

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING**

SEPTEMBER 3, 2008

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:15 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Lesser, Montesoglu, Richer, Chairperson Gibson
Commissioners Absent: Day, Jackson, Miller-Hack
Officials Present: Alex Plascencia, Associate Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

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

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Lesser, seconded by Commissioner Menesoglu, to approve the order of agenda.

CONSENT CALENDAR

- Approval of affidavit of posting for the September 3, 2008 Preservation Commission meeting agenda
- Approval of minutes of the meeting of June 4, 2008
- Receive and file written communications

Motion by Commissioner Lesser, seconded by Commissioner Montesoglu, to approve the Consent Calendar.

ORAL COMMUNICATIONS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Certificate of Appropriateness for an Addition to an Historic Landmark Property Located at 626 Elvira Avenue

Planner Plascencia explained that additional planning is necessary to complete the Request for Certificate of Appropriateness; in particular, the applicant is considering a historic variance for setbacks. He recommended opening the public hearing and continuing the item to the October Preservation Commission meeting.

Motion by Commissioner Lesser, seconded by Commissioner Mentosoglu, to open the public hearing.

Commissioner Lesser noted that different setback requirements apply to landmarked properties, which makes the addition and modification processes for those structures easier.

Motion by Commissioner Lesser, seconded by Commissioner Mentosoglu, to close the public hearing to consider a Request for Certificate of Appropriateness for an Addition to an Historic Landmark Property located at 626 Elvira Avenue and to continue the public hearing to the next Preservation Commission meeting. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Historic Landscapes Report--Native Vegetation Presentation

Technical difficulties prevented the presentation.

In lieu of the Historic Landscapes report, Commissioner Richer invited the members and public to attend his monthly nature walks which are sponsored by the Palos Verdes Land Conservancy.

Updating the Historic Resources Survey

Planner Plascencia advised the State grant application for funding to update the Historic Resources Survey was not approved; however feedback from the State deemed the project has merit. The application will therefore be submitted again next year. He also reported City Council took action to investigate the possibility of a student or volunteer-led survey, which will be explored in the next month.

Planner Plascencia distributed the Historic Resources Survey Update of the City of Ventura, California, which he said is specific to the downtown area. He said

the survey is very well arranged, with a large inventory, and is a source of good ideas.

Chairperson Gibson complimented the Ventura survey as a well-presented, readable, comprehensive picture of the downtown specific section of Ventura and is potentially instructive for the members. He suggested possibly Redondo Beach could afford this type of survey for a portion of the City, for example, the original townsite.

Planner Plascencia pointed out the advancement of technology has helped to make this type of survey more affordable by making data bases available for spreadsheets and mapping.

In response to Commissioner Montesoglu, Planner Plascencia answered that federal or private grants are a possibility and will be explored by staff.

Update on Strategic Plan Six-Month Objectives, Water Quality Implementation Matrix, and Major City Facilities Priority List

Planner Plascencia referred to the updated Strategic Plan included in the agenda material.

Chairperson Gibson questioned whether the participants at the next strategic planning workshop on September 10 will be made aware of the letter to the City Council from the Preservation Commission substantiating the request for funding for the historic survey update. Planner Plascencia responded he will verify the agenda items for the workshop and report back.

Notification of City Council Items

Planner Plascencia said the Pearl Plaza project has been continued to the December 2 City Council meeting.

Commissioner Lesser recommended to include a specific condition in the Pearl Plaza project resolution requiring that a certain amount of historic material is salvaged, and that wavy glass windows are protected, removed, and delivered to a designated location. He said that wavy glass is not easily replicated, and he suggested the Historical Society could maintain a wavy glass depot.

Planner Plascencia said a salvage component will be included with the Pearl Project resolution--possibly a stipulation that a staff member and a Preservation Commissioner or Historical Society member will inspect the buildings prior to demolition to determine items for salvage.

Notification of Planning Commission Projects

Planner Plascencia referred to the Planning Department interoffice memo and he reported none of the projects are specific to historic resources or projects.

SUBCOMMITTEE REPORTS

No reports were made.

Planner Plascencia stated that appointments to the Minor Alterations Committee will be scheduled for the next meeting.

COMMISSION ITEMS AND REFERRALS TO STAFF

Chairperson Gibson reported that the Arby's restaurant on Pacific Coast Highway was demolished and the ten-gallon hat sign has been removed from the site. He added the artistic renderings of the new restaurant do not show the sign.

Planner Plascencia answered that he is unsure whether the Arby's ten-gallon hat will be utilized in the new project at the location, and he will check to see whether the hat logo has been relocated.

Chairperson Gibson reported he attended a recent Esplanade streetscape meeting where residents voiced numerous complaints about the use of Esplanade. After listening to the discussion of the proposed streetscape improvements as well as lots of ideas from the consultant, staff, and members of public, he deduced the project will be a controversial one. He also said his perception is the project is modestly funded, which limits the likelihood of including any historical components.

Commissioner Lesser announced he has reached the end of his second term on the Preservation Commission, and he appreciated the opportunity to serve. In parting, he recommended continuation of the following projects:

1. Garnet Street Historical District: Commissioners Lesser and Miller-Hack interviewed residents of Garnet Street and found that 50 per cent of the residents are interested in forming an historical district. Carnelian Street and Emerald Street were also identified as potential historic areas. Commissioner Lesser volunteered to serve as a consultant.
2. Non-contiguous Bungalow Court District: bungalow courts are unique to Redondo Beach. Extensive research has been compiled.
3. Ainsworth Court stairs: Los Angeles County Supervisor Knabe supports the restoration of the staircase. Commissioner Lesser and Linda Aust removed debris and uncovered the top three steps to discover the beautiful architectural detail; however one step is significantly damaged.
Recommended action: continue communication with Los Angeles County to obtain written permission for restoration, and then arrange for dumpsters and

fencing. The staircase is 130 feet high and 30 feet wide, and served as an entrance to the former Hotel Redondo. Eventually the south stairway leading to the restroom could be removed leaving the grand staircase which could serve as a backdrop to movies and photo shoots.

Chairperson Gibson requested an agenda item for the next meeting to discuss Preservation Commission goals. Among the goals to discuss he listed: Garnet Street Historic District, Bungalow Court Historic District, restoration of Ainsworth Court staircase, and the historic resources survey update.

Chairperson Gibson commended Commissioner Lesser for his incredible performance as Preservation Commissioner, and on behalf of the Preservation Commission and the Redondo Beach residents, he thanked Commissioner Lesser for helping to preserve the historic community.

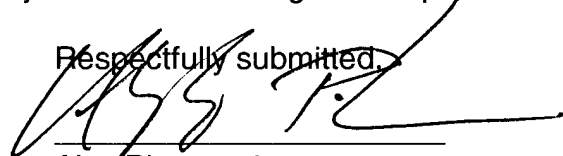
Commissioner Montesoglu said he learned a great deal from Commissioner Lesser.

Planner Plascencia appreciated Commissioner Lesser's commitment and effort to the Preservation Commission and his overall service to the City of Redondo Beach.

ADJOURNMENT

Motion by Commissioner Lesser, seconded by Commissioner Montesoglu, to adjourn the meeting. Chairperson Gibson adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Alex Plascencia
Associate Planner