BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PUBLIC AMENETIES COMMISSION
July 8th, 2026

L.3. PRESERVATION SUBCOMMITTEE OUTREACH REPORT

- **Commissioner Galassi's report on the Preservation outreach booth at Riviera Village Summer Festival**

Preservation Subcommittee Report 7-8-2026

The Preservation subcommittee held a very successful community outreach booth at the Riviera Summer Festival the weekend of June 26-28.

Participation in the Riviera Summer Festival was originally suggested by Commissioner Galassi as the first in a series of outreach events with the goals of growing pride and knowledge of our historical properties, informing the community about historic landmark designation opportunities for qualifying Redondo Beach properties, the process of designation, the benefits of entering into the Mills Act contract with the city, and correcting misconceptions regarding Historic Preservation.

Booth set up and materials were developed and coordinated over the course of several months, with weekly status meetings leading up to the event. Materials included stand up posters (with related fliers) on the benefits of the Preservation Program and the Mills Act prepared by John Ciampa, an infographic collaboration by Chair Maroko and Commissioner Galassi, the current landmark properties list, 2006 Photographic Collection of Landmark Properties reference book loaned from the library by Director Vinke, and a map of the Original Townsite Historic District provided by chair Maroko.
In addition to the Preservation items, Commissioner Rowe coordinated with Tony Morejon of the Historical Museum to enrich the booth with a number of relevant artifacts, most popular of which was the rotary telephone, especially with the kids who visited the booth. A historical game was envisioned and developed by Commissioner Galassi as a way to encourage discussion, provide a learning moment, and engage the visitors to work together to match the names to the historical landmarks and public figures. Commissioner Rowe provided a little treat for all participants who played the game.
The booth's banner and tablecloth were designed by Commissioner Galassi using city logo and HEX colors, and approved by Director Weiner to be fabricated by Signvertise of Redondo Beach, using Director Weiner's budget to fund these materials. Booth space was secured by Commissioner Galassi, offered by Riviera Summer Festival "gratis" as this was for a city commission outreach event.

The booth set up and take down was led by Commissioner Rowe with collaboration of Cultural Arts Director, Jack Meyer. The booth was staffed over the weekend by: Director Marc Weiner, Senior Planner John Ciampa, staff assistants Daniel Besinaiz and Daisy Canales, Commissioners Galassi, Rowe and Lang, and Tony Morejon from the Historical Museum who dazzled everyone with his knowledge of Redondo history.

A steady stream of visitors stopped by the booth the majority of the weekend and we collected names and emails. Many people were unaware of the program and took printed information for themselves or a neighbor.
The two most interesting groups of visitors were a family who already owns a landmark home who were pleasantly surprised to see their home featured on the materials, and another family who were descendants of one of the early Mexican families of Redondo Beach, the uncle of whom authored a book. They were thrilled to know they could potentially landmark a property. We were also visited by the Mayor and council members Waller and Castle.

Takeaway: It is clear that this outreach event successfully showed the need for a continued outreach in a number of different ways. The next event that is being envisioned is a meet and greet for already designated landmark owners but also open to anyone who is curious about the program. It is also clear that the work to clean up the "potential resources" list and the Historic Register to reflect accuracy is needed as is a formal review of the Historical Context Statement.

Photos of the event:


PRESERVATION
THE MILLS ACT

THE MILLS ACT
REDONDO BEACH


PROGRAM

HISTORIC PRESERVATION
PROGRAM
THE MILLS ACT
HISTORIC PRESERVATION
PROGRAM

REDONDO BEACH
Historic Preservation
01 Why Historic Preservation Matters
02 Benefits of Historic Designation
03 The Landmark Designation Process
04 Landmark Criteria
05 Historic Myths


