

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY JULY 6, 2016 - 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

II. APPROVAL OF ORDER OF AGENDA

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 July 6, 2016.
5. Approval of the following Minutes: Regular Meeting of March 2, 2016.
6. Receive and file the Strategic Plan Update dated June 21, 2016.
7. Receive and file written communications.

IV. AUDIENCE OATH

V. 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.

VI. EXCLUDED CONSENT CALENDAR

VII. 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.

VIII. 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.

IX. PUBLIC HEARINGS

8. A Public Hearing to consider a request for designation of the building and property as a local Historic Landmark pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code.

APPLICANT:	David Dellinger
PROPERTY OWNER:	Same as applicant
LOCATION:	2222 Belmont Lane
CASE NO.	2016-07-L-003
RECOMMENDATION:	Staff Recommends Approval

X. OLD BUSINESS

XI. NEW BUSINESS

XII. SUBCOMMITTEE REPORTS

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

XIII. 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.

XIV. ITEMS FROM STAFF

XV. 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, **September 7, 2016** 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.

July 1, 2016

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 Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Analyst 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 July 6, 2016 Regular Meeting of the City of Redondo Beach Preservation Commission on Friday, July 1, 2016 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 Analyst



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

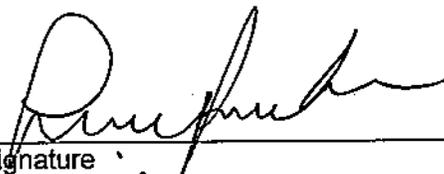
I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of July 6, 2016
(agenda date)

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

Posted on: 7/1/16 at 2:00 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

7/1/16
Date

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
MARCH 2, 2016**

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Caldwell, Freeman, Matsuno, Mayebdadash, Penner-More, Ritums, Chairperson Jackson

Commissioners Absent: None

Officials Present: Joe Hoefgen, City Manager
Aaron Jones, Community Development Director
Stacey Kinsella, Associate 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

Recommendation to re-order the agenda and consider the following items prior to the Consent Calendar in the order listed below:

- 1) New Business Item #11 Discussion and Input to the City Manager for Fiscal Year 2016-2017 Budget
- 2) Old Business Item #10 Preservation Commission Nominations and Election of Chair and Secretary

Motion by Commissioner Matsuno, seconded by Commissioner Caldwell to reorder the agenda as recommended. Motion unanimously approved.

NEW BUSINESS

Discussion and Input to the City Manager for Fiscal Year 2016-2017 Budget

Recommendation: provide input and receive and file presentation.

Highlights of City Manager Hoefgen's presentation include:

- Accomplishments during the prior year within the City include the appointment of 6 new department heads, finalized labor agreements with all 6 employee unions, customer service training for all employees, upcoming active shooter training, and the launch of the Open Gov Program.
- Positive business activities include the proposed Waterfront project, 2 hotel projects under construction, the Shade Hotel completion, and the award of a strike bomber contract to Northrop Grumman. Potential adverse impacts include the relocation of Nordstrom's to Torrance and higher PERS rates.
- A chart displayed the previous 6 years of revenue increases, with the largest revenue source being property tax. A chart displayed expenditures by department with the largest portion being police and fire. A chart displayed expenditures by type

with the largest portion being personnel. The City employs 435 full-time staff and the same amount of part-time staff.

- The 2016 budget calendar was displayed. Budget issues are frequently initiated at the strategic planning session. The City Charter requires the budget to be proposed by May 16.
- The 3 basic steps to budget adoption include drafting a base budget, Manager's recommended budget, and City Council adoption.

Manager Hoefgen invited questions and comments.

Chairperson Jackson recalled the request for a current historical resource survey and he inquired about the possibility of setting aside money over a period of years to obtain funding.

Director Jones clarified historic surveys were conducted in 1986, 1996, and 2001. He explained a historical resource survey is a Citywide look at all structures over 50 years of age and identifies potential historic resources and preliminarily evaluates their condition. He estimated a cost of \$60,000 for a qualified firm to complete the survey.

Chairperson Jackson said that without a proper survey, many houses or structures could be torn down without review and he felt a complete accurate survey is important to the preservation of the City.

Commissioner Penner-More recalled the prior recommendation to preserve the historic staircase.

Commissioner Matsuno recalled that former Commissioner Dejernet raised the issue of follow-up of the Mills Act which he said could be considered along with the survey.

City Manager Hoefgen explained it is common to put money aside for items that take longer than a year to complete, i.e. capital improvement projects; however he anticipated the survey would not fall into that category. He also mentioned limited funds and staff resources, particularly relative to Community Development staff and the Waterfront project.

In response to Commissioner Penner-More, who asked whether the historical steps could be prioritized because of their eroding condition, Director Jones explained the Ainsworth Staircase is located on land owned by L.A. County. He said the County has not reached an agreement to allow work on the property; therefore the issue is really about permission.

City Manager Hoefgen suggested discussing the topic at meetings with L.A. County.

Commissioner Penner-More made a recommendation to authorize Chairperson Jackson to send a letter to the Mayor and Council recommending consideration of the historic survey and historic steps at the upcoming strategic planning workshop.

