




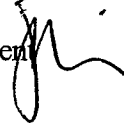

Agenda Item #: 06/110811

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Tell and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager 

**FROM:** Richard Thompson, Director of Community Development   
Stacey Kinsella, Assistant Planner 

**DATE:** November 8, 2006

**SUBJECT:** Consideration of the Formation of a Culturally Significant Landmarks Task Force and Their Responsibilities

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### RECOMMENDATION:

Staff recommends that the City Council approve the formation of a Culturally Significant Landmarks Task Force, and approve their mission, responsibilities and roles.

### FISCAL IMPLICATION:

Implementation of the Culturally Significant Landmark ordinance may require an unknown amount of staff time from the Community Development Department which could impact staffing needs in the Department. Administrating the ordinance as adopted is expected to be accommodated with current staffing and resources. If the City Council were to adopt a Mills Act Ordinance additional staff and resources would be necessary to complete an inventory of eligible properties, disseminate and promote the program, process applications, prepare and execute a contract with each property owner, enforce provisions of contract to ensure preservation, and review and approve any proposed alterations during the term of the contract.

### BACKGROUND:

At the September 5, 2006 City Council meeting, Ordinance No. 2089 was adopted adding a new Chapter 10.86 to Title 10 of the Manhattan Beach Municipal Code regarding the designation of culturally significant landmarks. The City Council also directed staff to work with a group of interested residents to form a Landmark Task Force and develop their mission statement, roles and responsibilities.

### DISCUSSION:

The Task Force is comprised of voluntary members from the community. Membership is continually open for residents seeking involvement. Staff has met with representatives from the group on several occasions and has refined the responsibilities of the Task Force; Jan Dennis has

been the primary point person for the group. Staff feels that the Task Force's primary role will be to increase public awareness and appreciation of Manhattan Beach's unique heritage. The Task Force is generally supportive of the mission and roles as defined below. Attached is a statement of goals provided by the Task Force (Exhibit A).

The Task Force does, however, hope for future involvement in the Mills Act with the goal of indefinite preservation of significant sites and other incentives offered by the City. As mentioned above, future possible adoption and implementation of a Mills Act Ordinance would require additional staff resources. Staff and the Task Force are only focusing on implementation of the Landmark Ordinance at this time. A preliminary list of possibly significant sites is attached to this report. Per conversations with Jan Dennis, it appears that at least six residents with possible culturally significant homes are interested in the Mills Act. A statement from Jan Dennis is attached to this report. Ms. Dennis' statement includes a description of the primary components of preservation ordinances, a brief overview of the Mills Act, and a list of current Task Force members (Exhibit B).

*Mission and Roles of the Landmark Task Force*

The purpose of the Task Force would be to work with City staff to educate the public on the Culturally Significant Landmarks Ordinance and promote the preservation, celebration and enhancement of Manhattan Beach Landmarks. The mission of the Task Force is outlined in Ordinance No. 2089 as section 10.86.090 of the MBMC. The mission and roles of the Task Force are suggested to include the following:

1. Education-

- Increase public awareness of the Culturally Significant Landmarks Ordinance and the appreciation of Manhattan Beach's unique heritage through participation in educational meetings, events, and other public outreach.
- Develop and distribute public educational material regarding the locations of significant landmarks.

2. Research -

- Investigate the availability of historical materials related to Manhattan Beach.
- Seek funding sources for large and small scale historic preservation, restoration, renovation, and identification projects.
- Explore possible sites, districts, and structures that may have cultural significance.
- Create an inventory list of these possibly significant locations.

3. Community resource and referral –

- Provide information to the community about the application process including how to nominate a landmark and the criteria for designation.
- Review and comment on the nomination applications received by the Community Development Department.

Currently the Task Force is creating an inventory of addresses that are potentially significant sites (Exhibit C). This list is created by actually walking the streets of Manhattan Beach, identifying possibly historic locations, and researching the significance of each site. All of this information is

compiled and downloaded into a log made available for review by both Task Force members and staff.

The Task Force is in the process of designing a flyer and following approval by the Community Development Department, staff will copy the finished product for the Task Force to distribute. Jan Dennis has written letters to both The Beach Reporter and The Observer to notify the public of this new Ordinance. The Task Force is currently working on a press release to submit for review by the Community Development Department.

