



Minutes  
Redondo Beach Public Amenities Commission  
Wednesday, December 11, 2024  
Regular Meeting 6:30 p.m.

## **REGULAR MEETING OF THE PUBLIC AMENITIES COMMISSION – 6:30 PM**

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

A Regular Meeting of the Redondo Beach Public Amenities Commission was called to order at 6:30 p.m. by Chair Yousufzai in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

### **B. ROLL CALL**

Commissioners Present: Desiree M. Galassi, Mara Lang, Ron Maroko, Christopher McCauley, Jeffrey E. Rowe (arrived at 6:32 p.m.), Chair Masood K. Yousufzai

Commissioners Absent: Edward (E.J.) Caldwell

Officials Present: Dana Vinke, Library Director  
Sonnaca Luckey, Recreation Coordinator  
Sean Scully, Planning Manager  
Andrew Svitek, Senior Planner

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

Chair Yousufzai led in the Salute to the Flag.

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

Commissioner Rowe arrived at 6:32 p.m.

Motion by Commissioner Maroko, seconded by Chair Yousufzai and approved by voice vote, the order of the agenda, as presented.

The motion carried 6-0. Commissioner Caldwell was absent.

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

#### **E.1 For Blue Folder Documents**

Library Director Vinke reported there were no items included in the Blue Folder.

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF DECEMBER 11, 2024**

**F.2. This item was pulled by Commissioner Maroko for separate discussion.**

**F.3. RECEIVE AND FILE UPDATES AND GENERAL INFORMATION REGARDING RECREATION AND PARKS-RELATED ITEMS CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR**

**F.4. RECEIVE AND FILE LIBRARY DIRECTOR'S REPORT**

Commissioner Maroko pulled Items No. F.2 for separate discussion and consideration.

There were no public comments on this item.

Motion by Commissioner Galassi and approved by voice vote, the Consent Calendar, as amended, pulling Item No. F.2 for separate discussion.

The motion carried 6-0. Commissioner Caldwell was absent.

**G. EXCLUDED CONSENT CALENDAR ITEMS**

**F.2. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING MINUTES OF NOVEMBER 13, 2024**

Commissioner Maroko suggested designating the time, within future minutes, that specific officials are in attendance during Commission meetings so that it does not indicate they attended the entire meeting, if they did not. Additionally, regarding the subject minutes, he stated that there was a substitute motion made by the Chair regarding Item No. L.1, that was left out and should be reflected in the minutes.

Commissioner Galassi made edits to the minutes as well.

Motion by Commissioner Maroko, seconded by Chair Yousufzai, and carried by voice vote, to continue approval of the minutes to the next meeting of the Public Amenities Commission.

Motion carried 6-0. Commissioner Caldwell was absent.

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

**H.1 For eComments and Emails Received from the Public**

There were no public comments on this item.

**I. EX PARTE COMMUNICATION – None**

**J. PUBLIC HEARINGS**

**J.1. A PUBLIC HEARING CONSIDERING A CEQA EXEMPTION DECLARATION, A REQUEST FOR DESIGNATION OF THE BUILDING AND PROPERTY AS A LOCAL HISTORIC LANDMARK, AND A CERTIFICATE OF APPROPRIATENESS FOR A REMODEL AND ADDITION TO A POTENTIAL HISTORIC RESOURCE PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.**

**APPLICANT: JENNIFER MORRA & CHRIS YOUNG  
ADDRESS: 217 AVENUE F  
APPLICATION NO: LM-2024-001 / COA-2024-008**

**RECOMMENDATION:**

- 1. Open public hearing and administer oath;**
- 2. Take testimony from staff, applicant, and interested parties;**
- 3. Close public hearing and deliberate; and**
- 4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:**

**A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION, APPROVING AN HISTORIC LANDMARK DESIGNATION, AND A CERTIFICATE OF APPROPRIATENESS FOR RESTORATION, REHABILITATION, AND CONSTRUCTION OF ADDITIONS TO A POTENTIAL HISTORIC RESOURCE PURSUANT TO TITLE 10, CHAPTER 4 OF THE REDONDO BEACH MUNICIPAL CODE ON PROPERTY LOCATED AT 217 AVENUE F**

Motion by Commissioner Maroko, and carried by voice vote, to open the public hearing.

Motion carried 6-0. Commissioner Caldwell was absent.

Planning Manager Scully introduced himself and new Senior Planner Andrew Svitek who narrated a PowerPoint presentation with details of the project and staff recommendations.

Discussion followed regarding the separating the Historic Landmark Designation and the Certificate of Appropriateness and whether the back house is included in the plans.