City Manager Hoefgen recommended a subcommittee of 1 or 2 members to work with Chairperson Jackson to draft the letter. He recommended sending the letter 1 week prior to the workshop on March 29 in order to be included in the agenda materials. He also said the letter may be submitted at the workshop.

Chairperson Jackson stated the letter regarding the survey will be completed by the end of the week and the letter regarding the historic stairs may require some research and take a little longer.

Commissioner Caldwell mentioned that Redondo Beach residents serve on an L.A. County Commission and may have an opportunity to discuss the historic steps.

OLD BUSINESS

Preservation Commission Nominations and Election of Chair and Secretary

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

Motion by Commissioner Ritums seconded by Commissioner Penner-More to re-elect Chairperson Jackson to the office of Chairperson. Motion approved unanimously.

Motion by Chairperson Jackson, seconded by Commissioner Penner-More to elect Commissioner Ritums to the office of Vice Chairperson. Motion unanimously approved.

Director Jones stated that subcommittees may be composed of up to 3 Commissioners.

The following subcommittees were formed:

Minor Alterations – Freeman, Matsuno

Education/Incentives - Matsuno

Legislative – Caldwell, Mayebdadash

Historic Landscapes/Redondo Stairway – Penner-More, Ritums

Survey Update – Jackson, Caldwell

Historic District Formation - Mayebdadash

CONSENT CALENDAR

- Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of March 2, 2016
- Approval of minutes of the January 6, 2016 regular Preservation Commission meeting
- Receive and file the February 16, 2016 Strategic Plan Update
- Receive and file written communications

Chairperson Jackson opened the public comment. There being no speakers, Chairperson Jackson closed the public comment.

Motion by Commissioner Mayebdadash, seconded by Commissioner Caldwell to approve the Consent Calendar. Motion unanimously approved.

AUDIENCE OATH

Commissioner Jackson administered the audience oath.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Jules Dreyfus stated he did not see the meeting agenda posted on the City website.

Director Jones confirmed the agenda was posted on Door A at City Hall 72 hours prior to the meeting and he provided the location of the agenda on the City website.

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 pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and consideration of a Certificate of Appropriateness to allow alternations to a potential historic landmark building and property, including rehabilitation of the existing single-family residence and proposed construction of a detached second unit within the rear portion of the property, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA) for the property at 517 S. Catalina Avenue

Recommendation: make the findings in the resolutions for landmark designation and certificate of appropriateness, adopt the exemption declaration, grant local landmark designation, and grant the certificate of appropriateness.

Motion by Commissioner Freeman, seconded by Commissioner Ritums to open the public hearing. Motion unanimously approved.

Planner Kinsella provided the location, description, architectural style, permit records, and zoning for the property. She then described the alterations, additions, and restoration efforts. She concluded by recommending the Commission make the findings in the resolutions and adopt the Exemption Declaration with the house to be known as the Gabriel House.

Chairperson Jackson opened the public comment.

Gortom Tekletsion, project architect, and owner Doreen Sato explained their goal to restore the architecture, create an attractive addition to the neighborhood, and make the property livable.

Commissioner Freeman complimented the neighborhood and house.

In response to Commissioner Matusuno, Director Jones said the street is a potential historic district. He also answered the original siding will be used as much as possible.

Chairperson Jackson noted the fact there are few 2-story Craftsman houses remaining in the City.

There being no other speakers, Chairperson Jackson closed the public comment.

Motion by Commissioner Mayebdadash, seconded by Commissioner Ritums to close the public hearing. Motion unanimously approved.

Motion by Commissioner Matsuno, seconded by Commissioner Penner-More to adopt the resolutions, adopt the Exemption Declaration, grant local landmark status for the property, and grant the Certificate of Appropriateness. Motion unanimously approved.

A Public Hearing to consider a request for designation of the building and property as a local Historic Landmark, and consideration of a Certificate of Appropriateness and recommendation to the Planning Commission of a Historic Variance to allow alterations to a potential Historic Landmark property including rehabilitation of the existing single-family residence, construction of a detached garage with reduced setbacks, and reduced minimum separation between buildings for future development within the rear of the property in order to preserve and maintain the potential historic building, pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA) for the property at 124 S. Guadalupe Avenue

Recommendation: make the findings in the resolution for landmark designation and certificate of appropriateness and historic variances, adopt the exemption declaration, grant local landmark designation for the property, grant the certificate of appropriateness, and recommend the Planning Commission to grant the request for historic variances.

Motion by Commissioner Caldwell seconded by Commissioner Matsuno to open the public hearing. Motion unanimously approved.

Planner Kinsella described the location, zoning, architecture, permit record, and family history of the property. She also described the alterations, additions, and restoration efforts. She then described the proposed development/variances and requirements for variances. She said that similar subdivisions have been done elsewhere in the City. She concluded by recommending approval of the findings in the resolutions and said the historic variances and development proposals would be forwarded to the Planning Commission for approval. She said if approved, the house would be called the Boulger House.

Director Jones added the historic variance would be recommended by the Preservation Commission and approved by the Planning Commission. He said the project is an effective way to continue preservation of the property. He said criteria for historic variance is the necessity to continue preservation of the historic structure. He said the reduction in setback has been minimized and all other development standards have been met. He said many requests have been received from developers to demolish the property.

Commissioner Penner-More inquired whether the elevations for the new structures will conform.

