed, or even investing in the development of working drawing so that you have a shelf ready project, could mean that outside funding is more likely to be secured in a competitive process.

Given the need to maintain a flexible approach to the prioritization of major public facilities, a tiered listing with projects listed alphabetically in each tier has been developed. The priority list resulting from this analysis and the evaluation factors identified is as follows:

Tier One

Aquatics Center & Events Plaza
New Corporation Yard
North Branch Library
Police Building

Tier Two

City Hall Replacement
Harbor Patrol Building
Fire Station One/Administration

Tier Three

Anderson Park Community Center
Dominguez Park Community Center
Transit Center



Administrative Report

Preservation Commission Hearing Date: January 15, 2014

AGENDA ITEM: 8 (OLD BUSINESS)
LOCATION: 709 AVENUE C
APPLICATION TYPE: LANDMARK DESIGNATION REMOVAL
CASE NUMBER: 2013-11-LMR-001
APPLICANT'S NAME: GEOFF AND GERALYN YANTZ

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness for Landmark Designation Removal pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

Staff recommends that the Preservation Commission open the public hearing, take any public testimony, and grant the Certificate of Appropriateness for Landmark Designation Removal.

EXECUTIVE SUMMARY

This case considers the property owner's request for removal of landmark designation. All terms for landmark designation removal have been met including timely non-renewal of the Mills Act Contract pursuant to the City's Preservation Ordinance. Therefore, landmark designation removal is appropriate. While staff had initially encouraged the property owner to pursue a more modest addition in keeping with allowable alterations to a designated landmark, the applicant is no longer interested in participating in the voluntary preservation of this property. Therefore, a request for Certificate of Appropriateness is requested to remove the landmark designation.

BACKGROUND:

This case was continued from the November 6th, 2013 Preservation Commission meeting to allow further research into specific requirements of the Mills Act and Preservation Ordinance regarding removal of the landmark designation. In particular, the need existed to verify that the applicant had met all requirements for non-renewal of their Mills Contract and that the appropriate process for removal of designation included a request for a Certificate of Appropriateness. The Planning Division and the City Attorney's office have concluded their review and it is now appropriate to proceed with processing this request.

This case was initiated during preliminary discussions with the applicant on plans to construct a substantial second story addition over most of the existing building. The project consisted of adding a second floor with a roof deck to the existing single story building. The addition is planned to be over the majority of the existing building footprint. The Preservation Commission's past practice has been to only allow second story additions over the back half of the original

historic building. In this case, the addition would have exceeded that threshold considerably. The applicant decided to proceed with the landmark designation removal in lieu of having to reduce or modify the addition.

ANALYSIS:

Preservation Ordinance

In considering this case, the Commission must consider the requirements of the City's Preservation Ordinance. The City's Preservation Ordinance provides for the removal of landmark designation in circumstances of destruction or when either the City or the property owner makes a request for a Certificate of Appropriateness for the removal. This section of the Preservation Ordinance reads as follows:

10-4.310 Removal of designation.

(a) In the event of substantial destruction of a landmark or historic district, the owner or owners of a landmark or owners representing a majority or controlling interest in a minimum of fifty-one (51%) percent of the parcels in an historic district may apply for removal of designation. The Preservation Commission or City Council may also initiate removal in such circumstances. The removal of a designation for this reason shall be processed and decided in the same manner as designations as set forth in this article, with the additional requirement that the determination of substantial destruction shall be set forth in the findings of the Commission.

(b) The complete demolition or removal of a landmark shall result in the removal of the landmark designation.

(c) Once a landmark or historic district designation has been removed, affected properties shall no longer be subject to any provision or regulation of this chapter.

While the request is not made as a result of substantial destruction, the request is permitted under the provisions of the Preservation Ordinance that permit owners of potential or designated resources to request such certificates.

The City's Preservation program is a voluntary program, and requires the property owner's consent for all applications. In this case, the property owner no longer wishes to participate in the program.

Mills Act Contract

The Mills Act is the state law that allows cities to enter into agreements with the owners of landmark designated properties. The reduced property tax benefit provided to property owners is in exchange for continued preservation of the historic building. The contract between property owner and City is approved by the City Council.

To proceed with the applicant's request for designation removal, City staff needed to evaluate whether the request would violate any of the terms of the Mills Act contract.

The Mills Act contract also provides terms for either party to not renew the agreement called the Notice of Nonrenewal. Pursuant to Section 2 of the Mills Act contract (see below), the property owner must file with the City at least 90 days prior to the renewal date.

2. Renewal. On each yearly anniversary of the Effective Date of this Agreement (hereinafter referred to as the "renewal date"), an additional one year term shall automatically be added to the initial term of this Agreement unless a notice of nonrenewal ("Notice of Nonrenewal") is mailed as provided herein. If either Owner or City desires in any year not to renew this Agreement, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the annual renewal date of this Agreement. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the annual renewal date, or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served upon Owner at least sixty (60) days prior to the annual renewal date.

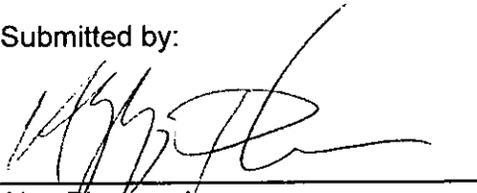
In this case, the property owner filed a written Notice of Non-Renewal on April 26, 2013 with the City which is well within 90 days prior to the annual renewal date of September 2, 2013. Therefore, with respect to filing the Notice of Non-Renewal the property owner has complied with the terms of the contract. It should be noted that the applicant did honor the terms of the contract for a full 10 years. With cancellation, the property owner will no longer enjoy the prior tax advantages.

SUMMARY AND CONCLUSION

The applicants request for a Certificate of Appropriateness for landmark designation removal is consistent with the requirements of the Preservation Ordinance. Therefore, it is appropriate for the Preservation Commission to approve the request.

