

**CITY OF REDONDO BEACH
PUBLIC AMENITIES COMMISSION AGENDA
Wednesday, February 11, 2026**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PUBLIC AMENITIES COMMISSION - 6:30PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Public Amenities 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.

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/CityofRedondoBeach1T>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://redondo.zoomgov.com/webinar/register/WN_Pz68J0sARViFtoZ9kjJBQ

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. Dana.Vinke@Redondo.org

REGULAR MEETING OF THE PUBLIC AMENITIES COMMISSION - 6:30PM

- 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. [For Blue Folder Documents](#)**

- E.2. [For Blue Folder Documents](#)**

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 REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF FEBRUARY 11, 2026](#)**

- F.2. [APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF DECEMBER 10, 2025 AND JANUARY 14, 2026.](#)**

- F.3. [RECEIVE AND FILE LIBRARY DIRECTOR'S REPORT](#)**

- F.4. [RECEIVE AND FILE UPDATES FROM THE COMMUNITY SERVICES DEPARTMENT RELATED TO HISTORICAL & PARKS AND RECREATION ACTIVITIES](#)**

CONTACT: KELLY ORTA, DEPUTY COMMUNITY SERVICES DIRECTOR
JACK MEYER, CULTURAL ARTS MANAGER

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. [For eComments and Emails Received from the Public](#)**

- H.2. [For eComments and Emails Received from the Public](#)**

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

J.1. Consideration of an application requesting designation of the Garnet Historic District, consisting of contiguous historic landmark properties located along the 500 block of Garnet Street for the addresses of 501, 505, 509, and 511 Garnet Street, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL NORTH REDONDO BEACH FARMERS MARKET.

L.2. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Public Amenities Commission will be a regular meeting to be held at 6:30p.m. on March 11, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

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 under the City Clerk.



Administrative Report

E.1., File # PA25-1688

Meeting Date:

TITLE

For Blue Folder Documents



Administrative Report

E.2., File # PA26-0183

Meeting Date: 2/11/2026

TITLE

For Blue Folder Documents

RECOGNITION SUBCOMMITTEE

HISTORICAL LANDMARK #135



"MURRAY-SLOANE HOUSE" – BUILT 1916

Notes:



Administrative Report

F.1., File # PA26-0184

Meeting Date: 2/11/2026

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF FEBRUARY 11, 2026

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 Public Amenities Commission

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
✓ Adjacent to Council Chambers

Meeting Date & Time February 11, 2026 6:30 p.m.

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

Dana Vinke
Dana Vinke, Library Director

Date: February 5, 2026



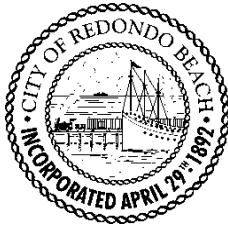
Administrative Report

F.2., File # PA26-0185

Meeting Date: 2/11/2026

TITLE

APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF DECEMBER 10, 2025 AND JANUARY 14, 2026.



Minutes
Regular Meeting
Public Amenities Commission – 6:30 p.m.
Wednesday, December 10, 2025

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Public Amenities Commission was called to order by Chair Maroko at 6:30 P.M., in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Lang, Yousufzai, Galassi, Chair Maroko, Caldwell (arrived at 6:32 p.m.)

Commissioners Absent: McCauley, Rowe

Officials Present: Dana Vinke, Library Director
Kelly Orta, Deputy Community Services Director
Becca McNeely, Library Coordinator

C. SALUTE TO THE FLAG

Emma Lang and her brother led the Commissioners in the salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Galassi, seconded by Commissioner Lang, to approve the order of the agenda.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

E.1. BLUE FOLDER

Library Director Vinke reported three Blue Folder Items: two for L.3 and one for L.1.

Motion by Commissioner Caldwell, seconded by Commissioner Lang, to receive and file the Blue Folder items.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF DECEMBER 10, 2025

F.2. Pulled by Chair Maroko

F.3. Pulled by Commissioner Galassi

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

Commissioner Galassi pulled F.3.

Commissioner Caldwell stated he had a question about the minutes from October 13th but could ask offline and was okay to approve them.

Chair Maroko stated he is pulling all the minutes.