In response to Commissioner Matsuno, Director Jones clarified the variance is for modified setbacks and for creating a lot slightly smaller than the 5,000 sq. ft. minimum.

In response to Commissioner Caldwell, Director Jones said the 2-car garage at the front of the property should be the same or lower as the existing garage with the top at an elevation of +10.

In response to Commissioner Caldwell, Director Jones clarified that the Planning Commission is the authority for land use law and granting variances; and the preservation ordinance determines the Preservation Commission shall recommend, review, and act as advisory for variances and future development of projects.

In response to Commissioner Matsuno regarding the front property, Director Jones said staff recommends the rear units cannot be sold prior to restoration of the front property; and the project would occur as a restoration and development of one site.

Chairperson Jackson opened the public comment.

Applicants Rick and Tina Boulger introduced themselves. Mr. Boulger explained the property was recently left to him. He said the house has been for sale since August 1, 2015 and all interested parties wanted to demolish it. He said after the City suggested splitting the lot thereby saving the historical unit, he hired a historical architect. He said he still plans to sell the property. He said the main house is approximately 2,200 sq. ft.

Commissioner Matsuno complimented the house. He clarified he does not live within 500 ft. of the property.

Architect John Loomis said the challenge with keeping the property was the high cost of reversing the changes. He said the proposal insures the house is preserved. He said the house will be restored and improved to be marketable and the garage in front will be tucked into the hillside. He clarified the future development will be in the hands of the developer. He said the rear yard on the far property line will have a 10' setback. He pointed out the rear development may be attached or detached. He said the house was continually occupied until last year and has had a good roof to preserve it. He displayed a concept plan and said the proposed project could be very reminiscent of the original house.

Commissioner Matsuno commended the applicants for saving the house. He said the structure in the rear is also historic; and he recommended architectural salvage prior to demolition.

Ms. Anna Mackensie, admired the house. She said the driveway and other houses are historical also, and she suggested preserving the rear house and building another one in the center.

Mr. Jim Tseng said he had a historic project a couple of years ago and was told he could not subdivide his property.

Director Jones explained that each project is unique depending on dimensions and other factors. He offered to meet with Mr. Tseng about his properties.

Mr. Jules Dreyfus said his building is to the north of this property. He said he is happy to have the existing structure saved and he said the 2-car garage is conforming to a number of other locations in the neighborhood. He said the future development of units 1 and 2 would be facing his condominium and he expressed concern about view, exposure, and window-to-window contact between neighbors. He said windows and rooftop decks would be intrusive for existing residents.

Director Jones said the Planning Commission would consider potential development of the rear property. He said the side yard would be 6', the outdoor living space patio 10', and window alignment would be considered.

Mr. Kyle Daniels, sales realtor, supported the proposal which he said is a great opportunity to merge 2 reasonable goals.

There being no other speakers, Chairperson Jackson closed the public comment.

Motion by Commissioner Caldwell, seconded by Commissioner Ritums to close the public hearing. Motion unanimously approved.

Motion by Commissioner Matsuno, seconded by Commissioner Caldwell, to make the findings in the resolutions for Landmark Designation, Certificate of Appropriateness, and Historic Variances, adopt the Exemption Declaration, grant local Landmark Designation for the property, grant the Certificate of Appropriateness requesting the approval of the rehabilitation of the existing single family residence, and recommend to the Planning Commission to grant the request for Historic Variances, with the additional condition based on a voluntary offer that salvage rights be granted by the applicant for the rear house. Motion unanimously approved.

SUBCOMMITTEE REPORTS

Chairperson Jackson proposed to continue the reports to the next meeting.

Commissioner Penner-More said the letter will be prepared with recommendations for the strategic plan and some commissioners may attend the meeting on March 29.

Commissioner Matsuno anticipated the screening of the film *Bungalow Heaven* in May at the library.

In response to Chairperson Jackson, Director Jones clarified that subcommittees will report back to the full commission. He said that 1 commissioner may discuss business with only 1 other commissioner between meetings. He said that staff can share information i.e. calendars between meetings.

In response to Commissioner Freeman regarding the historic steps, Director Jones said the way to have an open broad discussion is to suggest an agenda item for the next meeting. He said the Chairperson and staff set the agenda. He also said he will send out commission rules of conduct.

Chairperson Jackson planned to provide reports about the refurbishment of the historic steps at the next meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

ITEMS FROM STAFF

None.

There being no further business to come before the Commission, Commissioner Caldwell moved, seconded by Commissioner Matsuno, to adjourn the meeting at 9:23 p.m. Motion carried unanimously.

Respectfully submitted,

Aaron Jones, Community Development
Director



Administrative Report

Council Action Date: June 21, 2016

To: MAYOR AND CITY COUNCIL

From: JOE HOEFGEN, CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES

RECOMMENDATION

Receive and file the monthly updates to the six-month strategic objectives adopted by the City Council on April 19, 2016.

EXECUTIVE SUMMARY

On March 29, 2016, the City Council held a Strategic Planning Workshop to establish 10 year goals, 3 year goals and six-month objectives. The objectives set were adopted by the City Council at the April 19, 2016 Council Meeting. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. This current update is the second of the March 29, 2016 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on September 14, 2016.

