

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, August 19, 2021 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:30 pm
Commissioners Present: Rebecca Thompson (Chair), Mark Gallatin (Vice-Chair), William Cross, Kristin Morrish, and Conrado Lopez
Commissioners Absent: None
Staff Present: Marina Khrustaleva, Interim Associate Planner
City Council Liaison: Evelyn G. Zneimer

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.

APPROVAL OF AGENDA

Approved 5-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None

PUBLIC COMMENTS AND SUGGESTIONS

None

PUBLIC HEARING

1. **Project No. 2382-MIL – Review and Make Recommendations to the City Council for Mills Act Contract, regarding a residence located at 917 Palm Avenue**

Recommendation:

The Subcommittee of the Cultural Heritage Commission recommends that the Commission make a recommendation to the City Council to enter into a Mills Act contract for 917 Palm Avenue.

Presentation:

Associate Planner, Marina Khrustaleva presented the project.

Questions for Staff:

Commissioner Morrish asked staff if the roof material is a character defining feature and why the re-roof is being allowed considered an allowable cost.

Associate Planner Marina Khrustaleva responded that the existing roofing on the building is not compatible with the existing architectural style of the residence and a more compatible material will be installed instead.

Commissioner Morrish inquired if the reroof is an allowable under the Mills Act.

The commissioners discussed amongst themselves, stating that they believe re-roofs have been included in previous Mills Act applications.

Associate Planner Marina Khrustaleva confirmed that reroofs have been included in previous applications. Additionally, she mentioned that the original material of the roof was wood shingles, but that the Building Code discourages wood shingles. Therefore, the asphalt shingles are appropriate as long as the roof style stays the same.

Vice-Chair Gallatin mentioned that the roof is only allowed a certain number of layers and that at a certain point, the material needs to be removed.

Chair Thompson asked Ms. Debi Howell if asphalt shingles were utilized back in the day.

Vice-Chair Gallatin commented that he had no objection to the proposed re-roof.

Debi Howell mentioned that she has done about ten Mills Act applications, in which re-roofs have been included. Additionally, she provided an example of a previous case where the removal of seven roof layers was required.

Vice-Chair Gallatin mentioned that the tax savings was close to the estimated cost for the project. Vice-Chair Gallatin asked what would happen in the situation where due to a low bid, the cost of the project was less than the proposed tax savings and how it is handled.

Associate Planner Marina Khrustaleva was unable to provide an official answer on the estimated cost of the project.

Ms. Debi Howell mentioned that due to an update to the Municipal Code a few years back, there is nothing in the Code that asks for the property owner to provide receipts. Additionally, she stated it would be difficult to manage with the number of contracts the City currently has.

Commissioner Lopez asked if the tax savings are an estimate on the report.

Debi Howell responded that the tax savings are an estimate, however they are based on a specific calculation.

Commissioner Lopez mentioned that the savings do not come to the owner as a check, but more of a tax break.

Ms. Debi Howell confirmed that it is a tax break. Additionally, she mentioned the benefits of the Mills Act program for the City of South Pasadena.

Associate Planner Marina Khrustaleva mentioned that the final tax savings will be calculated by the County of Los Angeles.

With no further questions for staff, Vice-Chair Gallatin opened it up for public comment.

Public Comments:

None.

Questions for Applicant:

Applicant did not provide a presentation.

The Commission did not have any questions for the applicant.

With no comments and no questions for the applicant, Vice-Chair Gallatin closed public comments and opened Commissioner discussion.

Commissioner Discussion:

Commissioner Morrish stated that she did not have an issue with the application, but inquired on the number of Mills Act applications the City has.

Vice-Chair Gallatin mentioned that the total number per year is four, but based on record keeping, the City might have about fifteen in total.

Decision:

Commissioner Morrish motioned to recommend approval to the City Council to enter into a Mills Act contract for 917 Palm Avenue.

Commissioner Lopez seconded.

Motion carried 5-0.

2. Project No. 2414-LMN – Review and Make Recommendations to the City Council for a Historic Landmark Designation

Recommendation:

Recommend to City Council to designate 1601 Marengo Avenue as a local Historic Landmark property.

Commissioner Morrish recused herself from this item, due to living within 1,000 feet of the project site.

Presentation:

Associate Planner Marina Khrustaleva presented the project.

Questions for Staff:

None.

Public Comments:

None.

Questions for Applicant:

Applicant did not provide a presentation.

There were no questions for the applicant.

With no comments and no questions for the applicant, Vice-Chair Gallatin opened Commissioner discussion.

Commissioner Discussion:

Vice-Chair Gallatin stated that in the staff report three of the landmark criteria, number one, four, and seven were mentioned. However, the subcommittee for the project recommended only one and four. Vice-Chair Gallatin asked if there was a reason why landmark criteria number seven was not included.

Associate Planner Marina Khrustaleva read out loud landmark criteria number seven to the Commission.

Commissioner Lopez mentioned that the criteria could easily apply for the project due to its craftsmanship and if the Commission is in favor with number seven, then he would agree to include it.

Commissioner Cross commented on the replacement of the porch columns after the earthquake, stating that the replacement was well done.

Vice-Chair Gallatin commented on the impressive state of the interior of the building.

Commissioner Lopez also commented on the impressive interior of the building.

Seeing no further discussion items, Vice-Chair Gallatin mentioned he would entertain a motion.

Commissioner Lopez motioned to recommend to City Council to designate 1601 Marengo Avenue as a local Historic Landmark property.

Commissioner Cross seconded.

Motion carried 4-0

ADMINISTRATION

Commissioner Morrish rejoined the meeting at 7:00 pm.

3. Comments From Council Liaison:

None.

4. Comments From Commission:

Commissioner Cross stated he has been keeping track of the progress to a house that had been brought before the Commission on the 1500 block of Oak Street. Commissioner Cross mentioned that no progress has been made and he was wondering if the project had been approved.

Associate Planner Marina Khrustaleva mentioned the applicant had a Chair review with Chair Thompson due to a condition of approval that was included during the public hearing for the project. The applicant submitted for the Chair review of the proposed sample. Associate Planner Marina Khrustaleva mentioned that corrections had been issued, but approval had not been granted. Staff had been out at the site earlier in the day taking pictures to provide the images to Chair Thompson.

Commissioner Cross had a question about the location for the poured concrete.

Vice-Chair Gallatin mentioned that he had passed by the site earlier in the day as well and noticed the concrete. Vice-Chair Gallatin asked staff who is responsible of ensuring the conditions of approval are met.

Associate Planner Marina Khrustaleva mentioned that she would need to verify the conditions of approval if the responsibility is to the sub-committee or the Chair.

5. Comments From Sub-Committees

None.

6. Comments From Staff:

Associate Planner Marina Khrustaleva provided the Commissioners with a training opportunity provided by the California Preservation Foundation.

Commissioner Morrish asked a question about the membership for the California Preservation Foundation.

Vice-Chair Gallatin made a comment about the presenter.

ADJOURNMENT

- 7. The meeting adjourned at 7:09 pm to a Special Joint Meeting with the Planning Commission on September 2, 2021.

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| APPROVED, | |
| <i>Mark Gallatin</i> | July 21, 2022 |
| _____ Mark Gallatin Chair, Cultural Heritage Commission | _____ Date |