If approved, the subject property a "C" rated Spanish Colonial structure built in 1925, will no longer be known as the Carter House (Landmark No. 51) and will no longer be subject to the benefits and protections of the Preservation Ordinance.

Submitted by:



Alex Plascencia
Assistant Planner

Attachments:

- Property Owner's request for non-renewal
- 2003 Landmark Materials

RESOLUTION NO. 2014-01-PR-001

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF HISTORIC LANDMARK DESIGNATION FOR PROPERTY LOCATED AT 709 AVENUE C PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

WHEREAS, the Preservation Commission designated the property as a Local Historic Landmark on August 6th, 2003; and

WHEREAS, a Mills Act contract was granted to the property owner by the City Council for the property on September 2, 2003; and

WHEREAS, a timely notice of non-renewal was filed by the property owner to not renew a Mills Act contract, and

WHEREAS, the property owner requests a Certificate of Appropriateness to remove local landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 709 Avenue C; and

WHEREAS, the property owner filed a notice of non-renewal with the City on April 26th, 2013; and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on January 15th, 2014, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. This Landmark designation removal is approved on the basis that the applicant has met terms of Mills Act contract by filing notice of non-renewal 90 days prior to effective date of contract, and completing initial 10 year term of contract, and requesting designation removal pursuant to Article 8, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, by the Preservation Commission of the City of Redondo Beach as follows:

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby grants a Certificate of Appropriateness approving the removal of landmark designation for the building and property at 709 Avenue C as a local historic landmark.

SECTION 2. That this property no longer be subject to any provision or regulation of this chapter.

FINALLY BE IT RESOLVED, that the Preservation Commission forward a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 15th day of January, 2014.

Vicki Callahan, Chairperson
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on January 15th, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

Historic Preservation Department
Planning Division
415 Diamond Street
Redondo Beach, CA 90277

April 26, 2013

Re: Notice of Nonrenewal

Dear Mr. Plascencia,

I am the owner of a single family residence located at 709 Avenue C. The property has a historic designation. The term of the agreement is for 10 years and commenced on September 2, 2003. The agreement further states that if the owner desires not to renew after a 10 year period, the owner shall serve a written Notice of Nonrenewal within 90 days of the annual renewal date.

This correspondence is to notify the City of Redondo Beach that as of September 2, 2013 the agreement titled Historic Property Preservation Agreement between the City of Redondo Beach and Geoff and Geralyn Yantz is terminated.

For questions you may contact me at 310-877-6746.

Sincerely,



Geoff Yantz & Geralyn Yantz
Property Owner – 709 Avenue C

This page is part of your document - DO NOT DISCARD

03 3403996

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM NOV 12 2003

TITLE(S) :



FEE

D.T.T

FREE MM 14

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

Recording requested by and when recorded mail to:

03 3403996

City Clerk
City of Redondo Beach
P.O. Box 270
Redondo Beach, CA 90277

HISTORIC PROPERTY PRESERVATION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND GEOFF AND GERALYN YANTZ

THIS HISTORIC PROPERTY PRESERVATION AGREEMENT (this "Agreement") is made by and between the CITY OF REDONDO BEACH, a municipal corporation ("City") and Geoff and Geralyn Yantz ("Owner") with reference to the following:

RECITALS

- A. California Government Code Section 50280, et seq. authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance;
- B. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, commonly known as 709 Avenue C, Redondo Beach, California, (the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit "A" and is incorporated herein by this reference;
- C. On August 6, 2003, the Preservation Commission of the City of Redondo Beach adopted Resolution No. 03-05 (Exhibit "C") thereby declaring and designating the Historic Property as a landmark pursuant to the terms and provisions of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and subject to the execution and recordation of this Agreement;
- D. City desires to enter into this Agreement for the purpose of protecting and preserving the characteristics of historical significance of the Historic Property; and,
- E. Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to qualify for a reassessment of valuation of the Historic Property, pursuant to

the provisions of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code, and any corresponding adjustment in property taxes resulting therefrom.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the parties do hereby agree as follows:

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on September 2, 2003 ("Effective Date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended as provided in paragraph 2, below.

2. Renewal. On each yearly anniversary of the Effective Date of this Agreement (hereinafter referred to as the "renewal date"), an additional one year term shall automatically be added to the initial term of this Agreement unless a notice of nonrenewal ("Notice of Nonrenewal") is mailed as provided herein. If either Owner or City desires in any year not to renew this Agreement, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the annual renewal date of this Agreement. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the annual renewal date, or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served upon Owner at least sixty (60) days prior to the annual renewal date.

3. Owner Protest of City Nonrenewal. Within fifteen (15) days of receipt by Owner of a Notice of Nonrenewal from City, Owner may make and file a written protest of the Notice of Nonrenewal. Upon receipt of such protest, the City Council shall set a hearing prior to the expiration of the renewal date of this Agreement. Owner may furnish the City Council with any information which the Owner deems relevant, and shall furnish the City Council with any information it may require. The City Council may, at any time prior to the annual renewal date of this Agreement, withdraw its Notice of Nonrenewal. If either City or Owner serves a Notice of Nonrenewal in any year, this Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of this Agreement, whichever may apply.

4. Assessment of Valuation. Tax relief afforded to the Owner pursuant to Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code will require negotiation with the Los Angeles County Assessor's Office.

5. Standards for Historical Property. Owner shall preserve and maintain the Historic Property and its Character Defining Features according to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Redondo Beach Preservation Commission Design Guidelines. Character Defining Features include, but are not necessarily limited to, the general architectural form, style, materials, design, scale, details, mass, roof line, porch, and other aspects of the appearance of the exterior. The Secretary of Interior's Standards for Rehabilitation (attached hereto and

marked as Exhibit "B") shall be incorporated herein by reference and constitute the minimum standards and conditions for maintenance, use, and preservation of the Historic Property. Such Standards shall apply to the property throughout the term of this Agreement.

6. Periodic Examinations. Owner shall allow reasonable periodic examinations, by prior appointment, of the exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and/or the City, as may be necessary to determine owner's compliance with the terms and provisions of this Agreement.

