

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
SEPTEMBER 3, 2014**

CALL TO ORDER

A regular meeting of the Preservation Commission was called to order at 7:05 p.m. at City Hall, 415 Diamond Street, by Chairperson Callahan.

ROLL CALL

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

Commissioners Absent: Guevara

Officials Present: Aaron Jones, Community Development Director
Margaret Wood, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

It was the consensus of the Commission to approve the order of agenda.

CONSENT CALENDAR

- Approval of affidavit of posting for the September 3, 2014 regular Preservation Commission meeting agenda
- Approval of minutes of the May 7, 2014 regular Preservation Commission meeting
- Receive and file the August 19, 2014 Strategic Plan Update
- Receive and file written communications

The motion by Commissioner Ritums and seconded by Commissioner Jackson to approve the Consent Calendar carried unanimously.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Robert DeJernett, resident, stated that government regulations have added a requirement for landmarked properties to be inspected every 5 years; and he asked about plans for implementation.

Director Jones answered that the City Attorney is addressing the regulation and changes are pending. He invited Mr. DeJernett to call him for more information.

Mr. DeJernett recommended an agenda item to discuss the housing inspection requirement. He then submitted a folder which he said contained his research of how other cities and counties handle inspections as well as his recommendations.

The motion by Commissioner Matsuno and seconded by Commissioner Ritums to agendaize a discussion of Mr. DeJernett's recommendations for the next meeting carried unanimously.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Landmark Designation, Certificate of Appropriateness and Exemption Declaration for the Construction of an Addition and Exterior Building Alterations on Property Located Within a Designated Historic District and Within a Low Density Multi-Family Residential (R-3A) Zone at 304 N. Gertruda Avenue

Director Jones described the location, background, and architecture of the property. He advised the applicants have decided not to pursue the Landmark Designation at this time; however they seek to make appropriate alterations i.e. removing the glass porch enclosure to restore an open half-porch and extend the bedroom into the other half. He said they also seek approval for an addition to the back of the residence. He specified the addition will follow the line of the existing building and the siding will match the original. He further explained that a Historic Variance is necessary for the non-conforming side and rear setbacks. He recommended opening the public hearing and making the staff recommendations to approve.

Michael Sams explained that he drew the project plans and specified the existing siding from the front porch will be used on the alteration/addition.

Juan Valle, applicant, stated the addition will not be visible from the street.

In response to Commissioner Matsuno, Mr. Sams said the addition roofline is a continuation of the existing roofline. He then circulated a copy of the project plans and said the existing Craftsman style will be followed.

In response to Commissioner Freeman, Mr. Valle said he plans to retain the white exterior color. He expressed his intention to follow the look of the block, adding that the existing total square feet will be decreased.

Commissioner Freeman said the block is quite notable and utilizes Craftsman colors and this property is not in keeping.

Mr. Valle expressed willingness to consider Craftsman colors.

Director Jones mentioned the Benjamin Moore Craftsman palette.

Commissioner Matusuno mentioned the requirement for distinguishing new material from existing; and he recalled a previous discussion which concluded that new siding can match existing as long as it is documented. He also suggested that matching siding can be manufactured by using a router.

Steve Bopp, resident, said he has lived next door to the house for many years and it has always been white. He said the exterior is well preserved; however the interior needs work and he supported the project.

The motion by Commissioner Jackson and seconded by Commissioner Matsuno to close the public hearing was unanimously approved.

In response to Commissioner Matsuno, Mr. Valle explained that he withdrew his request for landmark designation in order to speed up the process and move in.

The motion by Commissioner Matsuno and seconded by Commissioner Jackson to adopt the resolution approving the Certificate of Appropriateness and Exemption Declaration and recommend approval of the Historic Variance carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

SUBCOMMITTEE REPORTS

Education

Chairperson Callahan planned to contact the school district about utilizing the outdated historic landmark books in the grade school curriculum.

Legislative

Director Jones planned to report on the historic building inspection issue at the next meeting. He anticipated that inspection costs will be minor and he recommended that inspection requirements will apply to future landmarked properties. He envisioned the inspections will cover basic soundness, habitability, plumbing, and roofing and not mold or termites.

Commissioner Jackson suggested that inspections every five years seems reasonable.

Historic Landscapes/Redondo Stairway

Commissioner Jackson commented on the deterioration of the Stairway and he also questioned the status of an updated historical resources survey.

Director Jones explained that the request for historical resources survey update funding has been made for several years and he estimated the cost to be \$60,000. He said survey data must be validated by a licensed architectural historian. He said the survey update has not been a priority for monetary and staff resources; however he

recommended continuing to request funding. He suggested the Stairway as a project for the Leadership Redondo group.

Commissioner Freeman suggested that portions of the survey may be accomplished photographically via Google.

Director Jones agreed, adding that each property must be researched.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Callahan requested to have Mr. DeJernett's item agendaized for the next meeting.

Commissioner Penner-More spoke in favor of continuing to discuss the Stairway project and bringing it to Council's attention.

Director Jones recommended contacting L.A. County Department of Beaches and Harbors to determine their issues and concerns on the Stairway and report back. He also suggested contacting volunteer groups such as Leadership Redondo and Sharefest.

Commissioner Jackson spoke in favor of raising the survey update project with City Council and he suggested submitting written communication.

Chairperson Callahan planned to meet with Planner Plascencia to discuss appropriate action and write a letter.

ITEMS FROM STAFF

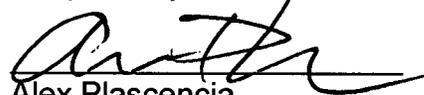
Director Jones referred to the Interdepartmental Review Memorandum list of projects submitted to the Planning Division and invited the members to inform him of specific concerns.

ADJOURNMENT

The motion by Commissioner Matsuno and seconded by Commissioner Penner-More to adjourn the meeting to the next regular meeting on November 5, 2014 carried unanimously.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Alex Plascencia
Assistant Planner