Motion by Commissioner Yousufzai, seconded by Commissioner Lang, to approve only Item F.1 on the Consent Calendar. Chair Maroko also stated that they did receive the F.4, the Library Director's Report, as part of that motion.

Library Coordinator McNeely reported no one online and no eComments.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

F.2. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF AUGUST 13, OCTOBER 8, AND NOVEMBER 12, 2025.

Chair Maroko recalled that the Commission asked that the minutes of August 13th be revised with changes he requested and felt they were ready to be approved.

Motion by Chair Maroko to approve the August minutes, as amended multiple times.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

Chair Maroko voiced concern that the October and November minutes both had the same issue and explained that the vote on the motions made throughout the minutes were formatted as 5-0-2 with a note that Commissioners Caldwell and Yousufzai were absent; stated that the "2" meant two people abstained from the vote which is incorrect and the vote should just be 5-0; mentioned also in the October meeting someone was sworn in to testify but the minutes did not reflect that or the person's name and wanted that corrected in the October minutes.

Motion by Commissioner Caldwell, seconded by Commissioner Galassi, to approve the minutes for October 2025 with the corrections to the votes.

Library Coordinator McNeely reported no one online and no eComments.

Motion carried 4-0-3 by hands raised. Commissioner Yousufzai abstained since he was not at the October meeting. Commissioners McCauley and Rowe were absent.

Chair Maroko spoke of the November 2025 minutes having the same issues as the October minutes and pointed out the sections where the vote count did not make sense

to him or was incorrect; pointed out on page 63 that Community Development Director Marc Wiener responded that he was not sure and needed to get back to the Commission with an answer and felt the minutes needed to clarify what he was getting back to them about; stated minutes are important to him and more sterile language should be used instead of words such as "mentioned" or "opined"; suggested a minutes committee to review the language might need to be formed.

Motion by Commissioner Lang, seconded by Commissioner Caldwell, to approve the minutes of November 2025 as amended.

Library Coordinator McNeely reported no one online and no eComments.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

Chair Maroko asked Library Director Vinke to relay to the minutes secretary that the vote count is very important to the process.

F.3. RECEIVE AND FILE UPDATES FROM THE COMMUNITY SERVICES DEPARTMENT RELATED TO HISTORICAL & PARKS AND RECREATION ACTIVITIES

CONTACT: KELLY ORTA, DEPUTY COMMUNITY SERVICES DIRECTOR
JACK MEYER, CULTURAL ARTS MANAGER

Commissioner Galassi thanked staff for putting the report together and asked if they could expand on the Alta Vista Pickleball Project.

Deputy Community Services Director Orta explained that the Alta Vista Pickleball Project includes resurfacing of all eight existing tennis courts, one of the existing tennis courts will be restriped to become four permanent pickleball courts; summarized that there will be seven tennis courts and four pickleball courts in that current space; stated the Pickleball Subcommittee and staff have been working the use policies and will have updates in the next few months; explained that the quotes they received from the three vendors came in much higher than the prior year when the funding was requested for the project; stated they worked with two of the vendors to negotiate the cost down and were eventually able to refine the scope and get one of the quotes to a more reasonable cost, which was still above the original price that was originally allocated; stated that staff has looked at different funding sources to meet the delta and have identified one that looks promising and has a call scheduled with that source to discuss and confirm the project before filling out the application but the lack of funding is currently delaying the project; reported the secondary project to the Alta Vista Pickleball Project is the sound abatement for the fencing and that has been purchased and received by Public Works and is ready once the project moves forward.

Commissioner Galassi asked Deputy Director Orta if, after the phone call, if she felt they would have enough information to proceed with the application, how long the application would take, and to confirm (as she previously explained to her) that they do not need to

wait for the money to come in but that they could move forward with the project if it qualifies for the funding to meet the delta.

Deputy Community Services Director Orta responded that Commissioner Galassi was correct that they could move forward and do not need to wait for the money to come in; stated the money has already been allotted to the City and the City has just over \$100,000 in Prop 68 funds that are eligible to be used in certain park improvement projects; noted that the City used a larger portion of the Prop 68 funds towards the Perry Park Playground resurfacing and now it is just a matter of the City applying for the allocated money and the state verifying that it is an eligible expense; confirmed it is reimbursable if they confirm it is an eligible project and they can move forward if so.