7. Provision of Information of Compliance. Owner hereby agrees to furnish City with any and all information requested by the City which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

8. Cancellation. City, following a duly noticed public hearing, as set forth in California Government Code Sections 50285, et seq., may cancel this Agreement if it determines that Owner breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owner has failed to maintain and preserve the Historic Property in accordance with the terms of this Agreement. If this Agreement is cancelled because of failure of the Owner to preserve, maintain, and rehabilitate the Historic Property as specified above, the Owner shall pay a cancellation fee to the state Controller as set forth by the provisions of Government Code Section 50286.

9. Destruction. Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Paragraph 7, if the existing single-family residence [the "Structure"] on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent (1) the then fair market value of said Structure is reduced by 51 percent or more; or (2) 51 percent or more of said Structure's floor area is destroyed or irreparably damaged; or (3) 51 percent or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (exclusive of insurance proceeds) to restore the Structure to its prior condition would exceed \$10,000.00. If the Owner desires to cancel this Agreement under this Paragraph 8, written notice shall be given to the City within 90 days after such damage or destruction occurs.

In the event the Owner desires to cancel this Agreement due to the circumstances outlined in this Paragraph 8, either party may request a hearing before the City Council to determine (a) the extent of diminution of value, (b) the extent of the damage or destruction to the floor area of said Structure, and/or (c) extent of damage or destruction to the Character Defining Features of the said Structure. The City Council may refer any matter relating to (c) to the Preservation Commission for its findings and recommendations.

10. Enforcement of Agreement. City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement of violations of this Agreement. If such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days after the date of the notice of violation, or within such a reasonable time as may be required to cure the breach or default (provided that acts to cure the breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion), then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or for such other relief as may be appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement. No waiver by City or any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

11. Binding Effect of Agreement. The Owner hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

12. Covenants Run With the Land. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the value of the Owner's legal interest in the Historic Property may be affected thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

13. Notices. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City: City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Attention: City Planner

To Owner: Geoff and GERALYN Yantz
709 Avenue C
Redondo Beach, CA 90277

14. Effect of Agreement. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint venturers or members of any joint enterprise.

15. Indemnity of City. Owner agrees to protect, defend, indemnify, and shall hold City and its elected officials, officers, agents and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs or expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

16. Binding Upon Successors. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

17. Legal Costs. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

18. Severability. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent

preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

19. Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State of California.

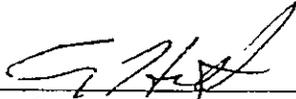
20. Recordation. No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Los Angeles.

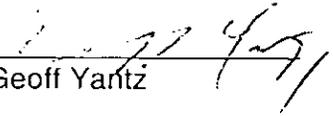
21. Amendments. This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto.

03 3403996

CITY OF REDONDO BEACH

OWNER

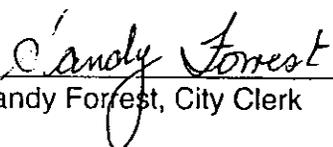
By 
Mayor Gregory C. Hill

By 
Geoff Yantz

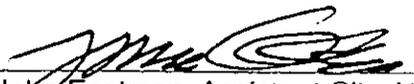
By 
Geraldyn Yantz

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ATTEST:


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


John Eastman, Assistant City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On August 13, 2003, before me, Susan L. Brown, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Geoff and GERALYN Yantz
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Susan L. Brown
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Historic Preservation Agreement

Document Date: 9-2-03 Number of Pages: 14

Signer(s) Other Than Named Above: SANDY Forrest, John Eastman, Greg Hill

Capacity(ies) Claimed by Signer

- Signer's Name: Geoff + GERALYN Yantz
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Owners

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

03 3403996

10

State of CALIFORNIA

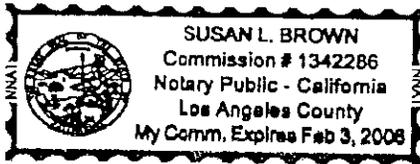
County of Los Angeles

On September 9, 2003 before me, Susan L. Brown, Notary

personally appeared Gregory C. Hill

- personally known to me
proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity...



WITNESS my hand and official seal.

Susan L. Brown
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Historic Preservation Agreement

Document Date: 9-2-03 Number of Pages: 14

Signer(s) Other Than Named Above: Sandy Forrest, John Eastman, Geoff + GERALYN YANTZ

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gregory C. Hill

- Individual
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other

Signer Is Representing: City of Redondo Beach

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer's Name:

- Individual
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

03 3403996

11

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 51, Block 24, Tract 2546 in the City of Redondo Beach, County of Los Angeles, State of California, as per map recorded in Book 39, Page(s) 1 to 17 inclusive of maps, in the office of the County Recorder of Los Angeles County.

EXHIBIT "B"

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

03 3403996

13

EXHIBIT "C"

HISTORIC DESIGNATION RESOLUTION

RESOLUTION NO. 03-05

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
DESIGNATION OF A LANDMARK FOR A PROPERTY
LOCATED AT 709 AVENUE C PURSUANT TO THE
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate a landmark pursuant to Chapter 4, Title 10 of the Municipal Code for a property located at 709 Avenue C (Assessor Parcel No. 7509-019-019); and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on August 6, 2003, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. The buildings meet the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the building was constructed in 1925 is currently over 75 years old.

SECTION 2. The buildings embody distinctive characteristics of a style, type, period, or method of construction, and are a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Spanish Eclectic style of architecture that was popular in California, and in the City of Redondo Beach between 1915 and 1940.

SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1925 during a time of resort development and industry boom. Redondo Beach, while a resort, was also developing as a residential community for working men and their families. This property is representative of the early period of growth and development in Redondo Beach.