#### *Staff Responsibilities*

The current workload in the Community Development Department is exceeding the limits that can be accomplished in a regular work day which has required staff to spend overtime hours to complete our current responsibilities such as plan checks, special studies, assisting customers at the public counter and on the telephone, and Planning Commission and City Council staff reports. With the adoption of Ordinance No. 2089, additional staff time and resources have been required to coordinate with the Task Force, attend periodic Task Force meetings and formulate the group's mission and goals. Staff anticipates that implementing the Landmarks Ordinance will continue to require additional staff time and resources. Following the adoption of the Landmarks Task Force, staff will need to create nomination forms, handouts, procedures, and update the website, as well as train and educate staff. In order to implement the Landmarks Ordinance, staff will be responsible for the following:

- Create a Culturally Significant Landmarks nomination form including location and reason for significance.
- Forward qualified nomination applications to the Task Force for review and comments.
- Attend periodic Task Force meetings to update log of landmark designations.
- Review and comment on requests for designation at culturally significant landmarks.
- Provide public noticing and present all qualified applications to City Council for action.

#### **CONCLUSION:**

Staff is recommending that the City Council approve the formation of the Culturally Significant Landmarks Task Force and approve their mission, responsibilities and roles.

#### Attachment:

- A. Statement of Goals of the Manhattan Beach Landmark Task Force - Received October 2, 2006
- B. Statement from Jan Dennis, Chairperson of the Landmark Task Force - August 30, 2006
- C. Preliminary list of possible culturally significant locations - August 28, 2006  
(Prepared by Jan Dennis and Task Force)

## Statement of Goals of the Manhattan Beach Landmark Task Force

The Manhattan Beach Landmark Task Force (MBLTF) has developed the following goals:

MBLTF intends to identify and preserve cultural, historic, social, economic, architectural and scenic heritage. By doing so, the Task Force will help Manhattan Beach preserve its character and beauty, foster community pride, conserve the character and architecture of its neighborhoods and commercial areas and enable citizens and visitors to enjoy and learn about local history.

MBLTF hopes to integrate historic preservation more fully into Manhattan Beach's city planning system and to encourage the city to provide incentives wherever possible to protect, preserve and maintain the city's heritage.

MBLTF hopes to locate, designate and then protect the most important historic and natural sites districts and landscapes.

MBLTF will create draft criteria for evaluating a property's significance.

MBLTF will create draft signage for display on those properties determined to be landmarks.

MBLTF will review and comment on applications by property owners for their property's designation as a Manhattan Beach landmark

MBLTF will provide educational opportunities to increase public awareness and appreciation of Manhattan Beach's unique heritage, including but not limited to newspaper articles, mailings, public meetings and presentations historic walks.  
*self*

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SUBJECT: Historical Preservation

The Office of Historic Preservation offers four different registration programs: California Historical Landmarks, California Points of Historical interest, California Register of Historical Resources and National register of Historic Places. Each is unique in the benefits offered and procedures required.

Historic preservation in America was once simply the purchase and museum-quality restoration of homes of historic figures or buildings where significant historic events took place. Sometime in the 1920's, however, the historic preservations movement in America became interested in architecture as well as history. The first preservation ordinance was enacted in 1931.

There are many components of a preservation ordinance, while no two ordinances are alike, most contain these ten components:

1. Purpose of the ordinance
2. A statement of powers and authorities
3. Creation of a historic preservation commission
4. Criteria for designation of landmarks and/or historic districts
5. Procedures and criteria for nomination and designation of landmarks
6. Types of actions that are reviewable by the preservation commission and the legal effect of the review
7. The criteria applied by the commission to the action reviewed
8. Consideration of the economic effect of designation or review of the action
9. Procedures for appeals from a preservation commission decision
10. Fines and penalties for violation of ordinance provisions.
11. Financial incentive, the "MILLS ACT", or City incentive such as the waiving of some fees.

A preservation ordinance can be tailored to fit the needs of our community with neighborhoods and buildings attracting tourist and business for restaurant and retail shops. There is also a financial benefit, as well as creating a pride in the community.

I look forward to serving with/or on the Task Force, which is working to leave a historical legacy to future generations.

Jan Dennis

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## "MILLS ACT" A California Preservation Incentive Program

In 1972, State Senator, James R. Mills of San Diego, introduced legislation to provide economic incentives for owners of historic properties. The owner of the Del Coronado, located on prime real estate land along San Diego Bay, was seeking property tax relief in order to retain the Del Coronado as a historic structure.

The Mills Act empowers local governments to grant property tax relief to owners of qualified historical properties, both owner-occupied single family residences and income producing commercial properties.

To qualify, a property must be listed on any official federal state, county, or city register, including the National Register of Historic Places, the California Register of Historical Resources, the California Historical Landmarks, the California Points of Historical Interests, and local survey listings.

A formal agreement, is executed between the city and the property owner for a minimum 10 year period to lower the property tax. In return the property owner agrees to protect, preserve, and maintain the historical and architectural character of the property in accordance with specific historic preservation standards and conditions.

The savings generated by the lower assessed tax value may be use to finance the cost of rehabilitating the property in compliance with the Mills Act contract obligations. Periodic inspections of the property by the city ensure the proper maintenance of the property. The contract is binding on ALL owners during the contract period.

