

**CITY OF REDONDO BEACH  
PRESERVATION COMMISSION AGENDA  
Wednesday, May 4, 2022**

**CITY COUNCIL CHAMBER**

**REGULAR MEETING OF THE PRESERVATION COMMISSION - 7:00 PM  
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,  
EMAIL OR eCOMMENT.**

Preservation Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at [www.Redondo.org/rbtv](http://www.Redondo.org/rbtv).

**TO WATCH MEETING LIVE ON CITY'S WEBSITE:**

<https://redondo.legistar.com/Calendar.aspx>

\*Click "In Progress" hyperlink under Video section of meeting

**TO WATCH MEETING LIVE ON YOUTUBE:**

<https://www.youtube.com/c/CityofRedondoBeachIT>

**TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):**

Register in advance for this meeting:

[https://us02web.zoom.us/webinar/register/WN\\_xBR-RG2qTMeQy\\_h-QcZ4zw](https://us02web.zoom.us/webinar/register/WN_xBR-RG2qTMeQy_h-QcZ4zw)

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press \*6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

**eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:**

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

**EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:**

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

## **REGULAR MEETING OF THE PRESERVATION COMMISSION - 7:00 PM**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. SALUTE TO THE FLAG**

### **D. APPROVE ORDER OF AGENDA**

### **E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

*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.*

#### **E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda](#)**

### **F. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

#### **F.1. [APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF MAY 4, 2022](#)**

#### **F.2. [APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MARCH 2, 2022](#)**

### **G. EXCLUDED CONSENT CALENDAR ITEMS**

### **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

#### **H.1. [RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)**

### **I. EX PARTE COMMUNICATION**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.*

### **J. PUBLIC HEARINGS**

### **K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

### **L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

#### **L.1. [DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY](#)**

MANAGER FOR THE UPCOMING FISCAL YEAR 2022-2023 BUDGET

**L.2. LOS ANGELES COUNTY ASSESSOR MILLS ACT PRESENTATION**

**M. ITEMS FROM STAFF**

**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

**O. ADJOURNMENT**

*The next meeting of the Redondo Beach Preservation Commission will be a regular meeting to be held at 7:00 p.m. on July 6, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.*

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

*An agenda packet is available 24 hours at [www.redondo.org](http://www.redondo.org) under the City Clerk.*



# Administrative Report

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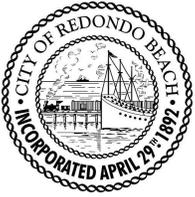
E.1., File # PREZ22-4091

Meeting Date: 5/4/2022

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**TITLE**

RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda



# Administrative Report

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F.1., File # PREZ22-4092

Meeting Date: 5/4/2022

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**TITLE**

APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF MAY 4, 2022



Community Development  
Planning Division

415 Diamond Street, P.O. Box 270  
Redondo Beach, California 90277-0270  
www.redondo.org

tel 310 318-0637  
fax 310 372-8021

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF REDONDO BEACH )

**AFFIDAVIT OF POSTING**

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body                      Preservation Commission  
Posting Type                              Regular Meeting Agenda  
Posting Locations                      415 Diamond Street, Redondo Beach, CA 90277  
    ✓ Bulletin Board Adjacent to Council Chambers  
    ✓ City Clerk’s Office, Door 1  
Meeting Date & Time                      Wednesday May 4, 2022                      7:00 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

*Maria Herrera, Planning Technician*

Date: April 28, 2022



# Administrative Report

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F.2., File # PREZ22-4093

Meeting Date: 5/4/2022

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**TITLE**

APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MARCH 2, 2022

**A. CALL TO ORDER**

Via teleconference, a Regular Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Commissioners Present: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell

Commissioners Absent: Commissioner Galassi.

Officials Present: Antonio Gardea, Senior Planner  
Stacey Kinsella, Associate Planner  
Lina Portolese, Planning Analyst

**C. SALUTE TO THE FLAG**

Those assembled were led in a Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

Moved and seconded to approve the agenda as presented. Motion carried unanimously by the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

**E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

None.

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION  
REGULAR MEETING OF MARCH 2 2022**

**F.2. APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING  
OF NOVEMBER 3 2021**

Moved and seconded to approve the Consent Calendar. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

## **G. EXCLUDED CONSENT CALENDAR ITEMS**

None.

## **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

## **I. EX PARTE COMMUNICATION**

Chair Caldwell asked members of the Commission to disclose any Ex Parte Communications on the public hearing items. There were none.

## **J. PUBLIC HEARINGS**

### **J.1 PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 228 AVENUE E (CASE NO. LM-2022-01)**

#### **RECOMMENDATION:**

- 1. Open Public Hearing and take testimony from staff, applicant, other interested parties, and deliberate:**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution by title only subject to the findings contained therein:**

#### **A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 228 AVENUE E PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

Motion by Commissioner McNearny, seconded by Vice Chair Matsuno to open the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 228 Avenue E (Case No. LM-2022-01). The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Proposed Property Plans
- Architecture
- Building Records
- Site History
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' Gregory and Katherine McClain.