Commissioner Galassi wanted to clarify there was no need to go back to Council to proceed.

Deputy Community Services Director Orta confirmed there was no need to go back to Council and all could be done administratively.

Chair Maroko stated he is still getting text messages from Steve Vilarino regarding the Riviera Village Park plaques and asked for an update.

Deputy Community Services Director Orta took ownership that she failed to reach out to Mr. Vilarino and will make sure to reach out to him with an update; stated staff would like to accept Chair Maroko's offer to help research some of the information and would like to send him their working draft of the language and see if he could help verify the historical accuracy of it; stated if that could be done they can move forward with getting it produced; noted she would reach out to Mr. Vilarino that week and follow up with Chair Maroko in the next few weeks.

Chair Maroko stated he is also curious about it because when they discuss the Ito Park sign in the Committee Report it will be a similar situation where the final decision will be the Community Services Director and her staff; asked if there was any update on the Dominguez Park playground.

Deputy Community Services Director Orta responded she does not have an update on the Dominguez Park playground.

Chair Maroko asked who in Community Services is spearheading the historic landmarking of Wilderness Park.

Deputy Community Services Director Orta believed the Community Services Director is working on it but would need to confirm that and get back to him.

Library Coordinator McNeely reported no public comments.

Motion by Commissioner Yousufzai, seconded by Commissioner Galassi, to receive and file item F.3 related to the Community Services Department Park and Rec Activities.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Library Coordinator McNeely reported no eComments and no one online.

Kevin Lang stated he would like to see more investment, time, and thought put into Alta Vista; commented that it is overused and could use an overhaul; spoke about the sports that take part in that park and activities of other kids and spoke of having more added for older kids; thought it would be a good opportunity for the Commission or the City to come up with concepts where they could use the funding available for parks.

Chair Maroko suggested he speak to Deputy Community Services Director Orta with any ideas he has; asked Deputy Community Services Director Orta if the park still floods.

Deputy Community Services Director Orta responded she believes they did fix it since she had no reports of flooding during the last major storm.

Kevin Lang commented that the grass field at Julia does not flood but does not feel the staff that handles field maintenance times it with the weather.

I. EX PARTE COMMUNICATION - None

J. PUBLIC HEARINGS - None

K. ITEMS CONTINUED FROM PREVIOUS AGENDA - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. RECEIVE AND FILE PRESENTATION OUTLINING THE COMMUNITY SERVICES DEPARTMENT'S DIVISIONS, PROGRAMS, AND ACTIVITIES UNDER THE PURVIEW OF THE PUBLIC AMENITIES COMMISSION

Chair Maroko reported it was one of the Blue Folder items so the Commission could find the presentation in there, but Library Director Vinke had copies if needed.

Deputy Community Services Director Orta explained why the presentation is included as a Blue Folder item and apologized to the Commission; reported the presentation is in response to the Commission's request for higher level information regarding the Community Services Department including some budgetary numbers; stated her goal was to give them a super high level overview of the Community Services Department and noted it is an interesting mix of different divisions but they all work together as one; provided a slide showing the four divisions within the Community Services Department: Transit, Cultural and Performing Arts, Housing Authority, and Recreation and gave a general overview of each division; noted that the overview in red text fell under the purview of their Commission and would focus her verbal updates on the Cultural and Recreation items since those are the ones that fall under their purview; reported the City's transit services is Beach Cities Transit (BCT) which runs through Redondo Beach,