There maybe only one or two properties under contract in some cities, but the Mills Act program is a popular economic incentive program for property owners of Redondo Beach and Escondido, which have approximately a total of 40 contracts. There are some 88 communities who have instituted the Mills Act in California and 18 in the county of Los Angeles.

Example of INCENTIVE benefits offered beside the Mills Act in.....

### CITY of PASADENA

1. Waving of Fees: Building & electrical permits, plan check, design review, construction tax where applicable.

2. Great PR: Recognition for participation the City will undertake: Placement of plaque, host a periodic special event or reception to honor treasure owners, special emphasis will be given a landmark and treasure tour brochure, etc.

CITY of LAGUNA BEACH

1. Waving of Fees: Building permit and Planning applications, building code deviations, additions to historic commercial structures, setback flexibility, density bonuses, etc.  
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Historical Preservation Task Force - 8-30-2006

We would like to keep this group together for we have been working together for over two years. We all have an interest in the historic preservation of Manhattan Beach, researching, providing educational information to the residents, researching for funding sources; City, State and Federal and working with both the City and State staffs.

All M.B. Residents                      Point of Interest

- Martha Andreani - Family here since 1915
- Susanne Baily - Interested in the Mills Act
- Neil Boyer - Photographer of local history
- Jan Dennis - Historian of M.B.
- Evelyn Fray - Lived in M.B. since 1930's
- Sanda Seville Jones - Attorney
- Michelle Murphy - Docent at the L.A. Museum, Minor in history
- John Scott - Graphic designer, interested on local history

City Rep - Stacey K. Planning Commission - David Lesser

EXISTING STRUCTURES of HISTORICAL INTEREST - 8-28-06  
RESIDENTS -

1639 3rd St. - Built 1903

Owner - Christi & Bud Bell  
1639 3rd St. Man. Bch. 90266

1013 1st St. - Built 1904

Owner - Mrs. Omer Punter  
1013 1st St. Man. Bch. 90266

225 4th Pl. - Built 1904/05

Owner - Lesser  
225 4th Pl. Man. Bch. 90266

1308 Man. Ave. - Built 1908

Owner - Mr. Tom Cahalane

128 6th St. - Built 1909

Owner - Denise Lavell  
128 6th St. Man. Bch. 90266

550 35th St. - Built 1912  
Victorian on corner

Owner -

1400 Man. Ave. - Built 1915

Owner - Mr. Jermone Libera  
12020 Pico Blvd. L.A. 90064

221 3rd Pl. - Built 1915

Owner Terry Spragg  
221 3rd Pl. Man. Bch. 90266

108 Highland Ave. - Built 1916

Owner -

660 Man. Bch. Bl - Built 1916

Owner - Mr. John Klene  
660 Man Bch. Bl. 90266

133 13th St. - Built 1918

Owner - Mrs. Susanne Baily  
133 13th St. Man. Bch. 90266

129 13th St. - Built 1918

Owner - Mr. Litchfield

828 Highview Ave. - Built

Owner - Mrs. M. Wood  
828 Highview Ave.

2620 Alma Ave - Built 1922  
George Peck's

Owner - Mrs. Betty Mallery  
2620 Alma Ave Man. Bch. 90266

2320 Alma Ave. - Built 1922

Owner -

224 33rd St. - Built 1927

Owner - Mike & Linda Griffiths  
224 33rd St., Man. Bch. 90266

124 N. Sepulveda Bl. - Built 1931 - Owner  
Home of Mrs. Auchmoody

1126 2nd St - Built 1933  
Home of James Kirkwood Jr.

Owner - Larry Boll  
1126 2nd St. Man. Bch. 90266



4th & Crest Dr. - Built 1933

Owner - Mrs Barbara Morton  
320 Highland Ave #B

3200 Alma Ave. - Built 1933

Owner -

319 Dianthus St. - Built 1935

Owner -

315 29th Pl. - Built 1936  
Brick (one of few)

Owner - Mr. Jerry Decarelle  
315 29th Pl. Man. Bch. 90266

1813 Lynngrove Dr.- Built 1950  
Liberty Village

Owner - Mrs Wilma Robinson  
1813 Lynngrove Dr. Man.Bch.90266

516 17th St. - Built 1956

Owner - Mrs. Austin Blankenship  
516 17th St. Man. Bch. 90266

3320 The Strand - Built 1959  
Architect, Edward H. Fickett

Owner -

3004 The Strand - Built 1960

Owner - Mr. John Scott  
3004 The Strand Man.Bch. 90266

COMMERCIAL -

3307 Highland Ave. - Built 1929 - Owner  
Moon's Market

1101 Man. Ave. - Built 1902 - Owner  
Ercole's Block

1800 N.Sepulveda Bl.- Built 1956 - Owner  
First Coastal Bank  
Architect Craig Ellwood