



Minutes
Redondo Beach Public Amenities Commission
Wednesday, February 12, 2025
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: Edward (E.J.) Caldwell, Desiree M. Galassi, Ron Maroko, Christopher McCauley, Jeffrey E. Rowe, Chair Masood K. Yousufzai

Commissioners Absent: Mara Lang

Officials Present: Dana Vinke, Library Director
Becca McNeely, Library Program Coordinator

C. SALUTE TO THE FLAG

Chair Yousufzai led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Commissioner Maroko commented on representatives from various Departments attending meetings for direct communication to the Commission.

Library Director Vinke reported Recreation will be addressed through referrals.

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

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

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 For Blue Folder Documents

Motion by Commissioner Galassi, seconded by Commissioner McCauley, and approved by voice vote, to receive and file Blue Folder Documents.

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

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF FEBRUARY 12, 2025

F.2. RECEIVE AND FILE UPDATES AND GENERAL INFORMATION REGARDING RECREATION AND PARKS-RELATED ITEMS

F.3. This Item was pulled from the Consent Calendar by Commissioner Galassi for separate discussion.

F.4. This Item was pulled from the Consent Calendar by Commissioner Maroko for separate consideration.

Commissioner Galassi pulled Item No. F.3 for separate discussion and Commissioner Maroko pulled Item No. F.4 for separate discussion and consideration.

There were no public comments on this item.

Motion by Commissioner Rowe, seconded by Commissioner McCauley, and approved by voice vote, the Consent Calendar, as amended, pulling Items No. F.3 and F.4 for separate discussion.

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

G. EXCLUDED CONSENT CALENDAR ITEMS

F.3. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING MINUTES OF NOVEMBER 13, 2024 and DECEMBER 11, 2024

Commissioner Galassi referenced the Minutes of November 13, 2024; stated she had requested correction of Item J.1, noting she made the motion and Library Director Vinke offered to make the change. Additionally, she mentioned review by the Minor Alterations Subcommittee and stated she did not receive response to her questions.

Planning Manager Scully reported that staff is preparing that information to bring to the Commission including a discussion on the purview and responsibilities of the Minor Alterations Subcommittee and forming same at the next Commission meeting.

Commissioner Galassi believed there already was a discussion on the scope of the Minor Alterations Subcommittee duties and responsibilities.

Chair Yousufzai recalled that after consolidation of the various Commissions, the Public Amenities Commission felt the continuation of the Minor Alterations Subcommittee was important.

In reply to an inquiry from Planning Manager Scully, Commissioner Galassi reported that she and Commissioner Lang are on the Minor Alterations Subcommittee.

Planning Manager Scully spoke about two items that will be discussed by the Subcommittee when it meets.

Commissioner Maroko noted a grammar correction to the minutes of December 11, 2024.

Motion by Commissioner Galassi, seconded by Commissioner Caldwell, and approved by voice vote, to approve Item No. F.3.

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

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

Commissioner Maroko highlighted sections of the report including digitization and asked about staffing and the status of recruitment for other positions.

Library Director Vinke explained recruitment steps being taken and described and talked about the status of Open+.

Discussion followed regarding receiving an orientation regarding Open+ and opportunities to tour the Library.

Motion by Commissioner Maroko, seconded by Commissioner McCauley, and approved by voice vote, to approve Item No. F.4.

The motion carried 6-0. Commissioner Lang 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 AN EXEMPTION DECLARATION AND

**CERTIFICATE OF APPROPRIATENESS APPLICATION FOR AN ADDITION
TO THE DESIGNATED HISTORIC PROPERTY LOCATED AT 510 GARNET
STREET**

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 APPROVING AN EXEMPTION DECLARATION AND
A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO THE
DESIGNATED HISTORIC PROPERTY LOCATED AT 510 GARNET STREET
PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE
REDONDO BEACH MUNICIPAL CODE**

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

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

Senior Planner Svitek narrated a PowerPoint presentation with details of the Administrative Report.

