

**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