Hermosa Beach, Manhattan Beach, and parts of El Segundo all the way to LAX and Community Services Department manages that entire route system and bus system and WAVE Dial-A-Ride; stated that they oversee the contracts and management of the Transit Center; reported the Cultural and Performing Arts division oversees the Performing Arts Center and Heritage Court in the Historical Museum but noted the Morrell House is directly overseen by the Historical Society; reported that the Housing Authority run the City's section 8 housing, HUD, CDBG Funding Management and other housing services for the City's homeless population; stated the Recreation division is their largest division and the one most closely tied to their Commission and runs all the programming for youth, seniors, adults, Parks and Facilities, special events, classes, camps, and leagues; noted Recreation also oversees passports but it does not fall under the Commission's purview; provided a slide with the Community Services Department's organization chart which was based off of full-time employees numbers which represent the funding allocated to the position and task; felt the information would show the Commission how spread out their team is and used her position as an example stating half her salary is through their administration and 50% of her time is spent on administration of their department; explained further that her team crosses over into all the different areas and all the teams have various full-time teams that work underneath them; showed a pie chart with her department's budget breakdown, noted that Housing and Transit have the largest budget but are federally funded so they don't pull any general funds; stated Administration, Cultural and Performing Arts and Recreation do pull from the City's General Fund; noted all the numbers can be pull directly from their Budget Book; reported the total Transit budget is just over \$7.5 million and provided the breakdown between personnel, maintenance and operations, their internal service fund allocations, and other financing uses; noted most divisions have those four categories or three categories for their breakdowns; reported the Housing Division is just over \$9.5 million which includes the Section 8 housing; reported the Administration has a total budget of \$965,000 which includes personnel, M&O, and internal Service Fund Allocations; reported the Recreation Division budget has just over \$5.7 million which includes several seasonal part-time employees to service numerous programs; explained the Internal Service Fund is one large pot of money that is used internally for other uses inside the department such as IT support services and equipment they will need; stated it is a crossover with other department budgets; pointed out Recreation includes all the Youth and Adult programs that are user-pay activities and they also oversee all of the City's facilities such as Wilderness Park, Alta Vista Park, Aviation Gymnasium, and the Teen Center; stated their department also oversee and program the usage of all the City's parks; reported they are a licensed passport acceptance agency and the team oversees the whole process, noted they are always busy and often have waitlists for people to go in; stated they provide an electronic quarterly newsletter that features all the events, classes, and camps; stated they handle all the permitting of events on City property; reported Cultural and Performing Arts has \$1,728,669 in that budget and essentially oversee the Performing Arts Center; stated Jack Meyer is the manager for the Cultural and Performing Arts division and directly oversees Heritage Court where the Historical Museum and the Morrell House located at Dominguez Park; noted Heritage Court, Historical Museum, and Morrell House fall under the purview of the PAC; reported that Jack Meyer was ill that evening but he and his team had put together some slides for the Commission to show the work and

improvements they have done throughout the facility; the slides showed the Morrell House Halloween 2025 Event with a picture of docents Tony Morejon and Katrina Clugston, exhibition improvements made throughout the displays, track lighting was upgraded to LED, the new exhibit for Mary Davies; Olympic Game exhibits, and an exhibit of the 1889 Deed of Sale for the plot of land sold to the Redondo Beach Company signed by the three daughters of Manuel Dominguez; explained documentation and archival processes need to happen to display the items; stated the team has been aiming to organize and provide consistency to the displays so they comprehensively link together; stated the team has been sending promotional fliers out to the public, has done a comprehensive inventory of all the materials in the museum, and are doing research on Native American relics which they will be working to display; stated due to all the work they have been doing museum visitation has increased; recommended the Commission receive and file the presentation outlining Community Services Department's divisions, programs, and activities.

Commissioner Lang commented that she did not know Director Orta's department spent half their time on Housing which put things into perspective; noted she did notice the fliers for the museum; asked if the docents are volunteers (Director Orta stated they are paid part-time employees); spoke of a racquetball court and has not seen any programs and wondered if it is underutilized.

Deputy Community Services Director Orta confirmed it is only used for racquetball but was unsure of the utilization of the facility.

Commissioner Lang asked if any of the classes the City offers are subsidized.

Deputy Community Services Director Orta stated none are subsidized.

Commissioner Lang asked if the City provides the space for classes such as line dancing or if the instructors need to rent the space out.

Deputy Community Services Director Orta stated the City does it through a contract program, the instructors are under contract with the City and are not allowed to accept any registration directly, all registration runs through their office and when the class is completed they send payment for 70% of registration fees collected to the instructor; stated the instructors do not need to reserve the space and the 30% of registration fees is the payment for using the space.

Commissioner Galassi reported meeting with Marc Wiener and Commissioner Rowe to start work on the Preservation subcommittee and asked how they could do an event in the Historic Library if it was available; stated they wanted to do an outreach event for people that have landmark designated homes.

Deputy Community Services Director Orta reported that the facility is not available for use at this time because it is an active construction site; noted the City has gone into a concessionaire agreement with a private company to manage that facility but they do have term in the agreement that does allow the City to reserve use of the space for a certain number of dates per year; stated they anticipate the facility to be open by next

summer and once it is open they can see if the facility is available for the date they would like to use it.

