

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
NOVEMBER 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 Chairperson Callahan.

ROLL CALL

Commissioners Present: Callahan, Freeman, Jackson, Matsuno, Ritums
Commissioners Absent: Guevara, Penner-More
Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Ritums 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 November 5, 2014 regular Preservation Commission meeting agenda
- Approval of minutes of the September 3, 2014 regular Preservation Commission meeting
- Receive and file the October 21, 2014 Strategic Plan Update
- Approve amended Resolution No. 2014-09-PR-006 for a Certificate of Appropriateness for property located at 304 N. Gertruda Avenue from a public hearing held on September 3, 2014
- Receive and file written communications

The motion by Commissioner Jackson and seconded by Commissioner Matsuno to approve the Consent Calendar was unanimously approved.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property as a Local Historic Landmark at the Location of 1015 Emerald Street

At this time Commissioner Matsuno recused himself as an interested party.

Planner Plascencia described the request and property details including architectural styles of the building which he described as Craftsman Cottage and Clipped Gable. He displayed and pointed out the clipped gable exposed beam ends, wood siding, and multi-pane windows. He said that most windows are original however some were restored; and he recommended future restoration of the louver window. He said the project is an example of an excellent restoration of a modest building, and he recommended approval of the Landmark Designation of the property and building to be named the Templeton House.

Commissioner Matsuno, applicant, explained his passion for historic home preservation and the fact that he purchased his home before becoming a Preservation Commissioner. He described the restoration efforts by himself and his family including: foundation repair, rewiring, porch recasting, garage slab replacement, and draught tolerant landscaping. He added that he often receives purchase offers from developers. He said that neighbors have mentioned a former resident named Clara, whom Chairperson Callahan clarified was Clara Lukes.

Planner Plascencia said that 2 criteria for Landmark naming include first residency or longstanding residency. He suggested the property name could be hyphenated and he planned to research the records to confirm residency by the Lukes family.

Commissioner Jackson complimented the restoration project and observed the property qualifies for the Mills Act.

Commissioner Ritums agreed and inquired about the property interior; to which Commissioner Matsuno said he tried to save as much as possible including floors and windows. He planned to add a future second bath or laundry.

In response to Commissioner Jackson, Commissioner Matsuno said the property contains 950 square feet and 2.5 bedrooms.

The motion by Commissioner Jackson and seconded by Commissioner Ritums to approve the resolution approving the designation for the property as a local historic landmark subject to the conditions was unanimously approved.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion on AB 654 Relating to Inspections of Properties with Mills Act Contracts and Making a Recommendation to the City Council

Commissioner Matsuno recused himself as an interested party.

Planner Plascencia provided background information on AB654 requiring local agencies to perform inspections on Mills Act properties to ensure consistency with approvals, architectural styles and Secretary of Interior standards. He requested the members to provide input on how to approach the requirement. He said the input will be forwarded to City Council for consideration before a final decision is made. He said the issue is currently under review by the City Attorney and he said options include: tabling the item, discussing the item, or referring it to the Legislative Subcommittee.

Chairperson Callahan recommended review by the Legislative Subcommittee with Planner Plascencia's guidance while awaiting direction from the City Attorney.

Robert DeJernett, resident, referred to his written recommendation, which he suggested for addition to the Mills Act application. He said the law has been in effect since 2012 and owners are not aware of the inspection requirement. He said inspections must be performed by a licensed inspector to determine the condition of the houses. He requested to be notified when the issue is discussed again and authorization to address the Commission at that time.

Chairperson Callahan referred Mr. DeJernett to the City website for future agenda topics and she recommended referring the issue to the Legislative Subcommittee for discussion prior to the next meeting.

Commissioner Jackson commended Mr. DeJernett's efforts and agreed that compliance is important. He questioned what prompted this to such a high priority.

Mr. DeJernett explained that Mills Act property owners receive a 50% tax rate discount and provisions for follow-up on the contracts is not in place. He requested to meet with the Legislative Subcommittee.

Commissioner Jackson said that Legislative Subcommittee review is appropriate. He also stressed the importance of preserving homes and adding Landmark Designations.

Motion by Commissioner Jackson, seconded by Commissioner Ritums, to table the discussion for a future recommendation and refer the issue to the Legislative Subcommittee for review.

Planner Plascencia confirmed the Legislative Subcommittee deals with amendments to the Preservation Ordinance and amendments to State law.

The motion on the floor carried unanimously.

Preservation Commission Nominations and Election of Chair and Secretary

Commissioner Ritums nominated Commissioner Jackson for the position of Chairperson and Chairperson Callahan for the position of Secretary.

Commissioner Jackson was unanimously approved for the position of Chairperson and Chairperson Callahan was unanimously approved for the position of Secretary.

The following subcommittee appointments were made:

Education and Incentives: Callahan, Matsuno

Legislative: Callahan, Jackson

Minor Alterations: Matsuno, Freeman

Historic Landscapes/Redondo Stairway: Freeman, Ritums

Survey Update – Jackson, Ritums

Commissioner Jackson recalled that Commissioner Penner-More expressed interest in the Redondo Stairway.

Planner Plascencia commented that the 500 block of Garnet Street is a potential Historic District.

COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Commissioner Jackson regarding the response to the Landmark property inspection requirement by other cities, Planner Plascencia said he will begin research on updated procedures and report back.

Commissioner Jackson commented that consideration of the big picture is important.

Commissioner Matsuno suggested that Mills Act homeowners should be informed of hearings on potential changes.

Planner Plascencia clarified that any changes will apply to future contracts only.

ITEMS FROM STAFF

Planner Plascencia reported the following:

- The restoration project at 629 South Broadway is moving forward and anticipated for completion in the next few months
- He will research and report back on the status of the project at 225 Francisca Avenue
- The project at 304 North Gerturda Avenue is moving forward to the Planning Commission for variance approval
- The annual commissioner reception is scheduled for November 12

SUBCOMMITTEE REPORTS

Redondo Stairway

Commissioner Freeman advised that the status of the project is closed according to the LA County Department of Beaches and Harbors. He displayed a Google Earth survey of the site. He said the steps once led to the Hotel Redondo and have not been

functional since 1923. He said that various obstructions hinder accessibility and restoration work would be extensive.

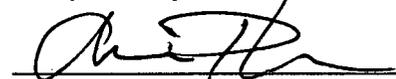
Chairperson Callahan understood the stairway could not be restored therefore a commemorative plaque would be installed.

Commissioner Freeman believed the situation is detrimental to the City adding that Redondo Beach is one of the most beautiful in the world; and the stairway, as an entrance to the City, is broken and rundown and does not reflect positively. He said the condition of the stairway impacts the City in ways that are not realized, and he believed it is the responsibility of the Commission to take action.

ADJOURNMENT

Chairperson Callahan adjourned the meeting at 8:15 p.m.

Respectfully submitted,



Alex Plascencia
Assistant Planner