Applicant Gregory McClain thanked staff for their work on this landmark designation and detailed on the preservation of the property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the history regarding the previous approval and the current request, changes to the garages, changes to the windows, review by the accessors office, Mills Act program and calculations, the name of the property as the landmark, and interior elements in the house that might be kept as a historical landmark.

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny to close the Public Hearing. Motion carried, with no objection, by the following roll call vote.

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi, Jackson (Technical Difficulties)

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny, to adopt the resolution and approve a historic landmark designation for the property located at 228 Avenue E pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. Motion carried, with no objection, by the following roll call vote:

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None.  
ABSENT: Galassi, Jackson (Technical Difficulties)

**J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION , LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A NEW UNENCLOSED BALCONY IN AN EXISTING POTENTIALLY HISTORIC PROPERTY PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 415 S. GUADALUPE AVENUE (CASE NOS. LM-2022-02/COA-2022-03)**

**RECOMMENDATION:**

- 1. Open Public Hearing and take testimony from staff, applicant, other interested parties, and deliberate;**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution by title only subject to the findings and conditions contained therein:**

**A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR A LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A BALCONY ADDITION TO AN EXISTING POTENTIAL HISTORIC RESOURCE LOCATED AT 415 S. GUADALUPE AVENUE**

Motion by Vice Chair Matsumo, seconded by Commissioner McNearny, to open the Public Hearing. Motion carried unanimously, with no objection, by the following roll call vote:

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi, Jackson (Technical Difficulties)

Associate Planner Kinsella provided the PowerPoint presentation regarding the Landmark Designation and Certificate of Appropriateness for 415 S. Guadalupe (Case Nos. LM-2022-02/COA-2022-03). The PowerPoint presentation included the following details:

- Project Site
- Existing Character
- Images of the Property
- Proposed Project
- Proposed Site Plans
- COA Analysis
- Landmark Analysis
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' David and Carole Anne Hardy.

Applicant Carole Anne Hardy spoke about the property and the reason for the request to make the property a landmark/historic preservation property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the proposed name for the property, prior property owners' names, the view impact with the proposed balcony, and neighborhood discussion of becoming a historical neighborhood.

Motion by Commissioner McNearny, seconded by Commissioner Aziz, to close the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi

Motion by Commissioner Aziz, seconded by Commissioner McNearny, to adopt the resolution approving an exemption declaration and granting the requests for a landmark designation and certificate of appropriateness for a balcony addition to an existing potential historic resource located at 415 S. Guadalupe Avenue. Motion carried unanimously, with no objection.

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi

## **K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

Associate Planner Kinsella stated that the prior Applicant for 118 S. Helberta Avenue has withdrawn their request for their addition.

## **L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

### **L.I. DISCUSSION REGARDING HISTORIC INQUIRY FORM PROCESS**

Associate Planner Kinsella shared the history and information regarding the “Historic Inquiry Form.”

Associate Planner Kinsella and Senior Planner Gardea responded to Commissioner questions regarding the “Historic Inquiry Form” and the process of the information obtained from the form.

Vice Chair Matsuno suggested that information regarding landmark, historical preservations, and Mills Act information is provided to realtors so they are better educated.

Chair Caldwell opened the floor to public comments. The following individual(s) spoke:

Gregory McClain

Seeing no further requests to speak, Chair Caldwell closed the floor to public comments.

## **M. ITEMS FROM STAFF**

Senior Planner Gardea informed the Commission that there is a density bonus project at the 100 N. Catalina block that will be presented to the Preservation Commission for series of entitlements such as designation, and appropriateness and parking variance.

## **N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Chair Caldwell inquired about staff sending emails to the Preservation Commissioners regarding meeting in-person or Zoom for future meetings.

Chair Caldwell commented that for all the Applicants that come before the Preservation Commission always completed the helpfulness of City of Redondo Beach staff when it comes to the planning and permit process.

## O. ADJOURNMENT

Motion by McNearny, seconded by Vice Chair Matsumo to adjourn the meeting at 8:25 PM. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell

NOES: None

ABSENT: Galassi

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 p.m. on May 4, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

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Brandy Forbes, AICP  
Community Development Director



# Administrative Report

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H.1., File # PREZ22-4094

Meeting Date: 5/4/2022

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**TITLE**

RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS



# Administrative Report

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L.1., File # PREZ22-4095

Meeting Date: 5/4/2022

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**TITLE**

DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2022-2023 BUDGET



# Administrative Report

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L.2., File # PREZ22-4096

Meeting Date: 5/4/2022

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**TITLE**

LOS ANGELES COUNTY ASSESSOR MILLS ACT PRESENTATION