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 included 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. The sixth three-year strategic plan goals were developed on September 12, 2013. Finally, the seventh three-year strategic plan

goals were developed on the March 29, 2016. The following are the five strategic plan goals for 2016-2019. They are not in priority order:

- Modernize City communications systems
- Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria
- Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs
- Assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure
- Maintain a high level of public safety with public engagement

At the March 29, 2016 Strategic Planning, ten-year goals were also developed. The following are the six strategic plan goals for 2016-2026. They are not in priority order:

- Be the premier waterfront location on the West Coast
- Secure funding for new safety facilities and City Hall
- Create the most innovative law enforcement agency in America
- Secure a voter-approved plan for a de-industrialized AES site
- Revitalize the South Bay Galleria
- Increase and enhance parks and public open space

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.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update.

FISCAL IMPACT

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2015-2016 Adopted Annual Budget.

Submitted by:

Joe Hoefgen, City Manager

Attachment:

- Strategic Plan Update - Six-Month Objectives dated June 21, 2016

CITY OF REDONDO BEACH  SIX-MONTH STRATEGIC OBJECTIVES
 March 29, 2016 – September 15, 2016

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

THREE-YEAR GOAL: <i>Modernize City communication systems</i>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the August 16, 2016 council Meeting	IT Director, working with All Departments	Identify options to make the phone system easier for the public to use and present to the City Council for information and possible action.		X		
2. At the June 7, 2016 Council Meeting	IT Director, working with Police Chief, Fire Chief, RBUSD and City Manager	Identify the cost and feasibility of establishing a reverse 911 notification system and report the results, with recommendations, to the City Council for action.			X	Revised to July 19, 2016
3. By September 15, 2016	CS Director, working with IT Director, City Attorney and City Manager	Present to the City Council for review a status report on the implementation of a social media policy and pilot program.				Social Media Pilot Program on hold pending approval of Social Media Policy by City Attorney.
4. By April 29, 2016	CS Director	Create a City Staff Directory and distribute to all City Departments and the City Council.	X			
5. At the May 3, 2016 Council Meeting	IT Director	Present to the City Council for action a contract for a website upgrade.	X			

THREE-YEAR GOAL: *Vitalize the Waterfront, Artesia Corridor, Riviera Village and South Bay Galleria*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 20, 2016 Council Meeting	PW Director, working with CD Director	Report on the outdoor Dining Deck Pilot Program and present options to the City Council for action regarding possible program extension.		X		
2. At the June 7, 2016 Council Meeting	CD Director	Report to the City Council the results of Code Enforcement's review of temporary signs on Artesia Boulevard.	X			
3. By June, 22, 2016	CD Director	Release the draft EIR on South Bay Galleria for public review and comment.			X	Delayed approximately 30 days
4. By September 15, 2016	PW Director, working with CD Director	Evaluate the feasibility of converting Catalina Avenue, between Avenue I and Elena, to a one-way street.		X		
5. By August 1, 2016	WED Director, working with ACM	Present a report with recommendations to the City Council for action on the results of the public outreach meetings regarding a new boat ramp.		X		
6. At the September 6, 2016 Council Meeting	WED and PW Director, working with regional agencies	Report on the status of the analysis of sea level rise and its potential impact on the Redondo Beach waterfront.		X		
7. By June 15, 2016	City Manager with the CD Director and City Attorney	City and AES representatives to meet and confer as necessary and discuss implementation of the AES Task Force, its purpose, organization and membership, and other details relevant to the formation of the AES Task Force prior to a City Council Report on July 5, 2016 for appointment of the AES Task Force (unless extended by both parties).			X	AES has extended timeframe for marketing property for non-industrial uses. Task Force formation delayed to an undetermined date.
8. At the July 19, 2016 Council Meeting	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the AES Task Force following the RFP Process used for the General Plan update.			X	Date to be determined.
9. DATE TO BE DETERMINED	AES Task Force, working with Consultants	Present findings regarding options for using AES property.				

10. FUTURE OBJECTIVE	WED Director, working with Fire Chief	Develop a Transient Vessel Mooring Marketing Plan and recommend boater amenities to promote the harbor as a destination.				
11. FUTURE OBJECTIVE	CD Director, working with WED Director	Present to the City Council for action an ordinance to modify parking requirements citywide to help encourage economic development.				
11. FUTURE OBJECTIVE	WED, working with CD Director	Explore the feasibility and recommend to the City Council whether or not to create a Storefront Improvement Program in key business areas.				

THREE-YEAR GOAL: *Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the May 17, 2016 Council Meeting	CD Director	Prepare a request for proposal (RFP) for contract services for the General Plan update and present to the City Council for consideration and release.	X			RFP presented to Council for action on May 17, 2016
2. At the July 19, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Recommend to the City Council for action the selection of a General Plan Update consultant.		X		
3. At the August 16, 2016 Council Meeting	CD Director, working with City Manager and City Attorney	Present to the City Council for consideration the formation and composition of a citizens' General Plan Advisory Committee, including potential inclusion of representatives from Neighborhood Councils.		X		
4. At the July 19, 2016 Council Meeting	PW Director, working with CD Director, City Manager and City Attorney	Present to the City Council for consideration a report on whether to prohibit single use plastic bags from being distributed in Redondo Beach.		X		
5. By August 16, 2016	City Attorney, working with CS Director	Present to the City Council for direction options for restructuring the Redondo Beach Sister City Committee as a separate non-profit 501 c3 and/or an official City committee or commission.		X		