Commissioner Maroko felt this is a complete remodel; questioned whether the distinctive features are being preserved; noted the report does not address this history of the property and the family that owned it; opined this may need to be pulled out of the registered landmark; felt the discussions from the meeting where it was classified as a landmark should have been included in the report and mentioned delays in bringing the item forward.

Planning Manager Scully reported there were a lot of back and forth discussions between staff and the applicant to make the project consistent with the required criteria and noted that prior discussions are not part of what is being considered and is not the subject of discussion at this time. He added that the topic for tonight is to determine whether a Certificate of Appropriateness can be issues for a landmark property that has already been landmarked.

Commissioner Maroko opined that the character of the house is being changed; wondered about the number of California Bungalow houses that are left in Redondo; and referenced the Historic Resources guide.

In reply to Chair Yousufzai's question, Planning Manager Scully suggested the

architect can provide specific architectural details associated with this type of historic resource.

Commissioner Galassi mentioned the Historic Resources inventory; reported there are several houses that have not been designated but have potential for designation; mentioned houses on Garnet that have been designated; suggested the Commission should have a discussion on the potential of forming a Historic District; spoke about including contributing houses in the inventory list; expressed concerns about the previous second story addition and wondered about removing the windows, if, in fact, the addition was considered historic.

Senior Planner Svitek explained the Certificate of Appropriateness allows people to make investments into the existing structure and expand them to be more livable; noted that generally, the intent of the effort is to maintain enough of the original integrity to be a representation of what the house was when it was built.

Commissioner Galassi reiterated her inquiry as to why second-story windows are being removed; spoke about the line of sight noting the changes are visible from two sides of the house; felt this is materially changing the historical view of the house and wondered about the process of removing a property where the Mills Act was involved.

Commissioner Caldwell stated the project fails Sections 2 b,c,d,e and probably others; suggested removing this from the list of Historical Landmarks; noted the addition of 1,700 square feet is quite large and did not believe with the current designation of the home, it is not possible to move forward with the project. He added that he has never recalled a project like this during his time on the Commission.

Planning Manager Scully acknowledged the Commission's comments; suggested allowing input from the applicant; talked about allowing staff to look further into the process of removing a home from the Historic Landmark list; talked about adaptive reuse and making structural improvements and noted the need to explore the threshold for addition for a landmark property.

Chair Yousufzai invited public comments.

Miles Pritzkat, Pritzkat & Johnson Architects, spoke about being on the Preservation Commission years ago; addressed the Mills Act and Certificates of Appropriateness; reported their goal is to ensure the continued thriving of the house; talked about square footage being an issue and retaining porch elements; mentioned the prior addition may have been done without a permit as the floors are sagging and there is improper headroom and commented on making necessary improvements and changes to allow the house to function properly, into the future. He addressed details of the floorplans, retaining existing trees and spoke about finding a way to move forward with the project.

Discussion followed regarding extenuating circumstances, surrounding houses,

providing a video of the property or advance notice so the Commissioners can visit the site, keeping existing trees, adding a requirement that replacement trees be a minimum of 36" box trees, a comparison of FARs in the area, concerns with the distribution of the square footage, impacts to the immediate area with the remodel of the subject house, the ability to remove the original windows on the second floor, and efforts made to minimize the visual impacts of the proposed additions.

Kim Davidson, property owner, provided a brief history of her home; talked about sagging floors, substandard wiring, issues with plumbing, unusable square footage and noted the layout is difficult for the lifestyle of today's family. She spoke about her involvement in the community and urged the Commission to help her renovate her house to ensure the home stays healthy for the community and for 100 more years to come. Additionally, she addressed comments made by the Commission and offered to respond to questions from the Commission.

Commissioner Galassi expressed concerns that this would set a precedence.