Commissioner Galassi asked if they would be allowed to use the area outside in front of the library while the construction was happening.

Deputy Community Services Director Orta stated potentially they could but explained a large portion of the improvements involved an ADA access ramp on the exterior, replacement of the stairway on the west side of the building, and both the parking lot and the ADA access area on the north side of the building would be redone; stated having an event around the building would depend on the state of the construction at the time.

Commissioner Galassi asked who creates their fliers because the Preservation fliers also needed to be redone.

Deputy Community Services Director Orta stated they create them in-house and could potentially assist in making them.

Commissioner Galassi said that the presentation was fabulous, but she wished she had more time to digest the information before that evening and commented there were many things they were not aware of; suggested they agendize more discussion regarding senior programming.

Chair Maroko stated he had several questions to ask:

- Does the City still sell the Redondo Beach History book at the Artesia Branch?
Deputy Community Services Director Orta stated she believed so and had not heard that they removed it.

- Does her department run the cable tv channel and if they have an idea to post on the channel who they would go to?

Deputy Community Services Director Orta stated their IT Department handles it for them but does not know exactly who manages the channel but could figure it out for the Commission if needed.

- Are there deadlines to submit information for the newsletter and could they submit information and they can decide if they want to disseminate it?

Deputy Community Services Director Orta stated they do have deadlines and typically finalize them several months before the quarter starts; referred him to look at their annual schedule for their newsletter which gives due dates for their instructors to submit information which is the same date they need all the information that would be in the newsletter.

- Asked if Community Services has been approached about having a farmers' market in North Redondo where the Artesia offices have a large parking lot.

Deputy Community Services Director Orta stated the Community Services Director has been working with members of the City as well as some community members but she is

not sure what has been discussed.

- Asked if her department is spearheading the World Cup for next year and the Olympics in 2028.

Deputy Community Services Director Orta stated her department will be working on some watch parties for the World Cup at Seaside Lagoon, but the overarching organization of the City's efforts will be managed through the City Manager's Department.

- Asked if CIP money is included in the Cultural and Performing Arts budget.

Deputy Community Services Director Orta reported it does not include CIP but explained the capital outlay is something new that they have for the building which is a 2% fee of all facility use and those fees go directly towards facility improvements; stated that, if they don't use that money and it continues to accumulate year after year, they could allocate that money into a CIP.

- Asked if on that same page, if that includes the Ralph Parson's fund.

Deputy Community Services Director Orta stated it does not include the John Parson's Public Art Fund.

- Asked when she thought the benches would be reinstalled by the roses in the circle around the fountain.

Deputy Community Services Director Orta stated she was not sure, and she would have to ask Jack Meyer.

Chair Maroko referenced slide 13 from Deputy Community Services Director Orta's presentation; echoed her sentiments about Tony and stated he is worth engaging since he has seen everything in Redondo Beach and mentioned Katrina handwrote the flier in the lobby; encouraged everyone to meet Tony and Katrina; reported they have a Budget Committee now and asked Director Orta if they had a wish list so the Commission could advocate for them to the City.

Deputy Community Services Director Orta stated they do have a wish list and, if they could have some time to prioritize and organize it, they could put it together and talk offline with that subcommittee.

Chair Maroko stated Commissioner Yousufzai is in charge of the Budget Subcommittee if she wanted to speak to him directly; reported the Commission has been trying to collect pictures of weddings that happened in front of the Saint James Church windows and currently have one that dates back to the 50s and would get that to the Community Services Department; stated Leadership Redondo is starting again and if the Community Services Department has any projects that are either historical or recreation in nature they are always looking for projects; spoke of the Museum having a street sign that is sitting on Flagler that let's people know the Museum is open and thought that is contributing to more visitors going there; encouraged anyone who has not gone to the Museum to go and visit; recognized students in the audience, pointed out who could sign off for them, and invited them to speak if they wanted to.

Library Coordinator McNeely reported no one online.