THREE-YEAR GOAL: *Assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the September 6, 2016 Council Meeting	ACM, working with PW Director, Police Chief, Fire Chief and FS Director	Assess the need for and develop preliminary cost estimates for reconstruction of public safety facilities (police station, fire stations and shooting range) and report the results to the City Council.		X		
2. At the September 6, 2016 Council Meeting	ACM, working with PW Director and FS Director	Assess the need for and develop preliminary cost estimates for City Hall reconstruction.		X		
3. By June 21, 2016	PW Director	Prepare a Budget Response Report assessing the need for and develop preliminary cost estimates for reconstruction of roadway infrastructure citywide.	X			
4. By June 21, 2016	WED Director, working with PW Director	Present to the City Council for consideration a plan for maintenance and repair of the Pier Parking Structure.	X			Included as part of the CIP for the FY 16-17 Budget
5. At the August, 16, 2016 Council Meeting	PW Director, working with Fire Chief	Determine the feasibility, right of way impacts, and costs of converting 4-way stop sign intersections to roundabouts through a resident petition program.		X		
6. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council for consideration options and cost estimates for adding lights at the playing field(s) at Dominguez Park	X			
7. At the May 17, 2016 Council Meeting	CS Director, working with PW Director and ACM	Present to the City Council options and cost estimates for adding dug outs and/or backstops at Fulton Field and Julia Field.	X			
8. FUTURE OBJECTIVE	PW Director, working with Fire Chief and WED Director	Evaluate the feasibility of docking Tall Ships at a City Pier and make a recommendation to the City Council for action.				

THREE-YEAR GOAL: *Maintain a high level of public safety with public engagement*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By September 15, 2016	Police Chief, working with ACM and City Manager	Continue to work towards implementation of recommendations from the Assessment of the Redondo Beach Police Department.		X		
2. At the August 2, 2016 Council Meeting	Police Chief, working with City Attorney and City Manager	Research and prepare an ordinance for City Council consideration for the potential regulation of aerial drones in Redondo Beach.		X		
3. By August 1, 2016	CD Director, working with City Attorney, HR Director and City Manager	Implement measures to enable City code enforcement officers to issue citations for violations of the Municipal Code.		X		
4. At the May 3, 2016 Council Meeting	Fire Chief, working with the City Attorney and City Manager	Complete analysis and present to the City Council a recommendation on whether to submit a proposal to Los Angeles County for the Redondo Beach Fire Department to provide 911 ambulance transport service for all emergency calls originating in Redondo Beach			X	Presentation rescheduled to June 21, 2016 Council Meeting



Administrative Report

Preservation Commission Hearing Date: July 6, 2016

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 2222 BELMONT LANE
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2016-07-LM-003
APPLICANT'S NAME: DAVID L. DELLINGER

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 2222 Belmont Lane as a historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 2222 Belmont Lane as a local historic landmark subject to the conditions set forth therein.(Resolution No. 2016-07-PR-006)

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant local landmark designation for the property at 2222 Belmont Lane.

BACKGROUND

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, 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.

Administrative Report

July 6, 2016

Landmark Designation # 100 – 2222 Belmont Lane

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- 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 eligible for designation.

Description of Nominated Property

The nominated property consists of a one-story residence approximately 836 square feet in total floor area. The 1986 Historic Resources Survey identifies the architectural style of the building as Vernacular.

The property is located on the south side of Belmont Lane at the corner of Slauson Lane, just north of Ripley Avenue. The rectangular-shaped parcel has a front property line dimension of 50 feet and a side property line dimension of 70 feet. The zoning of the property is Single Family Residential (R-1).

The existing structure features a gable roof, a covered porch with thin, detailed columns, wood siding, and wood trim around both windows and doors.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Vernacular architectural style, and was identified as an "A" rated structure. According to the survey, "A" buildings are structures that are obvious examples of historically significant or notable structures. They reflect distinctive architectural characteristics or age. Many of the "A" rated buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important local persons or events.

Construction History

City records indicate that the earliest permit issued at this property was in 1933 (see attached Building Card), however, the County Assessor's records indicate the house was built in 1926. Permits were later issued in 1936 and 1938 for framing the garage and repairs/alterations. The most recent permit was issued in 1996 for electrical service upgrades.

Based upon the Building Card, discussions with the applicant, and a staff site inspection, the residence appears to be close to its original state. The detached garage, unfortunately, no longer exists. The garage was built on the lot to the rear facing Ripley Avenue and it appears it was demolished sometime in 2011 for a new residence. Photos taken in 2003 showing the

detached garage are attached for reference. The lots were most likely owned by the same family when the residence and detached garage were built.

Design and Architecture

The nominated structure is classified as an example of the Vernacular style of architecture in the Historic Resources Survey. Vernacular is a category utilized for structures that do not fall into a specific architectural style. Buildings of this nature tend to be modest and sometimes incorporate various styles. While these building may not be of the purest form of a certain style, they still reflect traditional construction of that time, incorporating local materials and displaying local craftsmanship.