In reply to Commissioner Maroko's question, Kim Davidson talked about why she feels it is important to maintain her home as a historic home and talked about the importance of keeping historic homes and making them viable.

Marissa Pugh spoke in support of the project and maintaining the look of a historic home but making it fit with a growing family.

Anna Weber spoke in support of the project and talked about the need to make the home functional.

Anita Chu spoke in support of the project and residents who are willing to invest to preserve historic homes.

Library Program Coordinator McNeely reported receiving one eComment in support of this item.

There were no other public comments.

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

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

Commissioner Caldwell thanked the applicant; agreed with extending the life of an existing house and maintaining the look of the community; stated his intent to table this item to address some issues of concern; addressed the windows on the left side of the home and the extension over the garage as well as the rooftop deck; hoped it could be reworked with staff for a positive outcome. Additionally, he talked about the extension over the garage and the rooftop deck making the project stand out as a

different home and discussed differentiation but in a way that loses the characteristics of the home.

Commissioner Maroko agreed with Commissioner Galassi's comments about the potential of setting a precedent and the characteristics of the neighborhood and suggested considering a historic home with changes rather than changes on a historic structure.

Chair Yousufzai talked about his efforts in trying to preserve his historic property and felt the remodel, maintains the characteristic of the original home except for the rooftop deck.

Commissioner Rowe expressed his support of the project, as proposed.

Commissioner Galassi agreed to table the item; reiterated her concerns regarding removal of the windows and wondered if the applicant intends on keeping the house under the Mills Act.

Commissioner McCauley commented favorably about the design; spoke about honoring the landmark designation and keeping investments in the City; believed utilizing the Certificate of Appropriateness is a good step and agreed with tabling the matter until additional information can be brought to the Commission.

Motion by Commissioner Caldwell, seconded by Commissioner Maroko, and approved by voice vote, to continue this item to the next meeting of the PAC to allow staff to work with the applicant and architect to make changes that would allow the Commission to consider the matter, further.

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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CREATION OF AN AD HOC SUBCOMMITTEE TO ASSIST STAFF IN THE PLANNING AND IMPLEMENTATION OF THE CITY'S 133RD BIRTHDAY CELEBRATION AT THE HISTORICAL MUSEUM ON APRIL 26, 2025 DISCUSSION AND POSSIBLE ACTION TO DESIGNATE A NOT-TO-EXCEED AMOUNT TO SUPPORT IMPLEMENTATION OF THE EVENT

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Deputy Community Services Director Orta introduced new Cultural Arts Manager Jack Meyer and provided details of the Administrative Report.

Commissioner Maroko spoke about his involvement with the Historical Museum and wondered who would be involved with publicity now.

Deputy Community Services Director Orta noted it would be a joint effort by staff and stated staff would also rely on the Subcommittee to share the information on their networks.

Chair Yousufzai stated he does not believe that to be an expectation and noted the issue has been discussed.

Commissioner Maroko talked about experiencing ad hoc people doing the staffing and manning and supervising and hoped that will not happen and talked about assurances that staff will not waste the Commission's time because City staff is not doing their part. He added that staff needs to step up and identify the people that are at the Morrell House; suggested specific staff members (Michelle and Sydney) and reiterated the need to get staffing and publicity going.

Discussion followed regarding prior ad hoc subcommittees, previous museum event subcommittees, typical budgets for prior events, available funds, staff responsibilities, considering publicity and staffing, and promoting Triva Night at the Library at this event.

There were no public comments on this item.

Commissioner Caldwell commented favorably regarding City staff.

Motion by Chair Yousufzai, seconded by Commissioner Caldwell, and approved by voice vote, to establish an Ad Hoc Subcommittee to assist staff in planning and implementing the City's 133rd Birthday Celebration at the Historical Museum on April 26, 2025.

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

Motion by Chair Yousufzai, seconded by Commissioner Rowe, and approved by voice vote, that Chair Yousufzai and Commissioner Rowe comprise the Ad Hoc Subcommittee.

