

Chapter 10.86 - CULTURALLY SIGNIFICANT LANDMARKS

Sections:

10.86.010 - Purpose.

It is the intent and purpose of the Manhattan Beach City Council in passing this chapter to:

- A. Safeguard the City's heritage by encouraging the recognition and voluntary protection of landmarks representing significant elements of the City's history and culture;
- B. Foster civic and neighborhood pride and a sense of identity based on appreciation of the City's past;
- C. Strengthen the economy of the City by identifying and recognizing historical and cultural landmarks which may be of interest to both residents and visitors.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.020 - Definitions.

As used in this chapter:

"Architectural appearance" means the architectural character and general composition of the structure, including, but not limited to, the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

"Architectural significance" means any structure which embodies a particular architectural style or is a distinctive example of a particular school of architectural design or represents the work of an important architect.

"Community" means the City of Manhattan Beach and surrounding environs.

"Council" means the City Council of the City of Manhattan Beach.

"Demolition" means any act or process that destroys in part or in whole a landmark, proposed landmark, monument or point of interest.

"Landmark" means a property or structure designated as a "landmark" by resolution of the City Council, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City.

"Owner of record" means the person, corporation, or other legal entity listed as owner on the records of the County Recorder of Deeds.

"Point of interest" means the site of a building, structure, or object which no longer exists but which was associated with historic events or important persons or embodied a distinctive character or architectural style; or has historic significance but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or is the site of a historic event which has no distinguishable characteristic other than that a historic event occurred there, and the site is not of sufficient historic significance to justify the establishment of a historic landmark.

"Publicly owned" shall mean a property which is owned by any governmental entity including, but not limited to, the City, School District, County, State, United States Government or any special district.

"Site" shall mean a location or place with or without associated structures or landscaping.

"Structure" means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.030 - Designation of culturally significant landmarks.

At the request of the owner of record the City Council of the City of Manhattan Beach may designate any privately owned property in the City as a culturally significant landmark pursuant to the criteria set forth in this chapter and issue a Certificate of Cultural Significance with regard to said property in recognition of its unique status in the community. Any Manhattan Beach resident may nominate a publicly owned property as a culturally significant landmark which shall then be reviewed according to the same procedure and criteria set forth in this chapter for privately owned properties.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.040 - Procedure for designation of culturally significant landmark.

The owner of record of any property (or, with regard to publicly owned properties, any Manhattan Beach resident) within City boundaries may apply to the Director of Community Development or his or her designee for that property to be designated as a culturally significant landmark on a form developed by the Community Development Department for the purpose. The application shall identify the property, shall contain a brief description of the site, building structure or significant horticultural development, the reasons why the site is considered culturally significant and a discussion of any request for signage memorializing the designation. A copy of any such application shall be forwarded to the Manhattan Beach Historical Society and Manhattan Beach Cultural Heritage Conservancy, or the current local historical group recognized by the City, which shall be invited to formally comment on the application. Within ninety (90) days of receipt of the application City staff shall schedule a public meeting by the City Council to consider any such application. The decision of the City Council shall be final with regard to any such application.

(§ 2 (part), Ord. 2089, eff. October 5, 2006, as amended by § 2, Ord. 2143, eff. July 7, 2011)

10.86.050 - Criteria for designation of a culturally significant landmark.

A. The City Council shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, site, structure, or area meets one (1) or more of the following criteria:

1. Its character, interest, or value as part of the development, heritage, or cultural characterization of the community;
2. Its identification with a person or persons who significantly contributed to the development of the community;
3. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;
- 5.

- Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
6. Its embodiment of design elements that make it structurally or architecturally innovative;
 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 8. Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;
 9. It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;
 10. Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;
 11. It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historic Landmarks) and is historic resource that is significant at a City, regional, State, or federal level, and is an exemplary representation of a particular type of historic resource.
- B. A culturally significant landmark designation may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.
- C. A culturally significant landmark may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:
1. It is one (1) of the largest or oldest trees of the species located in the City;
 2. It has historical significance due to an association with a historic event, person, site, street, or structure;
or
 3. It is a defining landmark or significant outstanding feature of a neighborhood.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.060 - Signage for culturally significant landmarks.

At the time the City Council approves the designation of a property or site as a culturally significant landmark, it may, at the owner's request approve signage for the site which memorialized its designation under this chapter. The size, presentation, content and location of any such sign shall be presented to the City Council at the time it considers designation of the property or site.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.070 - Effect of designation as a culturally significant landmark.

The designation of a property or site as a culturally significant landmark is an honorary designation only. Such designation shall have no effect upon the property rights of the owner of such property nor curtail alteration, development or demolition of such property.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.080 - Removal of designation as a culturally significant landmark.

The owner of a designated culturally significant site may, at any time, apply to have the designation removed. The property owner shall file a written statement with the Director of Community Development or his or her designee setting forth the reasons for the request for removal. Any such removal shall require an action by the City Council at a public meeting.

(§ 2 (part), Ord. 2089, eff. October 5, 2006, as amended by § 2, Ord. 2143, eff. July 7, 2011)

10.86.090 - Establishment of "Landmark Task Force."

The City Council may appoint a "Landmark Task Force" to advise on ways to preserve, celebrate and enhance the City's culturally significant landmarks. The Task Force's mission shall include, but not be limited to:

- A. Researching the availability of historical materials related to Manhattan Beach and creating an inventory list of possible sites, districts and structures;
- B. Researching funding sources for large and small scale historic preservation, restoration, renovation and identification projects;
- C. Providing educational opportunities to increase public awareness and appreciation of Manhattan Beach's unique heritage;
- D. Reviewing and commenting on proposed application for designation under this chapter.

Members of the Task Force shall be appointed by the City Council and must be electors of the City. The City Council shall establish the term and other criteria for appointment of said "Task Force."

(§ 2 (part), Ord. 2089, eff. October 5, 2006)

10.86.100 - Environmental impacts.

The purpose of the program established hereunder is to honor and recognize locally significant landmarks. However, the designation provided for in this chapter shall not be construed, by itself, to confer a level of significance sufficient that alteration or demolition of a designated property or site can be inferred to be a significant impact on the environment.

(§ 2 (part), Ord. 2089, eff. October 5, 2006)