NOW, THEREFORE, BE IT RESOLVED, by the Preservation Commission of the City of Redondo Beach as follows:

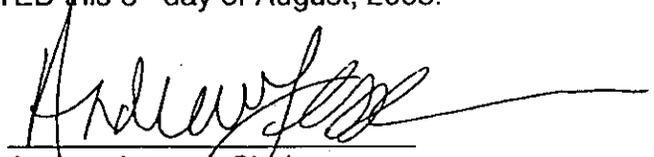
15

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 709 Avenue C as a landmark.

SECTION 2. This landmark designation is contingent upon approval of a Mills Act Contract by the City Council.

FINALLY BE IT RESOLVED, that the Preservation Commission forward a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 6th day of August, 2003.



Andrew Lesser, Chairperson
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on August 6, 2003 by the following vote:

- AYES: Conroy, Kim, Lesser, McLeod and Yearley
- NOES:
- ABSENT: Becker, Burgess,

APPROVED AS TO FORM:


John Eastman
Assistant City Attorney

TO: Mayor and City Council
FROM: William Meeker, Planning Director
SUBJECT: MILLS ACT AGREEMENT FOR 709 AVENUE C

RECOMMENDATION:

Staff recommends that the City Council:

- 1) Approve a Mills Act Agreement (attached) with the owners of property at 709 Avenue C, and authorize the Mayor and City Clerk to execute the Agreement.

EXECUTIVE SUMMARY:

The Mills Act is a State law that enables cities to enter into agreements with the owners of officially designated historical buildings. In exchange for assuring the continued preservation of the buildings, property owners qualify for a reduced property tax rate. The property at 709 Avenue C was designated as a local landmark by the Preservation Commission on August 6, 2003. As such, this property qualifies for the approval of a Mills Act Agreement.

BACKGROUND:

In October 1992, the City Council conceptually endorsed the approval of Mills Act agreements with owners of properties designated as landmarks under the City's preservation program. This action was taken so that the Preservation Commission could begin to outwardly promote the Mills Act to Redondo Beach property owners. Since that time the City Council has approved Mills Act agreements for 45 properties. This program has become the major incentive for property owners to apply for landmark designation under the City's Preservation Ordinance, and the number of Redondo Beach property owners interested in the Mills Act program has increased each year as more have become aware of its availability and attractiveness.

The property at 709 Avenue C is an example of Spanish Eclectic architecture built in 1925. At its meeting of August 6, 2003, the Preservation Commission adopted a resolution for the property approving the designation of the property as a landmark including the stipulation requested by the applicants that the designation be made contingent upon City approval of a Mills Act agreement.

The proposed agreement is identical and the same in content as the other agreements previously approved by the City Council. The following is a description of the most pertinent provisions of the agreement.

The Mills Act requires that the initial term of the agreement be for ten years. On the anniversary date of the agreement, it is automatically renewed for an additional year so that it has a continual ten-year time horizon. The City or the owner, however, may call for the agreement to not be renewed prior to the anniversary date. If this happens, the agreement continues in effect until its current term expires, but the property will gradually be assessed more each year, incrementally raising the value to match the market value until the agreement expires.

The agreement requires that the subject building be maintained and preserved with its historic character for the life of the agreement. As a designated landmark, exterior alterations will be subject to review and approval by the Preservation Commission. The Mills Act requires the agreement to "run with the property," and is binding upon subsequent property owners. The City may cancel the contract immediately (different from non-renewable) if it is found that the owner has failed to comply with the agreement's terms, or if the structure has been allowed to deteriorate to the point where it is no longer a qualified historical structure. Cancellation carries with it a penalty equivalent to 12.5 percent of the property's full value.

The primary benefit of the agreement to the owners is the reassessment of the historical property by the County Assessor's Office based on a special formula within the Mills Act. The County Assessor, however, will not determine the actual reduction in assessed value until after the agreement is recorded.

Since the City's historic preservation program is completely voluntary, it is dependent upon providing tangible incentives to property owners. The Mills Act is proving to be the primary incentive that is causing owners to list their homes as landmarks and fulfill the program's objective of preserving Redondo Beach's historic character and identity. Since older homes are often in need of more upkeep, the tax benefits of the Mills Act provide owners with additional resources to help do this.

COORDINATION:

This financial incentive was recommended for approval by the Preservation Commission. The contract format has been reviewed and approved by the City Attorney's office. There are no other affected departments.

FISCAL IMPACT:

Based on reassessments that have been made for other properties in Redondo Beach with Mills Act agreements, a typical single-family residence would be reassessed in the range of \$100,000 to \$130,000. This would reduce the owners' annual property taxes to approximately \$1,000 to \$1,300. Obviously, the amount of the tax reduction is dependent upon the property's current assessed value. For example, if the property is currently valued at \$330,000, the reduction in property taxes would be in the range of \$2,000 to \$2,300.

The City currently receives 16.6 percent of the total property taxes collected on a given property. Based on the above, the annual loss in property tax revenue to the City would be approximately \$360 for a property valued at \$330,000.

Prepared by:

Approved by:



TERESA GIANOS
Associate Planner



WILLIAM MEEKER
Planning Director

City of Redondo Beach
September 2, 2003

Page 4
Mills Act Agreement

Attachments:
Proposed Mills Act Agreement
Preservation Commission Resolution No. 03-5



Preservation Commission Staff Report

DATE: August 6, 2003

SUBJECT: Landmark Application No. 03-04, 709 Avenue C

RECOMMENDATION

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the property at 709 Avenue C (legal description on file) as a landmark, subject to the conditions set forth therein.

BACKGROUND

Designation Criteria

An application has been filed to designate 709 Avenue C as an historic landmark. In order to be eligible for consideration, it must be at least fifty years of age and meet one or more of the following criteria for designation, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.
- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is at least 50 years of age and meets the aforementioned criteria.

Description of Nominated Property

The nominated property consists of a single-story residence of approximately 1,400 square feet and a detached two-car garage. The architectural style of the historic building is Spanish Eclectic. The main house was constructed in 1925, according to County Assessor records.

