

ORDINANCE NO. 98-1186

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA,
ADDING CHAPTER 17.53 TO THE HERMOSA BEACH MUNICIPAL
CODE RELATING TO HISTORIC RESOURCES PRESERVATION

THE CITY COUNCIL HEREBY RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission held a duly noticed public hearing on October 20, 1998, at which the Commission recommended adoption of a historic resources preservation ordinance as an added chapter to the Zoning Ordinance.

SECTION 2. The City Council conducted a duly noticed public hearing on October 27, 1998, to consider the recommendation of the Planning Commission, at which testimony and evidence, both written and oral, was presented to and considered by the Council.

SECTION 3. Based on the evidence considered at the public hearing, the City Council makes the following findings:

1. In the interest of protecting the public peace, health, safety and welfare of the citizens of Hermosa Beach, it is important to preserve the City's historic, cultural, and architecturally significant resources, which may include improvements, buildings, structures, landscapes, signs, features, sites, places, or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of the City.
2. The Land Use Element of the General Plan also refers to the need to preserve architectural and historically significant resources located within the City.
3. Currently, no protections are in place to prevent the alteration or destruction of historic, cultural, and architecturally significant resources.
4. The adoption of laws to protect and preserve historic resources can provide the following social and economic benefits to the citizens of Hermosa Beach:
 - a) Safeguard the City's heritage by encouraging the protection of landmarks representing significant elements of its history;
 - b) Foster civic and neighborhood pride and a sense of identity based on an appreciation

- 1 of the City's past and the recognition and use of historic resources;
- 2 c) Enhance the visual character of the City by preserving diverse architectural styles
- 3 reflecting phases of the City's history and by encouraging complementary
- 4 contemporary design and construction;
- 5 d) Strengthen the economy of the City by protecting and enhancing the City's
- 6 attractions to residents, tourists, and visitors;
- 7 e) Stabilize and improve property values within the City by recognizing historic
- 8 landmarks and by protecting areas of historic buildings from encroachment by
- 9 incompatible designs;
- 10 f) Promote the enjoyment and use of historic resources appropriate for the education
- 11 and recreation of the people of the city;
- 12 g) Integrate the preservation of historic resources and the extraction of relevant data
- 13 from such resources into public and private land management and development
- 14 processes;
- 15 h) Conserve valuable material and energy resources by ongoing use and maintenance
- 16 of the existing built environment; and

17 **SECTION 4.** Based on the foregoing, the City Council hereby ordains that the Hermosa Beach

18 Municipal Code, Title 17-Zoning, be amended to add Chapter 17.53, to read as follows:

19

20 **"CHAPTER 17.53. HISTORIC RESOURCES PRESERVATION**

21 **Sec. 17.53.010. Title**

22 This chapter shall be known as the "Hermosa Beach Preservation Ordinance."

23 **Sec. 17.53.020. Purpose and intent.**

24 The purpose of this chapter is to promote the public health, safety, and general

25 welfare by providing for the identification, protection, enhancement, perpetuation, and use

26 of historic resources such as buildings, structures, sites, and places within the City that

27 reflect special elements of the City's architectural, artistic, cultural, historical, political, and

28 social heritage for the following reasons:

1 A. To safeguard the City's heritage by encouraging the protection of landmarks
2 representing significant elements of its history;

3 B. To foster civic and neighborhood pride and a sense of identity based on an
4 appreciation of the City's past and the recognition and use of historic resources;

5 C. To enhance the visual character of the City by preserving diverse
6 architectural styles reflecting phases of the City's history and by encouraging
7 complementary contemporary design and construction;

8 D. To strengthen the economy of the City by protecting and enhancing the
9 City's attractions to residents, tourists, and visitors;

10 E. To stabilize and improve property values within the City by recognizing
11 historic landmarks and by protecting areas of historic buildings from encroachment by
12 incompatible designs;

13 F. To promote the enjoyment and use of historic resources appropriate for the
14 education and recreation of the people of the city;

15 G. To integrate the preservation of historic resources and the extraction of
16 relevant data from such resources into public and private land management and
17 development processes;

18 H. To conserve valuable material and energy resources by ongoing use and
19 maintenance of the existing built environment; and

20 I. To take whatever steps are reasonable and necessary to safeguard the
21 property rights of owners whose property is declared to be a landmark.

22 **Sec. 17.53.030. Area of application**

23 This chapter shall apply to all historic resources, publicly and privately owned,
24 within the corporate limits of the City of Hermosa Beach.

