

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
MARCH 5, 2014**

CALL TO ORDER

A regular meeting of the Preservation Commission was called to order at 7:00 p.m. at City Hall, 415 Diamond Street, by Commissioner Callahan.

ROLL CALL

Commissioners Present: Callahan, Freeman, Jackson, Ritums, Matsuno, Penner-More

Commissioners Absent: None

Officials Present: 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 Penner-More, seconded by Commissioner Ritums, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the March 5, 2014 Preservation Commission meeting agenda
- Approval of minutes of the January 15, 2014 special Preservation Commission meeting
- Receive and file the February 18, 2014 Strategic Plan Update
- Receive and file written communications

Motion by Commissioner Freeman, seconded by Commissioner Penner-More, to approve the Consent Calendar. Motion carried unanimously.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Removal of Property at 810-814 S. Catalina Avenue from the Potential Historic Resource List.

Planner Plascencia advised that further information is required to render a decision; therefore he recommended continuing the case.

Motion by Commissioner Freeman, seconded by Commissioner Matsuno, to continue the item to a future meeting date. Motion carried unanimously.

Public Hearing to Consider a Request of a Certificate of Appropriateness to Permit a One-Story Addition and Exterior Building Improvements to a Landmark Designated Building, and Construction of a Two-Story Dwelling Unit with 3-Car Garage on Property Located in a Low Density Multi-Family Residential (R-3A) zone.

Planner Plascencia reviewed the request and described the property location and zoning. He said the property was built in 1913, is rated "B" on the historic survey, and was designated a historic landmark in 1994. He displayed a photo of the property, pointing out permitted structures including a 1965 rear addition and a garage built in 1929. He said the remaining structures are unpermitted. He said the property is an excellent example of Craftsman architecture and the addition will rectify existing building code violations. He said the new rear dwelling will have a 19' rear setback. He said the historic variance is requested to allow tandem parking. He said the applicant is planning to replace non-period windows with a double-hung style and repair the siding. He said the original building front façade will remain unchanged and the small addition in the rear is designed to be complimentary yet distinguishable from the original structure. He concluded by recommending approval of the request.

In response to Chairperson Callahan, Planner Plascencia said the building will be reassessed; and the Mills Act will apply to the original building while the new addition will be assessed at market value.

Miles Pritzkat, project architect, introduced himself.

Chairperson Callahan complimented the project.

In response to Commissioner Matsuno, Planner Plascencia said the siding on the addition differs from the original structure in order to comply with the Secretary of Interior Standards to distinguish new construction from original structures.

Commissioner Freeman requested to have more information regarding the Secretary of Interior requirements before the next meeting.

Planner Plascencia said the original brick foundation and the new concrete foundation are also distinctively different features of the project.

Commissioner Matsuno preferred to continue the horizontal siding on the addition.

In response to Commissioner Penner-More, Mr. Pritzkat said he and his client sought to render the addition distinct from the main building. He suggested substituting a horizontal siding of a different dimension on the addition.

In response to Commissioner Jackson, Mr. Pritzkat said that he and his client agreed that the main house should remain significant and their goal was to increase its viability and usefulness and provide something for the future. He said they agreed the rear building would not be visible from the front.

Commissioner Freeman suggested using original colors for the exterior.

Planner Plascencia said the exterior color could be determined by the Minor Alterations committee as a resolution condition or it could be left to staff's discretion.

Commissioner Matsuno commended the owner for investing in and restoring the property, adding that he will not insist on choice of siding.

Joe Lenihan, property owner, said he is looking forward to restoring the property which he said was previously a neighborhood eyesore and nuisance. He said he has extensive experience with historic preservation. He said the additional income from the rear addition will help maintain the historic structure. He anticipated project completion in 18 months' time.

Marcie Guillermo, resident, expressed concern regarding the potential impact to neighbors. She requested consideration for the location of neighbors' bedrooms. She said historic landmarked property owners receive a huge tax break and should keep their homes appropriately maintained. She stressed the importance of being sensitive to neighbors and their privacy.

Planner Plascencia stated that the historic variance will be noticed prior to the Planning Commission hearing process to owners within a 300' radius of the property. He said that code requires air conditioning units to be located 5' from the property line. He said the historic variance is an incentive to retain historic structures and staff believes the project is a well-designed and functional project.

Ms. Guillermo said the property owners should have been notified about the Preservation Commission hearing.

Motion by Commissioner Ritums, seconded by Commissioner Penner-More, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Matsuno, seconded by Commissioner Ritums, to approve the Exemption Declaration and Certificate of Appropriateness to permit construction of a one-story addition to the main residence and a two-story detached unit with a three-car garage subject to the conditions set forth and recommend that the Planning Commission grant approval of an Historic Variance.

Chairperson Callahan said the exterior color will be approved by the Minor Alterations subcommittee.

The motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

None.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Callahan complimented the owners of the former Eagles building on Catalina Avenue for the historic restoration work there.

Planner Plascencia added that the building is currently being considered for a preservation award. He answered that the building is rated "B" on the historic survey and is a potential historic resource.

In response to Commissioner Jackson, Planner Plascencia reported that staff has received numerous calls from potential developers of the site at 521-527 S. Broadway. He said the existing church building was constructed in 1947-49.

ITEMS FROM STAFF

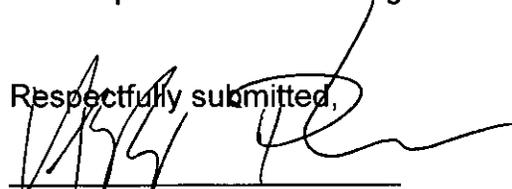
Planner Plascencia referred to the interdepartmental memo in the agenda packet, which he said includes items going to the Planning Commission or being considered as a discretionary measure.

ADJOURNMENT

Motion by Commissioner Jackson, seconded by Commissioner Penner-More, to adjourn the meeting. Motion carried unanimously.

Chairperson Callahan adjourned the meeting at 8:09 p.m. to the next regular meeting on May 7, 2014.

Respectfully submitted,



Alex Plascencia
Assistant Planner