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# CONSIDERATION OF A HISTORIC LANDMARK DESIGNATION AND MILLS ACT CONTRACT AT 1505 CREST DRIVE

JULY 19, 2022

CITY COUNCIL



# APPLICATION REQUESTS

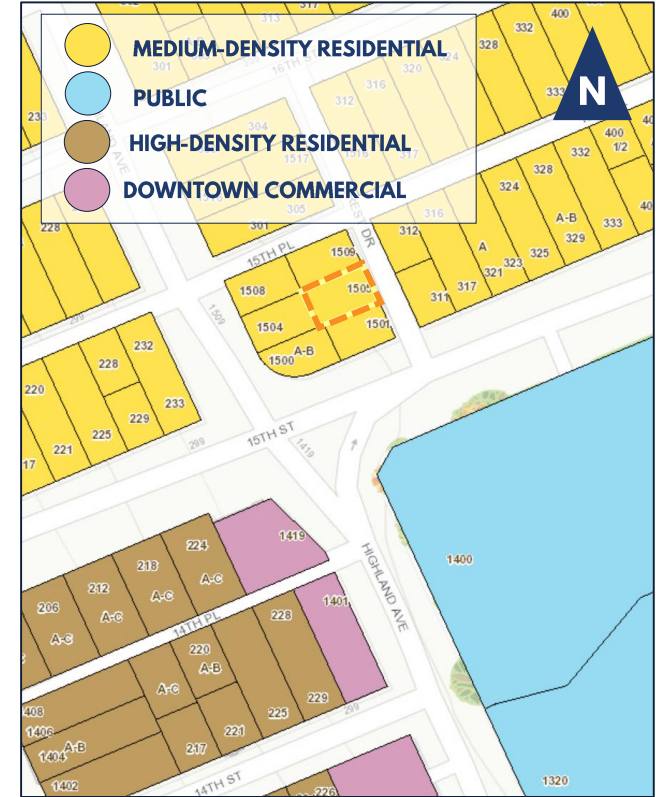
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1. Designation of the property at 1505 Crest Drive as a local historic landmark; and
2. Approval of a Mills Act Contract between the City and the property owner.



# VICINITY & ZONING MAPS

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- Located near northeast corner of Crest Dr. and 15<sup>th</sup> St.
- Directly adjacent to residential; surrounding neighborhood includes commercial and public facilities as well



# APPLICATION TIMELINE

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- Nov. 2021** Landmark Designation app. submitted
- Feb. 2022** Mills Act Contract app. submitted
- Mar. 2022** Historic peer review completed
- May 2022** Planning Commission conducted public hearing and recommended approval to City Council



# ORDINANCE TIMELINE

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- **2006** – Cultural Landmarks Ordinance adopted
- **2014** – Mills Act Program Adopted
- **2016** – Historic Preservation Ordinance adopted
- **2017** – Historic Preservation Ordinance amended
- **2018** – Mills Act Program Re-established
- **2019** – First Historic Landmark with first Mills Act Contract
- **2022** – Interim urgency ordinance amended Historic Preservation Ordinance



# SITE DESCRIPTION

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- **Address (APN):** 1505 Crest Drive (4179001037)
- **General Plan & Zoning:** Medium-Density Residential
- **Lot size:** 1,502 SQ. FT.
- **Use:** Single-Family Residence
- **Residence Style (Size):** A-Frame (1,675 SQ. FT.)
- **Year Built:** 1964
- **Age of Structure:** 58 years



# ARCHITECTURAL ELEMENTS

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Main entrance door

Stairs to main entry

Stucco

Steep gable roof

Colored pebbled glass

Shallow balcony

Vertical wood siding



# ARCHITECTURAL SIGNIFICANCE

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- **1937** – First modern A-frame house built by R. Schindler
- **1950s** – First A-frame house kits first sold
- **1960s** – A-frame houses commonly used for vacation getaways throughout the U.S. and Southern California; associated with leisure culture

**GEORGIA-PACIFIC PLANS**  
*Vacation Homes*  
**MOUNTAIN SEASHORE LAKESIDE**



PLAN GP-436  
Width 21'-0"  
Depth 35'-0"  
735 Square Feet



MAIN FLOOR PLAN

THE GEORGIA-PACIFIC DELTA-FRAME – A NEW CONCEPT



UPPER LEVEL



Here is a new concept in A-frame cabin design. It is called the GP-Delta Frame because the entire unit is designed in the shape of a delta figure to rest upon an independent foundation. The Delta frame should be very easy to construct from the highly detailed plans and materials cutting schedule furnished with the drawings. Subject to variation by geographic zones and economical trends it is estimated that the entire cabin could be erected and delivered on site for approximately \$5,500. This is based upon having the work done by carpenters, paying current retail lumber prices, and the delivery of the material for 200 miles. Plans have been designed to meet over 60 miles per hour wind velocity and earthquake zone 3 requirements.