25 **Sec. 17.53.040. Definitions.**

26 A. Alteration means any exterior or interior changes or modification of any
27 landmark including, but not limited to, exterior or interior changes to or modifications to a
28 structure or any of its architectural details or visual characteristics, including paint color and

1 surface texture, grading, surface paving, and new structures.

2 B. Certificate of Appropriateness means a certificate approving such plans,
3 specifications, design, or statements of work, for any proposed alteration, restoration,
4 demolition, removal, or relocation, in whole or in part, of or to improvements relative to
5 designated landmarks, or landmarks contemplated for historic preservation designation as
6 reflected in Planning Commission Resolution No. 98-58.

7 C. Council means the City Council.

8 D. Demolition means any acts that destroys in whole or in part a building,
9 structure, or improvement.

10 E. Exterior and interior architectural feature means the architectural styles,
11 design, general arrangement, components, natural features and all the outer surfaces of an
12 improvement, including, but not limited to, the kind and texture of the building material, the
13 type and style of all, windows, doors, lights, signs, walls, fences, and other fixtures
14 appurtenant to such improvement.

15 F. Historic resource means any improvement, building, structure, landscape,
16 sign, feature, site, place, or area of scientific, aesthetic, educational, cultural, architectural,
17 or historic significance to the citizens of the City, including, but not limited to the resources
18 identified in Planning Commission Resolution No. 98-58.

19 G. Improvement means any building, structure, place, wall, fence, gate, sign,
20 landscaping, or other object constituting a physical alteration of real property, or any part of
21 such alteration.

22 H. Landmark means any improvement that has historical, cultural, aesthetic or
23 architectural character or value, or which represents one or more architectural periods or
24 styles typical to the history of the City, and that has been designated as a landmark pursuant
25 to this chapter.

26 I. Ordinary maintenance means any cleaning, painting, or similar work that
27 does not result in the alteration of an improvement.

28 J. Person means any individual, association, partnership, firm, corporation,

1 public agency, or political subdivision.

2 K. Relocation means the displacement of any improvement within the same site.

3 L. Removal means the displacement of any improvement from the site.

4 M. Restoration means the act or process of accurately recovering the form and
5 details of a property and its setting as it appeared at a particular period of time by means of
6 the removal of later work or by the replacement of missing earlier work.

7 **Sec. 17.53.050. Powers and duties.**

8 The City Council shall have the following powers and duties in the implementation
9 of this chapter:

10 A. Study, review, conduct public hearings, and make decisions regarding
11 proposed designations and removal of designations of landmarks.

12 B. Maintain a register of landmarks within the City.

13 C. Determine an appropriate system of markers for landmarks.

14 D. Adopt application and submittal requirements for Certificates of
15 Appropriateness to alter, restore, demolish, remove, or relocate any landmark.

16 E. Review and render decisions regarding all alteration, restoration, demolition,
17 removal, and relocation proposals related to landmarks in conjunction with applications for
18 Certificates of Appropriateness pursuant to this Chapter.

19 F. Develop, or cause to be developed, and recommend to the City Council a
20 program of incentives for preservation of historic resources.

21 **Sec. 17.53.060. Landmark designation criteria.**

22 For the purposes of this chapter, an historic resource may be designated a landmark,
23 pursuant to Sections 17.53.070 through 17.53.120 of this Chapter, if it meets one or more
24 of the following criteria:

25 A. It exemplifies or reflects special elements of the City's cultural, social,
26 economic, political, aesthetic, engineering, or architectural history; or

27 B. It is identified with persons or events significant in local, state, or national
28 history; or

1 C. It embodies distinctive characteristics of a style, type, period, or method of
2 construction, or is a valuable example of the use of indigenous materials or craftsmanship;
3 or

4 D. It is representative of the notable work of a builder, designer, or architect; or

5 E. Its unique location or singular physical characteristic(s) represents an
6 established and familiar visual feature or landmark of a neighborhood, community, or the
7 City.

8 **Sec. 17.53.070. Nomination and application requirements, landmark.**

9 Nominations of an historic resource as a landmark shall be made by the City, or by
10 application of the property owner or property owners representing a majority or controlling
11 interest in the property on which the resource is located.

12 **Sec. 17.53.080. Minimum eligibility requirement, landmark.**

13 In order to be eligible for consideration as a landmark, an historic resource must be
14 at least 50 years old; with the exception that an historic resource of at least 30 years old
15 may be eligible if the Council determines that the resource is exceptional, or that it is
16 threatened by demolition, removal, relocation, or inappropriate alteration.

