

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
SPECIAL MEETING  
JANUARY 15, 2014**

**CALL TO ORDER**

A special meeting of the Preservation Commission was called to order at 7:04 p.m. at City Hall, 415 Diamond Street by Commissioner Callahan.

**ROLL CALL**

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

Commissioners Absent: Akyuz  
Peter Grant, Assistant City Manager  
Aaron Jones, Planning Director  
Alex Plascencia, Assistant Planner  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

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

**APPROVAL OF THE ORDER OF AGENDA**

At the suggestion of Commissioner Callahan, the members agreed to consider agenda item 9, City Manager Discussion and Feedback on Future Budget and Strategic Plan Issues, ahead of the Consent Calendar.

City Manager Discussion and Feedback on Future Budget and Strategic Plan Issues

Assistant City Manager Grant looked forward to future projects including harbor redevelopment, Galleria redevelopment, and new hotels, all of which he said will help Redondo Beach flourish. He complimented the efforts of City Council on successfully navigating through the recession and on the Esplanade improvement and transit center projects. He invited the members to make recommendations for future budget and strategic plan issues.

Commissioner Callahan stated that limited knowledge of historic resources is available and she said the Commission has struggled with the lack of funds to conduct a proper historic survey and promote the Mills Act.

Assistant City Manager Grant acknowledged the lack of funds; and he advised the members to continue raising the issue. He said the historic resources survey is important; however it is unfunded at this time. He anticipated increased Mills Act publication opportunities via social media.

In response to Commissioner Jackson, Assistant City Manager Grant reported that the City employs 430 full-time workers and up to 800-900 part-time workers during the summer.

In response to Commissioner Jackson, Assistant City Manager Grant stated that the Commission is not authorized to seek out grant funding; however he encouraged the members to share grant opportunities with Director Jones. He added that Redondo Beach is quite effective in obtaining grants.

The members thanked Assistant City Manager Grant for his visit.

#### **CONSENT CALENDAR**

- Approval of affidavit of posting for the January 14, 2014 Preservation Commission meeting agenda
- Approval of minutes of the November 6, 2014 Preservation Commission meeting
- Receive and file the December 17, 2013 Strategic Plan Update
- Receive and file written communications

Motion by Commissioner Jackson, 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**

None.

#### **UNFINISHED BUSINESS**

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 at 709 Avenue C.

Planner Plascencia presented the staff report including the location and background of the property. He said the property was designated a landmark in 2003 and is currently rated C on the historic resources survey. He said the owners have proposed a second-floor addition over more than 50% of the existing building which is not in line with continued landmark designation. He said the preservation ordinance allows for historic designation removal and the owners confirm they no longer wish to participate. Another consideration, he said, is that Mills Act contracts may be terminated after 10 years' and the applicants have filed a notice of non-renewal. He concluded by stating that granting permission for a Certificate of Appropriateness to remove the landmark designation is appropriate.

Geoff Yantz, property owner, explained that he and his wife have resided in the home for 12 years' and intend to remain indefinitely. He said at the time of landmark designation, he was counseled by Planning Department staff that construction of a second story would not jeopardize the landmark designation; however when the process for construction began last fall, he was advised of a 50% setback requirement. He said the setback requirement is not feasible due to design and cost issues; hence the decision to remove the landmark designation and proceed with the project. He said the beauty of the home will be maintained and he requested approval of the removal.

Commissioner Callahan complemented the appearance of the property and she understood the position of the applicants.

Commissioners Jackson and Ritums agreed.

Commissioner Matsuno commented that he would have liked to see the proposed addition prior to approving the landmark designation removal, to which Chairperson Callahan responded that the project proposal was included in a previous agenda packet. She added that the requested removal is inevitable.

Planner Plascencia explained that outcomes and results of appealed Preservation decisions are reported in the agenda section *Items from Staff*.

Commissioner Matsuno advised he did not find the related reference to landmark designation removal in the Preservation Ordinance as indicated by staff. He also questioned the C rating as a historic resource qualifier.

Planner Plascencia clarified that the Preservation Ordinance is not always specific and serves as a guide. He said the Code does address landmark removal; however the main consideration is the voluntary nature of the program. He clarified that the C category means they are lower rated buildings not significant in local history or associated with important architects and that there are no restrictions on the building exterior.

Director Jones advised that the City Attorney was consulted and verified the process for landmark designation removal to be the same as for landmark designation approval.

Commissioner Callahan closed the public hearing.

Motion by Commissioner Jackson, seconded by Commissioner Ritums, to approve the request for landmark designation removal for the property located at 709 Avenue C and adopt resolution #2014-01-PR-001 making the findings thereof. Motion carried unanimously.

## **NEW BUSINESS**

### **Preservation Commission Nominations and Election of Chair and Secretary**

Commissioner Callahan called for nominations.

Chairperson Penner-More nominated Commissioner Callahan for the office of Chairperson.

Commissioner Penner-More nominated Commissioner Jackson for the office of Secretary.

Motion by Commissioner Matsuno, seconded by Commissioner Ritums, to elect Commissioner Callahan to the office of Chairperson and Commissioner Jackson to the office of Secretary. Motion carried unanimously.

### **SUBCOMMITTEE REPORTS**

Commissioner Callahan named the subcommittees and summarized their subjects.

The following members volunteered to serve:

Education/Incentives – Matsuno, Callahan

Legislative - Callahan

Minor Alterations – Matsuno, Freeman

Historic Landscapes/Redondo Stairway – Jackson, Ritums, Penner-More

Survey Update – Matsuno, Jackson, Freeman

Historic District Formation – Ritums, Penner-More

### **COMMISSION ITEMS AND REFERRALS TO STAFF**

In response to Commissioner Matsuno's request for additional resource information regarding criteria for demolition of a historic resource, Planner Plascencia answered that when the Preservation Ordinance is ambiguous, staff makes their determination based on a broader view including past case histories. He added that demolition applications for buildings rated *A* or *B* come before the Preservation Commission regardless of landmark designation status.

### **ITEMS FROM STAFF**

Planner Plascencia reported that a previous decision on a property at 810-814 South Catalina Avenue has been appealed and will be considered by Council on January 21.

Planner Plascencia also referred to the inter-office memo of pending projects contained in the agenda packet.

In response to Chairperson Callahan, Planner Plascencia stated that the Commission may authorize a member to represent the Commission and speak on an appeal.

Chairperson Callahan stated she will not be available to attend the City Council meeting to speak to the appealed Preservation Commission decision.

Director Jones advised that the Commission recommendation and comments are included in the minutes and staff report and are part of the Council agenda material.

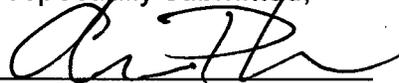
Commissioner Jackson clarified that his vote to allow the property to be removed from the potential historic resource list was based on his view that it does not fit the guidelines.

In response to Commissioner Penner-More, Planner Plascencia stated that the City Council could decide to refer the case back to the Commission; however if a decision is made on January 21, it will be final.

**ADJOURNMENT**

Chairperson Callahan adjourned the meeting at 8:00 p.m. to the next regular meeting on March 5, 2014.

Respectfully submitted,



Alex Plascencia  
Assistant Planner