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# LANDMARK DESIGNATION REQUIREMENTS

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- ❑ It is at least 45 years old. If less than 45 years, it may qualify if qualified historian verifies that resource is exceptional;
- ❑ It retains integrity from period of significance, as determined by qualified historian; and
- ❑ It must meet at least one of the following criteria listed on following slide.



# LANDMARK DESIGNATION CRITERIA

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- CRITERION 1:** Important events /significant contribution
- CRITERION 2:** Important person(s) / significant contribution
- CRITERION 3:** Distinctive style, period, or method of construction
- CRITERION 4:** Work of a master/high aesthetic values
- CRITERION 5:** Last, best remaining example of increasingly rare style
- CRITERION 6:** Important to prehistory/history of city, region, state, or nation



## 1505 Crest Drive is qualified to be a local Historic Landmark:

- ✓ Structure's age, 58 years, complies with minimum 45 years age requirement.
- ✓ Structure retains integrity of its period significance in terms of location, setting, design, workmanship, feeling and association.
- ✓ Structure complies with Historic Landmark Criteria requirement by meeting Criteria 3 and 5.



# MILLS ACT REQUEST REQUIREMENTS

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- Residential/commercial property with tax assessed value not exceeding \$5 million;
- Located entirely in the City;
- Privately owned;
- Not exempt from property tax;
- An official City Historic Resource; and
- Property owners must invest to rehabilitate, restore and maintain.



# MILLS ACT CITY REQUIREMENTS

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- ❑ Total Mills Act Contracts may not exceed \$50,000/year;
- ❑ Approval of Mills Act Contract will not result in City exceeding its limit of 3 contracts/year; and
- ❑ The requested contract specifies that the City has full right to cancel the contract on annual basis pursuant to Government Code 50280.



## 1505 Crest Dr. Qualifies for Mills Act Program:

- ✓ Subject property is single-family residential with tax assessed value of \$1,804,500; complies with \$5 mil. value limit.
- ✓ Subject property is entirely in Manhattan Beach.
- ✓ Subject property is privately owned.
- ✓ Subject property is not exempt from property taxation.
- ✓ If approved for landmark designation, then it will be an official Historic Resource, per requirement.



## If approved, City will comply with Fiscal Impact Minimizing Strategy:

- ✓ Existing and proposed Mills Act Contracts result in \$25.5K loss of property tax revenue (limit: \$50K).
- ✓ Proposed Mills Act Contract will be 1<sup>st</sup> of 2022 (limit: 3/year limit).
- ✓ Proposed contract will provide language that allows City right to cancel contract.



# MILLS ACT ANALYSIS (3 OF 3)

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- **If approved, the property owners will invest \$450,000 to rehabilitate, restore and maintain the house.**
- **Proposed improvements include:**
  - ✓ Earthquake retrofitting
  - ✓ Sheer lateral reinforcement of walls
  - ✓ Replacement of water and sewer pipes
  - ✓ Repair and paint the exterior siding
  - ✓ Repair water and termite damage
  - ✓ Rehabilitate original colored pebbled glass for main entrance door and front-facing window





## Historic Preservation designation & Mills Act contract would not have a significant effect on the environment.

- Exempt per CEQA Guidelines, Section 15331, Class 31; Section 15308, Class 8; and Section 15061(b)(3)
- Project does not trigger any exceptions to Categorical Exemptions per CEQA Guidelines, Section 15300.2.

**Thus, no further environmental review is needed.**



# PLANNING COMMISSION SUMMARY

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- Planning Commission conducted public hearing on 5/11/2022.
- Staff presented the Historic Landmark and Mills Act Contract requests.
- The property owner and their historic consultant spoke in favor of the project.
- Two members of the public (John Dumbacher and Jane Guthrie) expressed support for the requests.
- Planning Commission voted 5-0 recommending approval for both requests.



# NOTICING & PUBLIC COMMENT

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- **July 7, 2022** – No public notice is required, but the notice was posted at City Hall and published in Beach Reporter.
- **July 13, 2022** – Staff report and attachments released for public review.
- **No public comments received.**



# RECOMMENDATIONS

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- **CONDUCT** public hearing; and
- **ADOPT** draft resolution that:
  - ✓ Designates the property at 1505 Crest Drive as a local historic landmark;
  - ✓ Approves a Mills Act Contract between the City and the property owner; and
  - ✓ Adopts a determination of exemption under CEQA.



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