17 **Sec. 17.53.090. Delay of work pending hearing.**

18 Once a nomination or completed application has been accepted for the designation
19 of a landmark; no building, alteration, demolition, removal, or relocation permits for any
20 historic resource, improvement, building, or structure relative to a proposed landmark, shall
21 be issued until a final determination is made regarding the proposed designation, except as
22 provided under Section 17.53.200 of this Chapter.

23 **Sec. 17.53.100 Council study and determination.**

24 Not more than 45 days from the nomination or the acceptance of a completed
25 application for the designation of a landmark, a public hearing shall be scheduled before the
26 Council to study the proposed designation and to determine its eligibility and qualifications.
27 Notice of the date, place, time and purpose of hearings shall be given by first class mail to
28 the owner(s) of all nominated resource(s) at least ten days prior to the date of the public

1 hearing, using the names and addresses of such owners as shown on the latest equalized
2 assessment rolls and shall be advertised in a newspaper of general circulation at least ten
3 days prior to the hearing. The Council may also give such other notice as they deem
4 desirable and practicable.

5 Following the public hearing, but within no more than 70 days from the date of the
6 initial hearing, the Council shall decide to approve, in whole or in part, or disapprove the
7 designation. All decisions to approve or disapprove designations shall be made by
8 resolution, and shall set forth the findings and reasons relied upon in making the
9 determination. The time limit for making a decision may be extended at the request or with
10 the concurrence of the applicant(s).

11 **Sec. 17.53.110. Notice of designation, City departments.**

12 Notice of the designation of a landmark shall be transmitted to all appropriate City
13 departments and any other interested governmental and civic agencies. Each City
14 department shall incorporate the notice of designation into its records, so that future
15 decisions or permissions regarding or affecting a landmark shall be made with the
16 knowledge of the designation.

17 **Sec. 17.53.120. Removal of designation.**

18 A. In the event of substantial destruction of a landmark, the owner or owners of
19 a landmark may apply for removal of designation. The City Council may also initiate
20 removal in such circumstances. The removal of a designation for this reason shall be
21 processed and decided in the same manner as designations as set forth in this Article, with
22 the additional requirement that the determination of substantial destruction shall be set forth
23 in the findings of the Council.

24 B. The complete demolition or removal of a landmark shall result in the
25 removal of the landmark designation.

26 C. Once a landmark designation has been removed, affected properties shall no
27 longer be subject to any provision or regulation of this ordinance.

28 **Sec. 17.53.130. Use of California Historical Building Code.**

1 All repairs, alterations, restorations, or changes in use of existing buildings and
2 structures designated as landmarks may conform to the standards of the California
3 Historical Building Code as an alternative to complying with building standards set forth in
4 Title 15 of this Code, notwithstanding the fact that such buildings may be nonconforming.

5 **Sec. 17.53.140. Certificate of Appropriateness required.**

6 A. No person shall alter, restore, demolish, remove, or relocate any interior or
7 exterior improvement or architectural feature of a landmark or potential landmark on a list
8 of historic resources established by City Council being considered for landmark status, or
9 alter, restore, place, erect, remove, or relocate any permanent sign visible from a public
10 right-of-way without being granted a Certificate of Appropriateness, except as provided
11 under Section 17.53.200 of this Chapter. Approval of such work shall be required even if
12 no other permits or entitlements are required by the City.

13 B. Minor Alterations. The Council may, by resolution, adopt a list of those
14 types of alterations that are subject to approval of a Certificate of Appropriateness that are
15 deemed to be "minor" in nature. The Council may modify the list of minor alterations from
16 time to time by resolution as circumstances warrant. Applications for Certificates of
17 Appropriateness involving only minor alterations shall be reviewed pursuant to procedures
18 in Section 17.53.150(E).

19 **Sec. 17.53.150. Review procedures for Certificates of Appropriateness.**

20 The following procedures shall be followed in processing applications for
21 Certificates of Appropriateness.

22 A. **Application.** An application shall be filed by the applicant with the City
23 Clerk.

24 B. **Application Materials.** Such application shall be accompanied by such
25 materials as are required by the Community Development Department that are reasonably
26 necessary for the proper review of the proposed project.

27 C. **Noticing.**

28 (1) Minor alterations. No public noticing shall be required for

1 applications for Certificates of Appropriateness involving only minor alterations.

2 (2) All applications other than minor alterations. For applications
3 involving other than minor alterations, public notice shall be provided pursuant to
4 Section 17.68.050 of the Zoning Ordinance.