The property is located on the north side of Avenue C, between Juanita Avenue and Ynez Avenue. The rectangular-shaped parcel is 40 feet in width and 152.2 feet in depth. The total lot size is approximately 6088 square feet. The zoning of the property is Single-Family Residential (R-1). One 10-foot wide driveway extends along the west side of the property to the garage behind the house. An alley is adjacent to the rear property line.

ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as a Spanish Colonial style structure with a C Rating. According to the survey, "C" rating implies pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design, and are less likely to have historical importance. They often are good candidates as contributing structures within an historic district.

Construction History

Early construction records are not clear for this property. Although the County Assessor's office quotes a construction date of 1925, there are no original building permits for this property. The Clifton Heights subdivision in which this property is located was not annexed to the City of Redondo Beach until 1979, such that no early permit records are available. Barring clear evidence, we can defer to the County's records, showing the residence constructed in 1925. The garage, constructed of the same materials as the house, is also assumed to be constructed around 1925.

The first recorded permit occurred in 1994 for a plumbing fixture replacement and electrical rewire. In 1999, building permits were reactivated to add three garden windows and install new drywall in the kitchen, extend a partition wall in the pantry, remodel master bedroom and bathroom, and add a new bathroom. The residence was also re-roofed in 1999.

Design and Architecture

The nominated structure is a simple example of the Spanish Eclectic style of architecture. This style of architecture was popular in the United States from 1915 until 1940. These designs often feature red-tile roofs with little or no eave overhang, stucco wall surfaces, and decorative details inspired by Spanish architecture.

The historic structure's original footprint is a simple rectangle with a pop-out in front forming the front room and entry. Exterior walls of the structure are finished with smooth stucco typical of the Spanish Eclectic style of architecture. The floor plan features three bedrooms, two bathrooms, a living room, dining room and kitchen.

The one-story structure at 709 Avenue C features a flat roof with a crenellated parapet. Roof details include a tile cap along the parapet. Square vents are located on the east and west elevations. Shed roofs cantilever over the front and back doors.

The front façade is asymmetrical. The half-glass front door is slightly offset and features two vertical and one arched panels on the lower portion. East of the entry the façade is set back, centered with two sash windows. A brick staircase with decorative tile risers leads up to the front door, enclosed by a solid stucco railing.

There are a variety of windows throughout the structure, including original wood-framed windows. The fixed windows have divided lights along the edges; the double-hung windows are hung alone or in pairs, with multi-paned upper sashes matching the fixed window pattern. Other

windows include three garden windows, and a sliding and awning window. The window and door details include simple wood sills.

The site is built up approximately two feet higher than the street. The house, sitting in the middle of the lot, is also on a raised foundation, with a set of stairs leading to the front porch. A low stucco wall separates the property to the east, and a brick retaining wall encloses the front yard. A paved-in Hollywood driveway leads back to the detached two-car garage, which matches the style of the primary unit. Both structures embody distinctive characteristics of the Spanish Eclectic style, type, and period of construction.

Historical Background

A building permit providing the names of the original owner and contractor of 709 Avenue C does not exist within City records. The earliest listing of the residence in City directories is in 1936, which shows Arthur B. Carter and wife May R. Carter as owners of the property. Mr. Carter is listed as a teacher at Redondo Union High School. 1947 City listings also show Mr. Carter as owner of the property. In 1952, ownership changed to Randy B. and Vera Holtman. Mr. Holtman was employed as a post office carrier.

This property reflects special elements of the City's cultural, social, and economic history. By the late 1920's, Redondo Beach was a thriving resort with a Pavilion, large indoor Plunge and amusement area. In conjunction with resort success, Redondo was also a growing residential community for merchants, business people, working men and their families. Many other homes and bungalows were being constructed in the newly developing Clifton Heights during the late 20s for professional and working class families who served in the community. This property, a simple residence, is representative of a period of growth and development in Redondo Beach.

MILLS ACT CONTRACT

The applicant has made the application for designation contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

SUMMARY AND CONCLUSION

This report has documented that the house at 709 Avenue C is an example of the Spanish Eclectic style of architecture. This style of architecture was common in California from 1915 to 1940. This property also reflects special elements of the City's cultural, social and economic history.

If approved, this landmark will be referred to as the "Carter House" after the long-term residents of the house.

Prepared by:

Teresa Gianos
Associate Planner

City of Redondo Beach Historic Preservation Commission
August 6, 2003

L/M: 03-04
709 Avenue C

Attachments:

- Draft Resolution 03-05
- Summary of Archival Building Permits and Redondo Beach City Directory Records
- Property Location Map
- Application
- Building Permit Card
- Descriptions of Spanish Eclectic and Revival architectural styles

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI#
Trinomial

Page 1 of 5

*Resource Name or Assessor's Parcel Number 7509-019-019

P1. Identifier: APN: 7509-019-019

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redondo Beach Date 1981 T___; R___; ___ 1/4 of Sec. S.B. B.M.

c. Address 709 Avenue C City Redondo Beach Zip 90277

d. UTM: (Give more than one for large and/or linear resources) Zone 11; _____ mE/_____ mN

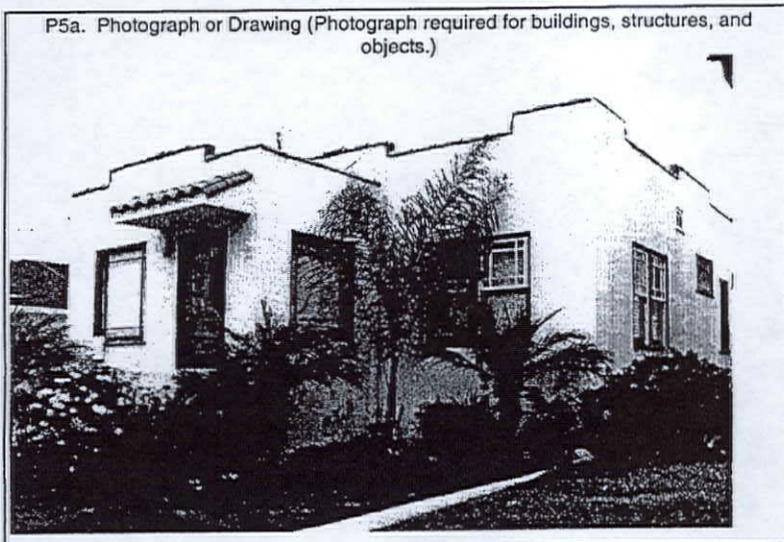
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