Given the wood siding, wood trim, prominent open gable, and covered entry porch, this house does indeed reflect the Craftsman Bungalow style most prominent in the early days of the City. This residential building style was the most dominant in the country between 1905 and 1920. Craftsman homes feature functional, informal floor plans and simple box-like shapes. The buildings generally harmonize with their surroundings, with low, broad proportions and little ornamentation. The heavy use of wood is typical of this style. One nice detail on the subject house is the beveled edges found on the original double hung windows.

The thin, detailed porch columns, however, incorporate some of the Victorian flavor that can be found on other Landmark sites such as the Flagler-Queen Anne House located in Dominguez Park (Landmark No. 5). This style of architecture includes much more ornamentation than that found on a traditional Craftsman Bungalow. Decorated spindles like the columns on the subject house are quite common on Victorian homes. If this house were more pure to the Victorian style, one would most likely see more vertical mass, scrollwork, and decorative shingles in the open gable ends. Victorian architecture was most popular from the late 1880's to approximately 1905.

There are certain items on site that are not original. These include the new horizontal fencing around the exterior property line, the new wood deck near the northern corner of the front yard, and it appears that one window facing Slauson Lane may not be original. The vibrant color of the exterior doors is, of course, not original as well.

Historical Background

North Redondo was originally subdivided from approximately 1905 to the early 1920's. The subject property is located within the original "Redondo Villa Tract" which was intended to be developed as small farms with specialty crops. Because the financial investments were not as strong in North Redondo as South, North Redondo residents formed their own organizations in the early 1900's to support the growth of their community. Thanks to the community's grassroots strength, the agricultural economy remained strong into the 1940's and 1950's.

Not many historic buildings remain in North Redondo. There is, however, one Landmark building located at 2604 Fisk Lane, known as the Bissen House (Landmark No. 14). This structure was built in 1906 and served as the country home to Peter Bissen, owner of a Los Angeles lumber company. This residence is considered one of the remaining farm houses during Redondo's agricultural era and is also considered "Vernacular".

The Building Card notes that Pete Johnson pulled permits in 1933, however, the City address directories do not show any records for this address until the 1940's. The earliest resident listing at the subject site is found in the 1947 resident and business directory which notes Metro, Christina, and Nettie Lewonte as residents of the property. It appears that Metro and Christina were married with Nettie listed separately, potentially Metro's mother or sister. Metro is listed as a machinist and Nettie is listed as a clerk.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark 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 residential structure at 2222 Belmont Lane is an example of Vernacular architecture, incorporating the very popular styles of Craftsman Bungalow and Victorian architecture. These styles of architecture were common from 1885 to 1920. The structure is, therefore, representative of the early period of growth and development in Redondo Beach. This property also reflects special elements of the City's cultural, social and economic history, particularly as it relates to the growth of North Redondo.

If approved, this landmark will be referred to as the "Lewonte House" reflecting the Lewonte family's early residency at the property (Landmark No. 100).

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:



Stacey Kinsella
Associate Planner

Attachments:

- Draft Resolution
- Landmark Designation Application

Administrative Report

Landmark Designation # 100 – 2222 Belmont Lane

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July 6, 2016

Building Card
Primary Record
Tract Map
Photographs

RESOLUTION NO. 2016-07-PR-006

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
HISTORIC LANDMARK DESIGNATION FOR THE
PROPERTY LOCATED AT 2222 BELMONT LANE
PURSUANT TO THE REQUIREMENTS OF CHAPTER 4,
TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 124 South Guadalupe Avenue; and

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

WHEREAS, on July 6, 2016, 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 building meets 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 1926 and is currently 90 years old.

SECTION 2. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of Vernacular architecture incorporating Craftsman Bungalow and Victorian styles of architecture that were popular in California in the early 1900's.

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 1926 during a time when North Redondo Beach was a growing agricultural community. This structure served as a home for working and middle class families who served the community. This property is representative of the early period of growth and development in Redondo Beach.

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 2222 Belmont Lane as an historic landmark.

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

FINALLY 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 July, 2016

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on July 6, 2016 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

PERMIT NO.	DATE	TYPE INSP.	ROUGH	FINAL
412-17-09		FOUNDATION		
		PLUMBING		
		GAS		
		FRAMING		
		ELECTRICAL		
		STUCCO WIRE		
		PLASTERING		
		CESSPOOL-SEWER		

FINAL ON BUILDING:

REMARKS: EQ 6/26/94 1-9-90

TENTS -- TRAILERS --

NON-CONFORMING BUILDINGS

NO.	DATE	PCL.
10	8-2-83	4

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

Primary #
HRI#
Trinomial

Page 1 of 7

*Resource Name or Assessor's Parcel Number 4159-009-004

P1. Identifier: APN: 4159-009-004

*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 2222 Belmont Lane 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)

Southwest corner of Belmont Lane and Slauson Lane; north of Ripley Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Vernacular (Bungalow). Single story, rectangular floor plan, originally constructed in 1926, is of wood frame construction, sitting on a raised sloping (battered) concrete foundation. The structure is a simple rectangle. The garage is located at the rear of the lot on Ripley Avenue. The residence and garage are in good condition.