Planning Manager Scully reported the scope for the Landmark Designation is the entire

property, the structure in the rear is an ADU and State Housing Laws preempt it from historic preservation. He added that the architect has worked to integrate the ADU with the similar architectural elements as the main structure and staff feels it meets the criteria and noted the Certificate of Appropriateness is just associated with the work in the entitlement which is the addition and restoration work of the main home.

Senior Planner Svitek explained that the house was built in 1937 and is as built, originally; reported the applicant is asking to make two small additions, one on the ground floor and one to the rear of the existing second floor and noted the second floor is part of the original house.

Discussion followed regarding the stucco and restoration efforts, changing back to the original design of the window on the front elevation, the need to adhere to historical colors, matching the original stucco color, the tile risers in the front, allowances for distinctions from the original, restoration of the covered porch to be period correct, compatibility and integration of architecture, whether the new extension is visible from the street, elements distinguishing the old from the new through the roofline or architectural features and the possibility of calling the house, "The Dreizler House" in honor of the contributions of Ms. Dreizler to the City.

Senior Planner Svitek reported most of the City's Landmark Properties are referred to by the predominant owner's name.

Discussion followed regarding plans to extend the wall on the west side, outward, adding square footage to the kitchen.

Commissioner Maroko wondered about whether there is something in the house retaining Ms. Dreizler's personality and touches and felt it does not feel like the "Dreizler House"; compared it to Dominguez Park and suggested embedding in the process, the installation of a plaque providing the historical significance of the Landmark Property.

Chair Yousufzai noted the Commission's purview does not include the interior of the house.

Discussion followed regarding challenges with privately owned property, Certificate of Appropriateness requirements for landmark designations and potential historic resources, the purpose of landmarking, other Landmark Properties in the area and Mills Act maintenance requirements.

Chair Yousufzai invited public comments.

Jennifer Morra, applicant, addressed the Mills Act tax process, savings in property taxes and restoration; noted they need the Certificate of Appropriateness to move the project forward; talked about deferred maintenance and asserted the longer they go without the deferred maintenance, the more expensive it will be and the longer it will

take to restore the house. In addition, she spoke about their intentions to restore the interior of the house and discussed the porch, attempts to save the existing tree and plans for another tree in the courtyard area.

Discussion followed regarding whether this was part of the Historic Resources Survey, the status and timeline for the next Historic Resources Survey, income tax credits and property tax benefits.

Planning Manager Scully reported the landmark designation is just about the property qualifying and preserving the historic resources that meets the criteria and as part of that, the next step would be to enter into a Mills Act contract with the City to preserve that landmark and with that contract the property owner can get a reduced tax rate.

Jennifer Morra, applicant, responded to questions from the Commission regarding adjacent properties, the stucco plan and plans for replacing the windows with wood, and historic windows and presented samples of the architectural materials.

Jacqui, Janus Designs, discussed color matching and the stucco process; reported the upstairs portion is original and must be changed to meet current code; talked about using a contractor experienced in historic renovations, the covered porch and roof pitches and replacement of the existing courtyard tree and addressed differentiating the new and old.

There were no other public comments on this item.

Motion by Chair Yousufzai, seconded by Commissioner Maroko, and carried by voice vote, to close the public hearing.

Motion carried 6-0. Commissioner Caldwell was absent.

In reply to Commissioner Maroko's process questions, Commissioner Galassi explained that once the resolution is approved, it is up to the applicant to continue through the process; stated the item will not return to the Commission unless there is a substantial change; felt that from the perspective of the Landmark designation, it meets all of the criteria and addressed the Certificate of Appropriateness and being confident in the information provided by staff, the applicant and the designer. Additionally, she did not see the need to separate the two issues.

Commissioner Maroko added that the Commission has done its due diligence.

Commissioner McCauley wondered about the applicant's recourse if the Commissioner were to deny the requests and Planning Manager Scully reported there are appeal provisions within the Preservation Ordinance and the matter would be appealed to the City Council. He added that the Mills Act contract can only be entered into with a landmark designation, that a determination with respect to CEQA must be made before ruling on the project and that all of the findings are in the resolution. He added that the

Condition of Approval speaking to the stucco issue is specific that it has to be a smooth finish to match the underlying, original stucco.

Commissioner Maroko suggested approving the Resolution and as a separate motion, approve the landmark designation adding the Dreizler House as the name reference.

Chair Yousufzai questioned adding the name reference in the motion, especially as it pertains to private property.

Commissioner Maroko spoke about other historic properties in the City associated with names.

Discussion followed regarding identifying the property by the address and the name of the original owner.

Motion by Commissioner Maroko and carried by voice vote, to reopen the public hearing.

Motion carried 6-0. Commissioner Caldwell was absent.