5 **D. Economic Hardship.** In cases where the applicant intends to seek approval
6 on the basis of economic hardship, the following material shall be submitted as part of the
7 application:

8 (1) For all property:

9 (a) Form of ownership or operation of the property, whether sole
10 proprietorship, for-profit or not-for-profit corporation, limited partnership,
11 joint venture, or other method;

12 (b) The amount paid for the property, the date of purchase and
13 the party from whom purchased, including a description of the relationship,
14 if any, between the owner and the person from whom the property was
15 purchased;

16 (c) Remaining balance on any mortgage or other financing
17 secured by the property;

18 (d) Estimated market value of the property both in its current
19 condition, and after completion of the proposed demolition, relocation, or
20 removal, to be presented through an appraisal by a qualified professional
21 expert;

22 (e) A report from a licensed engineer or architect with
23 experience in rehabilitation as to the structural soundness of the structure
24 and its suitability for rehabilitation;

25 (f) An estimate from an architect, developer, real estate
26 consultant, appraiser, or other real estate professional experienced in
27 rehabilitation as to the economic feasibility or reuse of the existing structure
28 on the property;

1 (g) The assessed value of the land and improvements thereon
2 according to the two most recent assessments;

3 (h) Real estate taxes for the previous two (2) years;

4 (i) Annual debt service, if any, for the previous (2) two years;

5 (j) All appraisals obtained within the previous two (2) years by
6 the owner or applicant in connection with his purchase, financing or
7 ownership of the property.

8 (k) All listing of the property for sale or rent, price asked and
9 offers received, if any, and

10 (1) Any consideration by the owner as to profitable adaptive uses
11 for the property.

12 (2) For income-producing property:

13 (a) Annual gross income from the property for the previous two
14 (2) years;

15 (b) Itemized operating and maintenance expenses from the
16 previous two (2) years;

17 (c) Annual cash flow, if any, for the previous two (2) years.

18 **E. Review of Applications Involving Minor Alterations.** Applications for
19 Certificates of Appropriateness involving only minor alterations shall be reviewed by the
20 Director of Community Development Department, subject to the following provisions:

21 (1) The Director shall complete his/her review and mail notice to the
22 applicant within 30 days of the date of the acceptance of a completed application of
23 his/her decision to approve or conditionally approve the application or to forward
24 the application to the Council for a decision. The notice of decision shall state the
25 findings and reasons relied upon in reaching the decision. The time limit for
26 Director action may be extended upon the request or with the concurrence of the
27 applicant.

28 (2) Where the decision of the Director is to conditionally approve the

1 application, the decision of the Director shall be final and conclusive unless, within
2 12 days of the date of notice of the decision, the applicant files with the Planning
3 Division a written appeal setting forth all the points of disagreement with the
4 Director.

5 (3) Where the application has been forwarded or appealed to the
6 Council, the application shall be heard by the Council at its next available regular
7 meeting, and the Council shall complete its review and render a decision to approve,
8 approve with conditions, or deny a Certificate of Appropriateness within 45 days of
9 the initial hearing. Decisions of the Council shall be in writing and shall state the
10 findings and reasons relied upon in reaching the decision.

11 **F. Review of Other Applications.** Applications for Certificates of
12 Appropriateness other than for minor alterations shall be reviewed by the Council, subject
13 to the following provisions:

14 (1) The Council shall complete its review and make a decision within 75
15 days of the date of the acceptance of a completed application. The time limit for
16 Council action may be extended (1) upon the request or with the concurrence of the
17 applicant; or (2) for failure of the applicant to provide any reasonable additional
18 information or material requested by the Council during the course of its review.

19 (2) Decisions of the Council shall be in writing and shall state the
20 findings and reasons relied upon in reaching the decision.

21 (3) For applications for all work other than to demolish or remove a
22 landmark or structure, the Council shall decide to approve, approve with conditions,
23 or deny a Certificate of Appropriateness.

24 (4) For applications to wholly or partially demolish or remove a
25 landmark, the Council shall decide to approve a Certificate of Appropriateness or to
26 initiate a period of delay prior to granting approval. The delay of approval shall not
27 exceed ninety (90) days. The length of the delay shall be determined in accordance
28 with its intended purpose (e.g. compiling photographic records or arranging for

1 removal to another site). The Council may extend any period of delay for up to an
2 additional ninety (90) days for good cause, except in cases where it has determined
3 a condition of economic hardship to exist. If no alternative arrangements have been
4 completed by the expiration of the period of delay or any extension thereof, a
5 Certificate of Appropriateness shall be issued without the need for further action by
6 the Council.