HISTORIC PRESERVATION
PROGRAM


HISTORIC PRESERVATION
PROGRAM

Historical Redondo Beach

By the Numbers

April 29, 1892
Date of Incorporation of Redondo Beach

150
Local Historic Landmarks

4
Historic Districts including
Garnet Historic District (est. 2026)

1892
Thomas House on Francisca
Oldest Residential Landmark

1 Park
Vincent Park designated
as a Historic Landmark

1 Tree
Moreton Bay Fig Tree
designated as a Landmark

321 Diamond St.
Address of the City's *First*
Historic Landmark

49
Properties from the 1920s
designated as Landmarks

2
Properties from the 1900s
moved to Dominguez Park

4
Landmark Homes north
of 190th Street

5
Properties on the National
Register of Historic Places

44
Homes/Structures in the "Original
Townsite Historic District"

2,000+
Properties over 50 years old identified,
or pending formal identification, as a "potential
historic resource."

1 Historical Preservation Program
which helps save Redondo Beach history for generations to come

MILLS ACT PROPERTY TAX ASSESSMENT

How Historic Property Tax Savings Are Calculated

How is a Mills Act Property Assessed?

Mills Act properties are assessed differently from most residential properties. Instead of relying primarily on purchase price and Proposition 13 limits, the County Assessor uses an income-based method established by California law.

Overview of the Process

1. Estimate Market Rental Value
The Assessor determines what the property could reasonably rent for on the open market.
Example: $1,500/month = $18,000/year

2. Subtract Operating Expenses
Typical expenses may include insurance, maintenance, landscaping, property management, and owner-paid utilities.
The remaining amount is called **Net Operating Income (NOI).**

3. Apply a Capitalization Rate
A rate set by State law is applied to the NOI. This rate includes factors such as interest, risk, property taxes, and amortization.

4. Calculate the Restricted Value
The NOI is divided by the capitalization rate to determine the Mills Act restricted value.

5. Compare Three Values
The Assessor compares:

- Mills Act Restricted Value
- Proposition 13 Factored Base Year Value
- Current Market Value

The **lowest value becomes the taxable assessed value.**

Key Points to Remember

- The Mills Act encourages preservation of historic properties.
- Assessments follow California Revenue and Taxation Code Sections 439–439.4.
- Property values are reviewed annually by the County Assessor.
- Tax savings vary based on rental value, expenses, and market conditions.
- Participation does not guarantee a specific amount of tax savings.

EXAMPLE 1 (OWNER-OCCUPIED SINGLE-FAMILY RESIDENCE)

Subject Restricted Historical Property

Restored, 105-year-old, Victorian single-family residence. Excellent condition. Under Mills Act contract since 1985 and not in nonrenewal status. Owner-occupied.

Determination of Restricted Value (current lien date)

Gross income (Fair rent)		
$1,500 per month x 12 months =		$18,000
Less: Anticipated vacancy and collection loss		
$18,000 x 5%		- 900
Effective gross income		$17,100
Less: Anticipated operating expenses		
Grounds maintenance	$600	
Fire insurance	400	
Management Fee	360	
Water and garbage	240	
Building maintenance	+ 500	- 2,100
Net Operating Income		$15,000

Restricted Capitalization Rate		
Rate Components:		
Interest rate	.080	
Risk (owner-occupied SFR)	.040	
Property tax (ad valorem)	.015	
Amortization (50-year remaining life; improvements constitute 70% of total property market value; 0.02 x 0.70 – 0.014)	+ .014	.149

Restricted Value	
$15,000 ÷ .149	= $100,671

Taxable Value—Three-Way Value Comparison

Restricted value	$100,671
Factored base year value (based on prior change in ownership)	$357,000
Current market value (based on comparable sales)	$450,000

The lowest of the three possible values is the restricted value. Thus, the net taxable value would be $93,671 ($100,671 restricted value less the homeowners' exemption of $7,000).

Note 1: If this property had been a non-owner-occupied SFR, the only difference in the determination of the restricted value would have been the use of a risk rate component of 2% rather than 4% in the capitalization rate.

Note 2: In this and the following examples, the gross income, or fair rent, is presented on a gross rent basis, that is, under the assumption that the landlord-owner pays all operating expenses out of the gross income.