North side of Avenue C, between Juanita and Ynez

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Spanish Eclectic. Single story with an irregular floor plan, flat roof with Spanish tile, stucco siding, and sash and fixed windows with divided lights. The residence is in very good condition with some alterations. The front and back doors have been replaced, as well as several windows, to match originals. The Hollywood driveway has been paved in. Features include a brick retaining wall, brick stairs up to the front door with decorative tiles, and a detached 2-car garage. A shed roof projects over the front door. City records describe it as a single family residence with a detached 2-car garage. (See continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP-2 (Single Family Residence)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #)

*P6. Date of Construction/Age and Source 1925
 Historic Prehistoric Both
Survey/Assessor Data

*P7. Owner and Address:

Geoff & Geryl Yantz

709 Avenue C

Redondo Beach, CA 90277

*P8. Recorded by: (Name, affiliation, and address)

Shannon Kimball

Redondo Beach Planning

415 Diamond Street

Redondo Beach, CA 90277

(310) 318-0637

*P9. Date Recorded: July 2003

*P10. Survey Type: Historic Resources

Survey, First Phase Report

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") McKenna, Jeanette A. and Mary Sullens (2001) - An Updated Report on the South Side Historic Resources Survey, Redondo Beach, Los Angeles County, California. On file, City of Redondo Beach.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
**BUILDING, STRUCTURE, AND
OBJECT RECORD**

Primary #
HRI#
Trinomial

Page 4 of 5

***NRHP Status Code:**

*** Resource Name or # (Assigned by recorder)** APN 7509-019-019

- B1. **Historic Name:** _____
B2. **Common Name:** _____
B3. **Original Use:** Single-Family B4. **Present Use:** Single Family
*B5. **Architectural Style:** Spanish Eclectic
*B6. **Construction History:** (Construction date, alterations, and date of alterations)

According to the County Assessor, the residence was originally constructed in 1925. Records indicate construction to include plumbing and electrical work, expansion of kitchen and various alterations in 1994, including an addition of three garden windows on the west elevation; re-roof in 1998; and interior remodeling and bathroom addition in 1999.

- *B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____
*B8. **Related Features:** _____
B9a. **Architect:** Unknown b. **Builder:** Unknown
*B10. **Significance: Theme** Early Development **Area** Redondo Beach (Clifton by the Sea)
Period of Significance 1920's **Property Type** Residential - Early 20th C. **Applicable Criteria** C
(Discuss importance in terms of historical and architectural context as defined by theme, period, and geographic scope. Also address integrity.)

709 Avenue A is unlisted in City directories until 1936, where Arthur B Carter and wife May R. Carter are listed as owners of the residence. Arthur is listed as a teacher at Redondo Union High School. He is also listed as owner of the property in 1947. Randy B. Holtman is listed as owner with wife Vera in 1952.

- B11. **Additional Resource Attributes:** (List attributes and codes) None
*B12. **References:** Sanborn Fire Insurance Maps; City of Redondo Beach Building Permits; Los Angeles County Tax Assessor Records; City of Redondo Beach Historic Resources Surveys 1986, 1996, and 2001; City of Redondo Beach Historic Context Statement 1995; City Directories; and City of Redondo Beach Aerial Photos
B13. **Remarks:**
1986 Historic Resources Survey listed residence as C rating.

- *B14. **Evaluator:** Shannon Kimball, Assistant Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, Ca, 90277-2836
(310) 318-0637 (310) 372-8021 FAX
*Date of Evaluation: July 2003

(Sketch Map with north arrow required.)

See Continuation Page

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

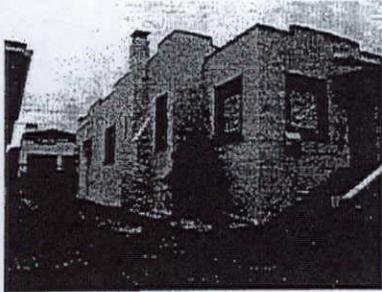
Primary #
HRI#
Trinomial

Page 5 of 5

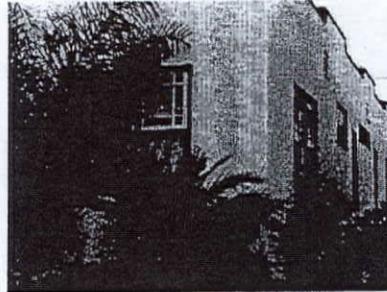
* Resource Name or # (Assigned by recorder) APN 7509-019-019

*Recorded by: Shannon Kimball, City of Redondo Beach *Date: July, 2003 Continuation Update

P3A. Description
Additional Site Photographs



View of left (west) elevation



View of right (east) elevation

B10. Significance

The residence at 709 Avenue C was rated "C" in the 1986 Historic Resources Survey. Upon review of the research data and the application of federal and state criteria, this property, though over 50 years of age, does not contain sufficient historical association and notable architectural merit for listing on the National or California Register as an individual structure, but could be recognized as historically significant by local government. This survey update assigns a National Register Rating of 5S to this property.

40152

LOT 51 BLOCK 24 TRACT 2546

ST. ADDRESS 709 Ave. C.