7 (5) For applications seeking approval on the basis of a finding of
8 economic hardship, the Council shall first review the application on the basis of
9 criteria contained in Section 17.53.170(D). If the applicable conditions are
10 determined to not exist, then the application shall be reviewed on the basis of the
11 criteria contained in Sections 17.53.170 (A)-(C). Prior to making a final
12 determination in such cases, the Council shall have the authority to invoke a period
13 of delay. Such a period of delay shall not exceed sixty (60) days. During this delay,
14 the Council shall investigate alternative means to allow for a reasonable use or
15 return from the property or to otherwise preserve the property.

16 **Sec. 17.53.160. Criteria for Approval of Certificates of Appropriateness.**

17 The City Council shall issue a Certificate of Appropriateness only when it
18 determines the following conditions to exist as applicable in each case:

19 A. In the case of a landmark, the proposed work (other than demolition or
20 removal);

21 (1) Conforms to the prescriptive standards adopted by the Council; and

22 (2) Will not detrimentally alter, destroy or adversely affect any exterior
23 improvement or exterior architectural feature and

24 (3) Will retain the essential elements that make the resource significant.

25 B. In the case of construction of a new building, structure, or improvement on a
26 site where a landmark is located:

27 (1) The exterior of such improvements will not adversely affect and will
28 be compatible with the external appearance of the existing designated

1 improvements, buildings and structures on such site.

2 C. In the case of the whole or partial demolition or removal of a landmark:

3 (1) The structure and/or site is a hazard to public health or safety and
4 repairs or stabilization are not physically possible; or

5 (2) The site is required for a public use which will be of more benefit to
6 the public than the historic resource, and there is no feasible alternative location for
7 the public use; or

8 (3) Removal of the resource to another site is not feasible or practical; or

9 (4) For a partial demolition or removal, such action will not result in the
10 loss of the essential elements that make the resource significant; or

11 (5) Any imposed delay of approval or extension thereof has expired.

12 D. In the case where the applicant has requested consideration for approval on
13 the basis of economic hardship:

14 (1) It is not feasible to remove the resource to another site or otherwise
15 preserve it; and

16 (2) The denial of the proposed work will work an immediate and
17 substantial hardship on the applicant because of conditions peculiar to the particular
18 improvement; and

19 (3) The property cannot be put to a reasonable use or the owner cannot
20 obtain a reasonable economic return therefrom without approval of the proposed
21 work.

22 **Sec. 17.53.170. Expiration of Certificate of Appropriateness.**

23 A Certificate of Appropriateness shall lapse and become void eighteen (18) months
24 (or shorter period if specified as a condition of approval) from the date of final approval,
25 unless a building permit (if required) has been issued and the work authorized by the
26 Certificate has commenced prior to such expiration date and is diligently pursued to
27 completion. Upon request of the property owner, a Certificate of Appropriateness may be
28 extended by the Council for an additional period of up to twelve (12) months. The Council

1 may approve, approve with conditions, or deny any request for extension.

2 **Sec. 17.53.180. Revocation of Certificate of Appropriateness.**

3 A Certificate of Appropriateness may be revoked or modified for reasons of (1)
4 noncompliance with any terms or conditions of the Certificate; (2) noncompliance with any
5 provisions of this Chapter; or (3) a finding of fraud or misrepresentation used in the process
6 of obtaining the Certificate. Revocation proceedings may be initiated by motion of the
7 Council. Once revocation proceedings have been initiated, all work being done in reliance
8 upon such Certificate or associated permits shall be immediately suspended until a final
9 determination is made regarding the revocation. The decision to revoke a Certificate of
10 Appropriateness shall be made by the Council following a public hearing, with written
11 notice provided to the property owner at least ten days prior thereto.

12 **Sec. 17.53.190. Ordinary maintenance and repair.**

13 Nothing in this chapter shall be construed to prevent the ordinary maintenance or
14 repair of any exterior improvement or exterior architectural feature that does not involve a
15 change in design, material or external appearance thereof, nor does this Chapter prevent the
16 alteration, restoration, demolition, removal, or relocation of any such improvement or
17 architectural feature when the Director certifies to the Council that such action is required
18 for the public safety due to an unsafe or dangerous condition and cannot be accomplished
19 under the California Historical Building Code.