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

Deputy Community Services Director Orta confirmed the not to exceed amount will be discussed at the next meeting of the Commission.

L.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE DEVELOPMENT OF A FRANKLIN PARK SUBCOMMITTEE

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Deputy Community Services Director Orta presented details of the Administrative Report and asked the Commission to form a Subcommittee to address development of Franklin Park. She added that project is in the early stages and staff will provide specifics later.

Discussion followed regarding the budget amount appropriated for that project and having one of the meetings at Franklin Park.

There were no public comments on this item.

Motion by Commissioner McCauley, seconded by Commissioner Caldwell, to form a Subcommittee to help with development of Franklin Park playground design, comprised of Commissioners McCauley, Galassi and Caldwell.

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

L.3. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

Commissioner Galassi reiterated her previous comments about the Minor Alterations Subcommittee.

Commissioner Maroko referenced Blue Folder Items and recommendations regarding Wilderness Park; reported meeting with the Community Development Director who will attend a future meeting of the PAC to talk about landmark designation for Wilderness Park.

Motion by Commissioner Maroko, to place a discussion to consider a landmark designation for Wilderness Park, move it forward to Council to request approval and work with staff to complete the State designation form and request Council approval for submitting it to the State.

Library Director Vinke reported he will work with staff to bring the matter back before the Commission but does not have a guaranteed date. He added that there is no need for a motion as it is a work in progress.

The motion died for lack of a second.

Discussion followed regarding making motions for future agenda items under Item No. N.

Commissioner Maroko listed topics he would like considered in future meeting agendas including the Dominguez Park walking timeline, Path of History markers, the protocol for the markers and design alternatives, museum metrics and possible future activities to consider.

Chair Yousufzai reported reviewing a draft of the bylaws with Commissioner Maroko and noted focus will be on specific purviews of the Commission which will be reviewed by staff before presenting it to the full Commission.

Commissioner Maroko talked about reviewing bylaws from other commissions including Cultural Arts and sharing information with Library Director Vinke instead of with each other.

Commissioner Rowe announced the Volunteer Recognition Subcommittee has two nominees and is processing them for approval.

Commissioner McCauley spoke about the Facility Users Subcommittee and announced that baseball and softball are about to start and that parks continue to be busy.

M. ITEMS FROM STAFF - None

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Motion by Commissioner Maroko, seconded by Commissioner McCauley, and approved by voice vote, to add a discussion regarding Dominguez Park walking timeline to an upcoming agenda.

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

Motion by Commissioner Maroko, seconded by Commissioner McCauley, and approved by voice vote, to add a discussion regarding Path of History markers to an upcoming agenda.

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

Commissioner Maroko spoke about Charter Day; asked about the status of a Pride Day activity considering that \$1,000 was budgeted for same; inquired about the Park Ranger program and the status of the Vallarino plaque.

In reply to Commissioner Maroko's question, Deputy Community Service Director Orta presented a brief update of the Dominguez Park playground. Additionally, Commissioner Maroko encouraged everyone to visit the Historical Museum.

In reply to Commissioner Galassi's question, Deputy Community Service Director Orta provided a brief status update of the Alta Vista Pickleball sound study and mentioned more information is forthcoming.

Discussion followed regarding the reservation system at Alta Vista, whether there is a need to look at alternate programs, having the best data to make good decisions, improving reporting options and the status of speed cushions at Alta Vista Park.

ADJOURNMENT – 9:06 p.m.

There being no further business to come before the Public Amenities Commission, motion by Commissioner McCauley, seconded by Commissioner Galassi, to adjourn the meeting at 9:06 p.m. to a regular meeting to be held at 6:30 p.m., on Wednesday, March 12, 2025, in the Redondo Beach City Hall Council Chambers 415 N. Pacific Coast Hwy. Redondo Beach, California.

The motion carried 6-0. Commissioner Lang 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