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

*P4. Resources Present: Building Structure Object Site District Element of District Other

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



P5b. Description of Photo: (view, date, accession #) Front view, March 18, 2003, Digital Archives)

*P6. Date of Construction/Age and Source 1926, moved onsite 1933
 Historic Prehistoric Both
Assessor Data

*P7. Owner and Address:

TBD
2222 Belmont Lane
Redondo Beach, CA 90278

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

Steve Gerhardt
Redondo Beach Planning
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637

*P9. Date Recorded: March 2003

*P10. Survey Type: Historic Resources Survey (updated) – North Redondo Beach

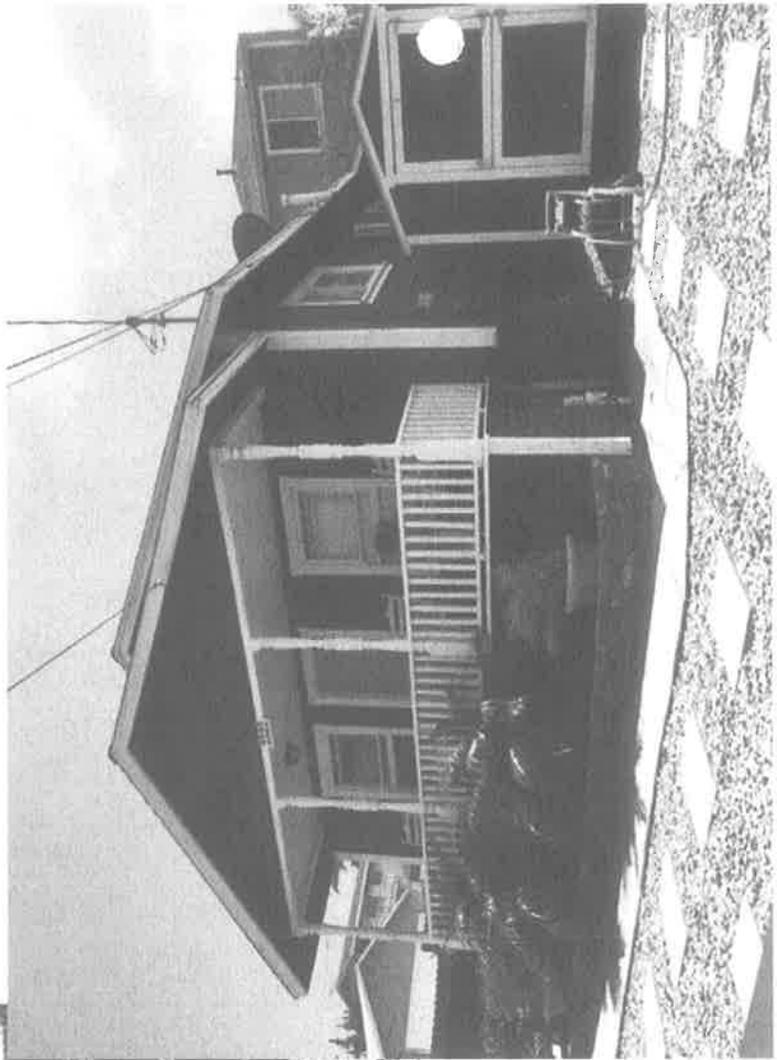
*P11. Report Citation: (Cite survey report and other sources, or enter "none") McKenna, Jeanette A. and Mary Sullens (2001) - An Updated Report on the South Side Historic Resources Survey, Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, California.