Motion by Commissioner Galassi, seconded by Commissioner Lang, to receive and file the presentation outlining Community Services Department's division programs and activity.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

L.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE PUBLIC AMENITIES CURRENT AND PROPOSED SUBCOMMITTEES

Chair Maroko commented that he thought Commissioner Caldwell was on the Preservation Outreach Subcommittee and wanted to clarify if he was still on it.

Commissioner Caldwell stated he would be happy to remain but commented that he is limited by his work schedule and anything prior to 6:30 p.m. would be difficult for him to get to.

Chair Maroko referred them to all look at page 93 and asked if any Commissioner wanted to be added to any of the committees; turned the floor over to Library Director Vinke since he added this item to the agenda.

Library Director Vinke stated the mission that evening was to delineate clear and succinct goals for each of the subcommittees; reported the rules for subcommittees are to list and document goals for each subcommittee.

Chair Maroko said Director Vinke should have gotten one from the Preservation Outreach Committee as part of the Blue Folder and one from the Pickleball Subcommittee.

Commissioner Galassi stated she did not include one for the Minor Alterations Subcommittee because the Minor Alterations Subcommittee existed even before the PAC and the scope has not changed.

Commissioner Yousufzai stated he wanted to get some feedback from the rest of the Commission regarding the Budget Advisory Subcommittee; wanted to see if there was any interest in creating a formalized form to fill out that would state the recommendation and what purpose it serves so there is a causation for the request; went into more detail on his thoughts and what role he would serve; suggested the list of deliverable could be done semiannually since there are two major budget times during the year; commented those were his initial thoughts but if there is no interest in his idea they can just put something together to recommend; stated he wanted to get everyone's feedback and then he could do whatever budgetary thing needed at that point.

Chair Maroko stated he thought the City Manager would be coming to the Commission sometime in March; felt if Commissioner Yousufzai got the systems in place it would be better for the Commission and noted there are cost centers for Community Services, Community Development and the Library; stated Library Director Vinke is good at articulating when the Library would like their help.

More discussion followed on what they could ask for and how to articulate it cohesively.

Commissioner Yousufzai went into more detail on his thoughts in terms of budgeting and how he would approach articulating it to the City Manager; recommended they put some ideas and thoughts of what they want to see within the next budgetary cycle in a cohesive type of form and asked the Commission for their feedback; said he drafted a form and to avoid any Brown Act violations could facilitate it through Library Director Vinke prior to next month's Commission meeting; spoke of the urgency of working on the budgetary component and getting it to the City Manager in time prior to the March budget meeting.

Chair Maroko asked when the next Strategic Plan Meeting was scheduled for.

Library Director Vinke stated he does not have that information but could get that to them.

Chair Maroko stated some of the ideas are not for the next cycle and some take more time to get traction; supported the idea of a form to keep them focused on what they are promoting; stated he was told the only way to get things done in the City is through a CIP or in the Strategic Plan.

Commissioner Yousufzai stated professionally speaking projects should align with the City's Strategic Plan but their list are just "asks" from the Commission from feedback or recommendations they receive from people and felt they should keep it at that; noted anyone individually could make a recommendation and do their own due diligence and see if it aligns with the City's Strategic Plan or not but he felt the goal of this subcommittee was to just present the idea.

Chair Maroko stated one of the goals was to be able to have it so they don't have to wait two months and spoke of the subcommittee as a way to have a forum to constantly talk about different ideas.

Commissioner Yousufzai explained that they should look at this Subcommittee similar to how they run the Volunteer Acknowledgement Subcommittee, when they have a volunteer they want to nominate they submit it; stated when the Budget Advisory Subcommittee has an idea they want Council to consider from a budgetary perspective he can write the narrative with the budgetary component and submit it.

More discussion ensued regarding when the City reviews the budget and the CIP and the timelines associated with it. Chair Maroko and Commissioner Yousufzai continued to voice their opinions regarding the Budget Advisory Committee and decided Commissioner Yousufzai would complete the draft of the form and facilitate it through Library Director Vinke.

Commissioner Yousufzai said if the form is sufficient, then the Commission could start using it when they had a recommendation, facilitate it through Director Vinke who would give it to him, and he can give an update during their periodic subcommittee updates.

Commissioner Lang asked if they are facilitating the recommendations through Director Vinke or if Director Vinke is just initially sending the Commission the form Commissioner

Yousufzai created.