SIZE BLDG. _____ ZONE FR-1 FIRE ZONE 3

CONTRACTOR _____

USE OF BUILDING			
PERMIT NO.	DATE	NAME	DESCRIPTION
			House to House insp. on 3/16/89 - reveals a s.f. residence with a detached 2-car garage
<u>P940071</u>	<u>1-10-94</u>	<u>Harik</u>	<u>Plbg. Fixt. R. placement</u>
<u>E940070</u>	<u>1-10-94</u>	<u>Harik</u>	<u>Elec. Rewire</u>
<u>B940317</u>	<u>2-15-94</u>	<u>Harik</u>	<u>Add 3 Garden Windows in kit; Extend partition wall for pantry; drywall kitchen</u>
<u>B983146</u>	<u>10-29-98</u>		<u>Re-roof</u>
<u>B962142</u>	<u>10-24-96</u>		<u>Remodel of 1 Bathroom & master bdrm Add 1 Bath</u>
<u>B992051</u>	<u>9-14-99</u>	(Over)	<u>Reactivate B940317; B962142 B983146</u>

3-16-89
3/27/99
3-15-02

FINAL ON BUILDING: B983146 8-9-99 B940317 8-9-99 B962142 8-9-99 B992051 8-9-99

REMARKS: 7509 19

MB.	PG.	PCL.
<u>26</u>	<u>4-5</u>	<u>19</u>

TENTS - TRAILERS -
 NON-CONFORMING BUILDINGS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____

Page 1 of 3 * Resource Name or # (Assigned by recorder) 7509-019-019

P1. Identifier: APN: 7509-019-019

*P2. Location: Not for Publication Unrestricted

- *a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Redondo Beach Date 1981 T ; R ; 1/4 of Sec. ; S.B. B.M.
c. Address 709 Avenue C City Redondo Beach Zip 90277
d. UTM: (Give more than one for large and/or linear resources) Zone 11; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

North side of Avenue C; between Juanita and Ynez.

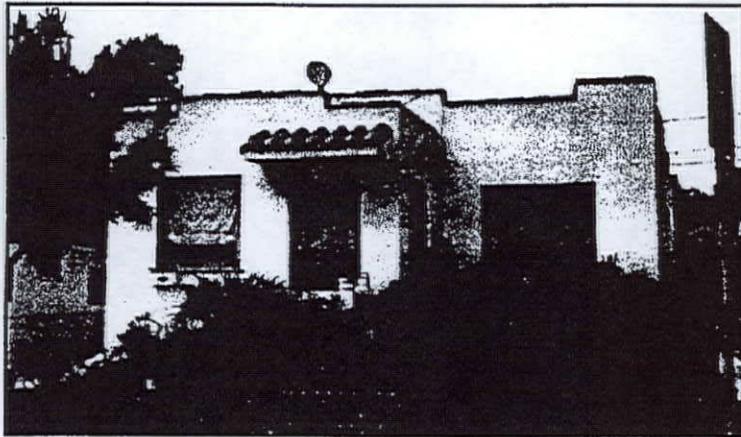
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Spanish Eclectic. Single story with an irregular floor plan, flat roof with Spanish tile, stucco siding, and sash and fixed windows. It is in relatively good condition with no apparent alterations. Features include a brick retaining wall and detached 1-car garage. City records describe it as a single family residence with a detached 1-car garage. Records indicate construction to include plumbing and electrical work, expansion of kitchen and various alterations in 1994; re-roof in 1998; and interior remodeling in 1996.

*P3b. Resource Attributes: (List attributes and codes) HP-2 (Single Family Residence) or HP-3 (Multi-Family Residence)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Roll 19; Frame 2 (NW)

*P6. Date of Construction/Age and Source 1925
 Historic Prehistoric Both

Assessor Data

*P7. Owner and Address:

Steven Sharp
709 Avenue C
Redondo Beach, CA 90277

*P8. Recorded by: (Name, affiliation, and address)

Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

*P9. Date Recorded: 7/2001

*P10. Survey Type: Historic Resources Survey (updated) - South Side Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. and Mary Sullens (2001) - An Updated Report on the South Side Historic Resources Survey, Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, California.

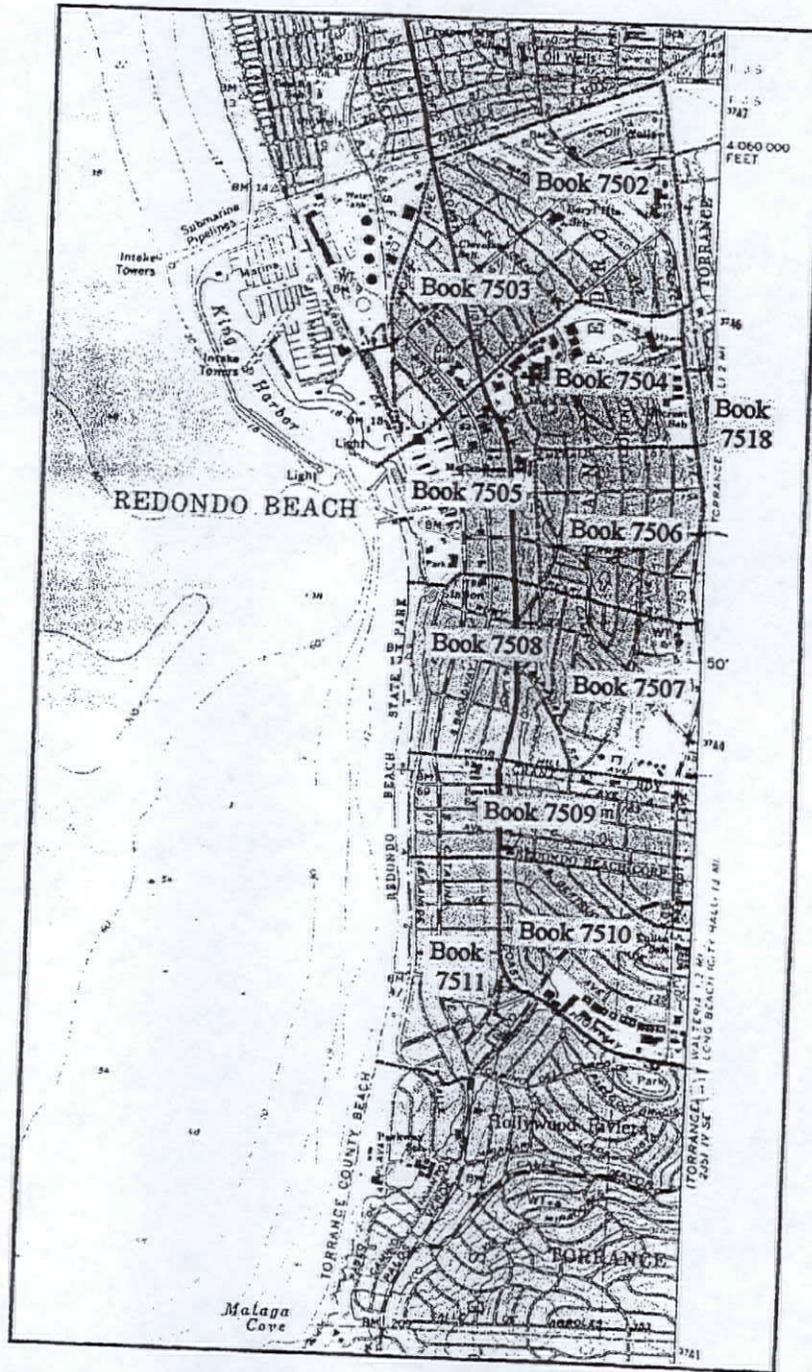
*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

- Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI# _____
Trinomial _____

Page 2 of 3 Resource Name or # (Assigned by recorder) Redondo Beach South Side Survey
*Map Name: Redondo Beach *Scale: 1:24000 *Date of Map: 1981

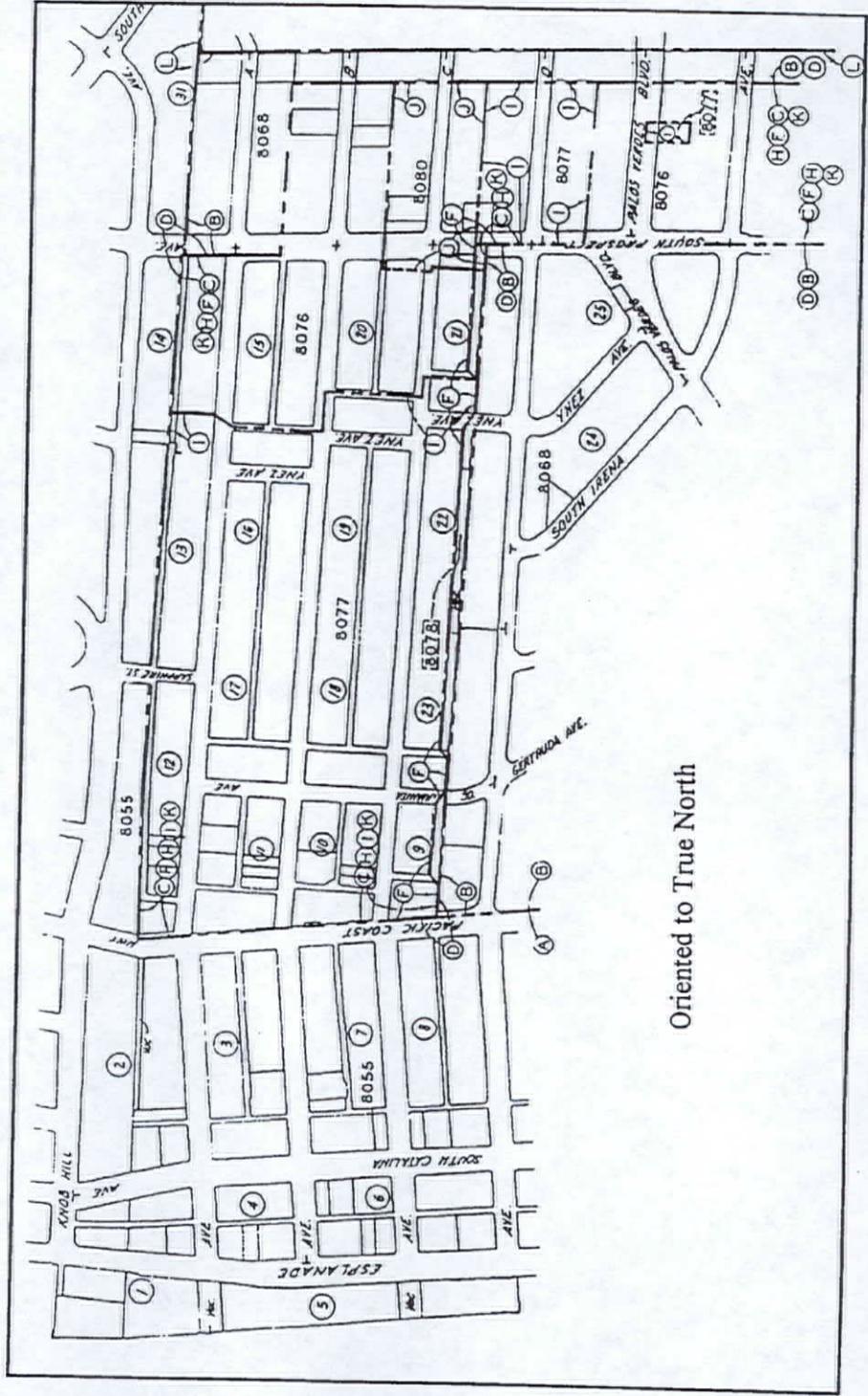


State of California - The Resources Agency
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CONTINUATION SHEET

Primary # _____
 HRI# _____
 Trinomial _____

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*Recorded by: Jeanette A. McKenna, McKenna et al. *Resource Name or # (Assigned by recorder) Redondo Beach South Side Survey - Book 7509
 *Date: July, 2001 Continuation Update



Oriented to True North