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

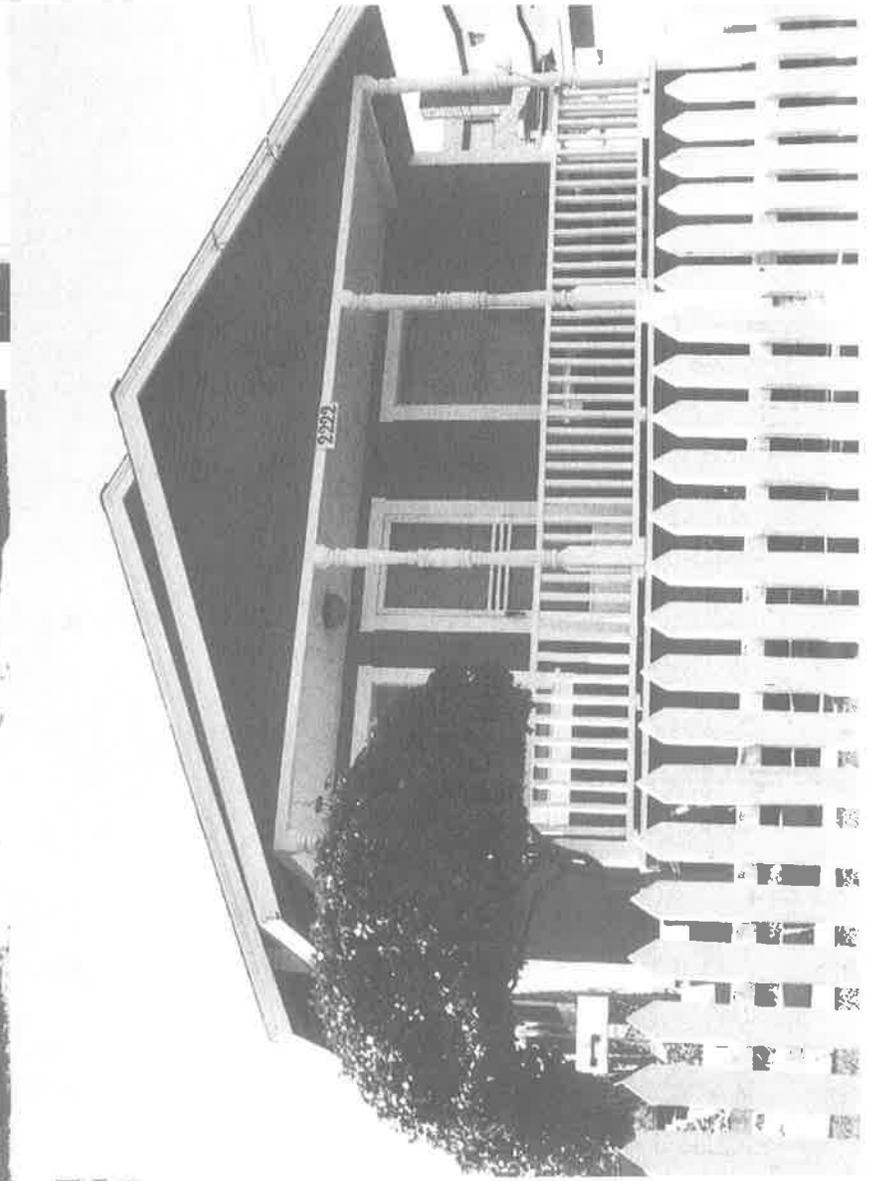
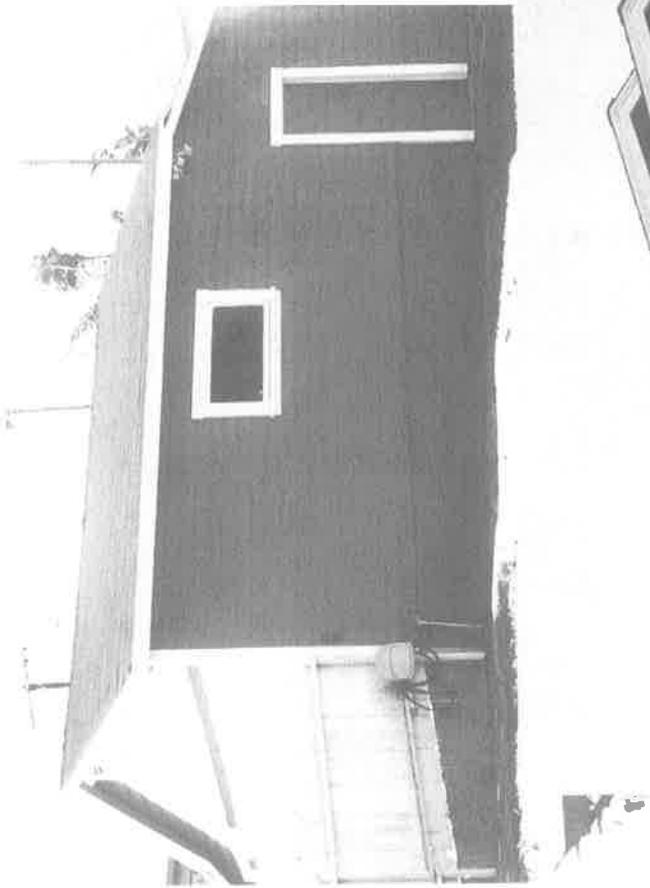
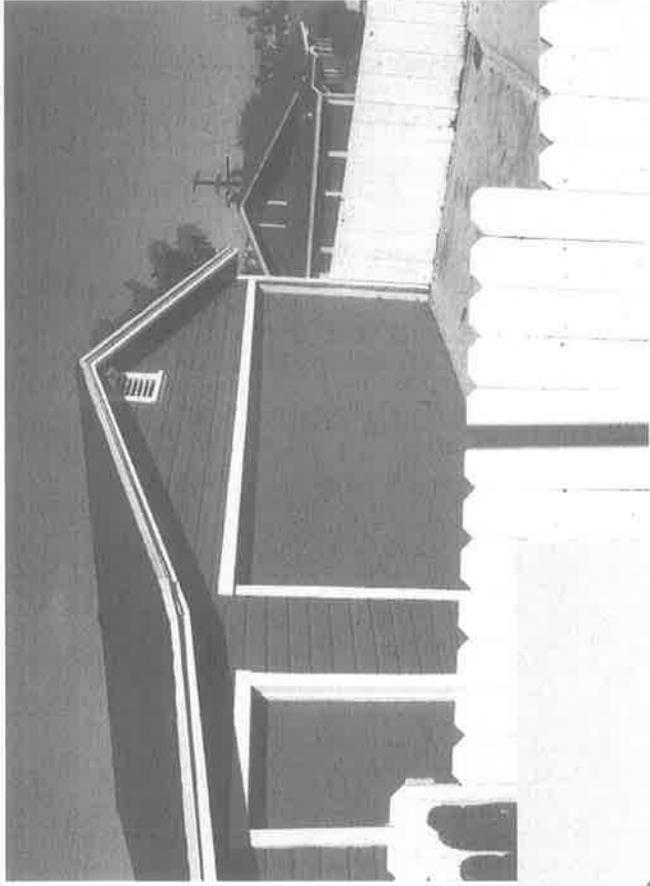
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

008









MARCH 2003