20 **Sec. 17.53.200. Duty to keep in good repair.**

21 The owner, occupant or other person in actual charge of a landmark building
22 structure or improvement, shall keep in good repair the exterior portions of all such
23 buildings, structures, or improvements, and all interior portions thereof whose maintenance
24 is necessary to prevent deterioration and decay of any exterior improvement or exterior
25 architectural feature.

26 **Sec. 17.53.210. Enforcement.**

27 A. It shall be the duty of the Director of Community Development Department
28 or the Director's delegate to administer and enforce the provisions of this chapter.

1 B. Methods of enforcement. In addition to the regulations of this chapter,
2 other regulations of the Hermosa Beach Municipal Code, and other provisions of law which
3 govern the appeal or disapproval of applications for permits, licenses or Certificates of
4 Appropriateness covered by this chapter, the Director shall have the authority to implement
5 the enforcement thereof by serving notice requiring the removal of any violation of this
6 Chapter upon the owner, agent, occupant or tenant of the improvement, building, structure
7 or land.

8 C. Methods of enforcement. In addition to the foregoing remedies, the City
9 Attorney may institute any necessary legal proceedings to enforce the provisions of this
10 Chapter, including the ability to maintain an action for injunctive relief to restrain or enjoin
11 or to cause the correction or removal of any violation of this Chapter, or for an injunction in
12 appropriate cases.

13 **Sec. 17.53.220. Penalties.**

14 For any action or development covered by this Chapter that is undertaken without
15 the issuance of a Certificate of Appropriateness or that is undertaken without full
16 compliance with the terms and conditions of an issued Certificate of Appropriateness, the
17 Director shall order the action stopped by written notice. It shall be a misdemeanor for any
18 person to carry out any work on any building, structure, improvement, or property in
19 violation of a notice stopping such work or in violation of this Chapter.”

20 **SECTION 5.** Urgency Ordinance No. 97-1177U shall be repealed with adoption of this
21 Chapter.

22 **SECTION 6.** If any section, subsection, sentence, clause, or phrase of this ordinance is for
23 any reason held to be invalid or unconstitutional by the decision of any court of competent
24 jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.
25 The City Council hereby declares that it would have passed this ordinance and each sections
26 subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more
27 sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

28 **SECTION 7.** This ordinance shall become effective and be in full force and effect from

1 and after thirty (30) days of its final passage and adoption.

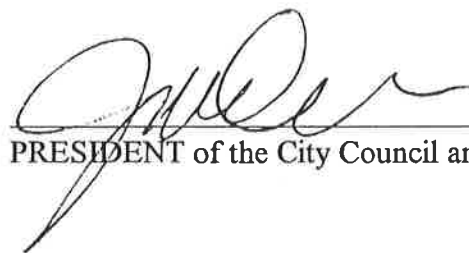
2 **SECTION 8.** Prior to the expiration of fifteen (15) days after the date of its adoption, the
3 City Clerk shall cause a summary of this ordinance to be published in the Easy Reader, a weekly
4 newspaper of general circulation published and circulated, in the City of Hermosa Beach in the
5 manner provided by law.

6 **SECTION 9.** The City Clerk shall certify to the passage and adoption of this ordinance,
7 shall enter the same in the book of original ordinances of said city, and shall make minutes of the
8 passage and adoption thereof in the records of the proceedings of the City Council at which the
9 same is passed and adopted.

10 **SECTION 10.** The requirements of Section 17.53.140 shall not apply to work
11 performed pursuant to a permit issued under Section 5 of Ordinance No. 96-1168-U following a
12 determination by the City Council that the preservation purposes of this Ordinance have been
13 fulfilled.

14
15 **PASSED, APPROVED and ADOPTED** this 10th day of November, 1998, by the following vote:

16
17 AYES: Bowler, Edgerton, Reviczky, Mayor Pro Tempore Oakes
18 NOES: None
19 ABSTAIN: None
20 ABSENT: Mayor Benz

21 

22 PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

23
24 ATTEST:  APPROVED AS TO FORM: 
25 City Clerk City Attorney


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF HERMOSA BEACH

I, Naoma Valdes, Deputy City Clerk of the City of Hermosa Beach, California, do hereby certify that the foregoing Ordinance No. 98-1186 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a regular meeting held at the regular meeting place thereof on the 10th day of November, 1998, and a summary was published in the Daily Breeze newspaper on November 24, 1998.

The vote was as follows:

AYES:	Bowler, Edgerton, Reviczky, Mayor Pro Tempore Oakes
NOES:	None
ABSENT:	Mayor Benz
ABSTAIN:	None

DATED: November 25, 1998



Deputy City Clerk

