

RESOLUTION NO. 19-0014

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL DESIGNATING 2820 HIGHLAND AVENUE AS A HISTORIC LANDMARK IN THE CITY OF MANHATTAN BEACH, IN ACCORDANCE WITH CHAPTER 10.86 OF THE ZONING CODE AND APPROVING A MILLS ACT CONTRACT

RECITALS

1. The City Council adopted Historical Preservation Ordinance No. 16-0034 on February 16, 2016 (Manhattan Beach Municipal Code Chapter 10.86) to recognize properties of local, historical or architectural significance;

2. The City Council established a procedure to designate historic landmarks by the owner of record of any property within City boundaries per Section 10.86.080;

3. On June 25, 2018, staff received an application from the property owners, Annette and Chris Pickens to consider designating their property at 2820 Highland Avenue as a historic landmark in the City;

4. On September 26, 2018, the Planning Commission held a noticed public hearing, took public testimony, discussed and recommended to the City Council approval of 2820 Highland Avenue as a historic landmark in that it met the following criteria as stated in Section 10.86.070.D.3, "It embodies the distinctive characteristics of a style, type, period, or method of construction", as it was built in 1932 by well-known and reputable City builders, the Daugherty brothers, and is a Spanish Colonial Revival architectural style characteristic of the City's early history;

5. Historic landmarks must meet at least one or more of the following criteria as stated in Section 10.86.070, Designation Criteria for Historic Landmarks:

- A) It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the social, political, cultural or architectural history of the city, region, state or nation.
- B) It is or was once associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the city, region, state or nation,
- C) It embodies the distinctive characteristics of a style, type, period, or method of construction,
- D) It represents the work of a master, or possesses high artistic or aesthetic values,

- E) It represents the last, best remaining example of an architectural type or style in a neighborhood or the city that was once common but it is increasingly rare,
- F) It has yielded or has the potential to yield information important to the prehistory or history of the city, region, state or nation;

1. After the Planning Commission makes a recommendation, the City Council must conduct a public hearing on the landmark designation application and adopt a Resolution with regard to subject property according to Section 10.86.080 E;

2. On March 20, 2018, the City Council adopted Resolution No. 18-0034, adopting a Mills Act program to provide reduced property taxes and offer incentives to property owners to preserve, maintain and restore designated historic landmarks in the City

3. The Mills Act agreement is a ten-year contract between the property owner and the City;

4. On December 14, 2018, staff received an application and required documents for Mills Act consideration from the subject property owners. The required documents included a maintenance plan totaling expenses to maintain the property over ten years of \$64,000, estimated property tax calculation and other materials, drawings and photographs. Based on annual property taxes of \$16,156.39, the estimated total tax annual savings to the property owner would be \$10,338.21; and

5. The City Council conducted a duly noticed public hearing, pursuant to applicable law, on March 19, 2019 to consider designating 2820 Highland Avenue as a historic landmark and to consider a Mills Act Contract.

NOW, THEREFORE, THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council hereby designates 2820 Highland Avenue as a historic landmark in that it meets the criteria in Municipal Code Section 10.86.070, D.3 and approves the Mills Act contract. This Resolution serves as the approval of the application for landmark designation.

SECTION 2. Pursuant to Government Code Section 65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

SECTION 3. This resolution shall take effect immediately.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

ADOPTED March 19, 2019.

Ayes:
Noes:
Absent:
Abstain:

STEVEN A. NAPOLITANO
Mayor

ATTEST:

LIZA TAMURA
City Clerk