Jennifer Morra, applicant, stated they would have no problem calling their property "The Dreizler House" and identifying it with a plaque and noted they will consent to it as a voluntary condition.

Motion by Commissioner Maroko, seconded by Commissioner Lang, and carried by voice vote, adopt Resolution **2024-12PA** by title only approving the request subject to the findings and conditions contained therein: A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION, APPROVING AN HISTORIC LANDMARK DESIGNATION, AND A CERTIFICATE OF APPROPRIATENESS FOR RESTORATION, REHABILITATION, AND CONSTRUCTION OF ADDITIONS TO A POTENTIAL HISTORIC RESOURCE PURSUANT TO TITLE 10, CHAPTER 4 OF THE REDONDO BEACH MUNICIPAL CODE ON PROPERTY LOCATED AT 217 AVENUE F, as amended, adding, "aka the Dreizler House".

Motion carried 6-0. Commissioner Caldwell was absent.

Commissioner Maroko invited the applicant to the Historical Museum for further information about the history of the home.

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

In reply to a question by Chair Yousufzai about the status of the by-laws, Library Director Vinke reported that staff has worked on a draft of the by-laws and suggested creating a subcommittee to work with staff to refine some of its components and bringing it back to a future meeting of the Commission.



Library Director Vinke stated he would like to attend one of the meetings, if possible.

**M. MEMBER ITEMS AND REFERRALS TO STAFF**

Motion by Commissioner Maroko, seconded by Commissioner Lang, to agendaize having Wilderness Park designated as a Historic Landmark for the next Public Amenities Commission meeting.

Motion carried 6-0. Commissioner Caldwell was absent.

Commissioner Maroko mentioned the framed Presidential Letters and wondered why they are not in the museum and requested a follow up.

In reply to Library Director Vinke's question regarding Wilderness Park, Commissioner Maroko offered a brief history of the topic; referenced existing materials and offered to forward them to Library Director Vinke.

Commissioner Maroko asked about museum metrics and Library Director Vinke referenced existing metrics for the library that might be applied to the museum and discussed working with staff to refine the process including training docents.

Commissioner Maroko announced a Holiday Celebration at the Morrell House on Saturday; mentioned an educational display in the library for Charter Day on January 19th; referenced an Arcadia book on Redondo Beach sold through Community Services regarding sales at the museum and asked about money budgeted for a Historical Researcher and about a Park Ranger program and the status of the Vilarino plaque.

Commissioner Lang talked about the Recreation and Parks Commission Park Ranger Subcommittee; reported meeting with Deputy Community Services Director Orga; stated that no conclusions were reached and noted the Commission subsequently, dissolved. Regarding the Vilarino plaque, she reported receiving an email from Cultural Arts Manager Margolis but there is nothing new to report.

Commissioner Galassi asked about the status of recruitment for a pickleball consultant to complete the CEQA study and requested updating the website.

Commissioner McCauley requested an update on speed mitigation efforts at Alta Vista Park and suggested agendaizing the matter of the Park Ranger.

Chair Yousufzai thanked the Recreation and Parks Department for helping his family hold an event at Alta Vista Park; talked about discussions had by the Park Ranger Subcommittee prior to consolidation of the various Commissions including adding an enforcement component to the position and expressed interest in carrying the conversation forward to a future Commission agenda including the possibility of re-

establishing a Park Ranger Subcommittee.

Brief discussion followed regarding the start of the City's budget process, the need for Budget Response Report and prioritizing Commission referrals.

Commissioner Lang asked for an update on the Dominguez Park Playground.

Library Director Vinke mentioned the next meeting is scheduled for January 8, 2025, but because City Hall is closed for the Holidays, there will not be enough time to publish an agenda. He suggested cancelling the regular meeting and scheduling a special meeting on January 15, 2025.

Discussion followed regarding cancelling the January meeting and adjourning to the meeting of February 12, 2025.

Motion by Commissioner Rowe, seconded by Chair Yousufzai, and carried by voice vote, to cancel the January 2025 Public Amenities Commission meeting and adjourn to the February 2025 meeting.

Motion carried 6-0. Commissioner Caldwell was absent.

**N. ADJOURNMENT – 9:00 p.m.**

There being no further business to come before the Public Amenities Commission, motion by Commissioner Galassi, seconded by Commissioner McCauley, to adjourn the meeting at 9:00 p.m. to a regular meeting to held at 6:30 p.m., on Wednesday, February 12, 2025, in the Redondo Beach City Hall Council Chambers 415 N. Pacific Coast Hwy. Redondo Beach, California.

Motion carried 6-0. Commissioner Caldwell was absent.

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

Respectfully submitted:

  
Dana Vinke  
Library Director