Discussion followed on the process they should follow and decided they would do it similar to the Volunteer Acknowledgement Program and just have the forms submitted directly to Commission Yousufzai.

Commissioner Yousufzai stated he didn't forward his goals and deliverables to Commissioner Lang but they agreed to meet or coordinate something; agreed to call the subcommittee the Budget Committee.

Commissioner Lang spoke of not understanding how the budget process all works and was excited about the subcommittee and stated she has a few ideas and felt putting them in an organized packet to provide directly to staff was nice.

Commissioner Galassi read a goal she submitted for the Pickleball Subcommittee: to assist staff to evaluate the current reservation system and determine if it will meet the needs of the pickleball program and capture accurate revenue data, recommend possible solutions to recommend to the City Manager for inclusion in the City budget if there are costs associated and tied that goal to also apply to the Budget Committee; stated she would fill out the form and submit it to Commissioner Yousufzai.

Motion by Commissioner Caldwell, seconded by Commissioner Yousufzai, to receive and file the reports that have been submitted and put it on next month's agenda as a continued item.

Library Coordinator McNeely reported no public comments.

Commissioner Caldwell voiced concern that the subcommittee workload would also add to the City's staff workload; noticed that during the earlier presentation given the staff allocation to the needed services provided by the City is very thin given the size of the City and the services the City provides; commented that it would be impossible for a subcommittee to be successful without staff dedication and activity on top of their actual workload; noted that the City has a decent amount of turnover and their Commission is asking a lot of the staff members and wondered if they have the bandwidth for each of the subcommittees they are creating to succeed; asked that if they are discussing this next month that staff provides an assessment of the ability and capability for all the subcommittees; stated there needs to be a balance and understood the importance of all the subcommittees but wanted to voice his concerns.

Commissioner Lang reviewed the list of subcommittees and provided her comments as follows:

- Preservation – is required
- Facilities User Subcommittee – stated the only time they have staff involvement is when they set their meeting dates which is about twice a year.
- Volunteer Acknowledgement Program – stated she is unsure how much the staff is involved with it and said that Commissioner Rowe takes care of the screening and submits them to Kelly Orta.

- Bringing History to the Community Subcommittee – stated she has personally not spoken to staff in regard to anything for this subcommittee.
- Franklin Park Playground – stated it was created by the City for a project and would be dissolving soon.
- Alta Vista Pickleball Subcommittee – stated the subcommittee did a lot of interfacing with staff but felt it was important and needed.
- Preservation Outreach – commented nothing has been done on that yet.
- Recognition Subcommittee – stated nothing has been done yet.

Commissioner Lang stated she was under the impression that the subcommittees would meet, do the work needed, and if they have action items that require staff then they would bring staff in; stated she thinks staff is really working for the Commission and they are trying to accomplish a lot; mentioned if the other four Commissions were still around they would also have subcommittees working on stuff.

Commissioner Lang commented that when they had a Preservation Commission the City had a dedicated staff member for it and the City no longer has a position dedicated.

Chair Maroko commented that the City does have a consultant now that handles the preservation items and has the ability to educate the staff.

Commissioner Caldwell stated he appreciated the perspective and his comment was more focused on if staff has the bandwidth for the work; noted Commissioner Lang went through all the subcommittees and stated it doesn't seem like a lot of work but was concerned there is more behind the scenes that they are aware of and that is why he is asking staff to come back to the Commission and let them know the limitations of their time if any.

Commissioner Lang stated she would like to know what staff's involvement is in the subcommittees behind the scenes; noted she is on some of the subcommittees and has had no interaction with staff but if they are doing work the members are unaware of that would be helpful to know.

Commissioner Yousufzai commented that he thinks there is a lot of staff workload, not as much to the subcommittees, but given to the general function of the Public Amenities Commission; pointed out that every item the Commission agendas staff has to spend time to come back to them with information.

Library Director Vinke agreed with Commissioner Yousufzai; stated the subcommittees are intangible because they are at different levels and different times, but the Commission alone does take staff time; noted they are happy to support the Commission.

Commissioner Yousufzai agreed with Commissioner Caldwell on his point that they need to be mindful of staff time; spoke of the need to consider all the requested items they agenda and it is not really about time the subcommittees will pull from staff; noted they should remove any subcommittees that are not useful when they can; reiterated that the issue isn't necessarily the subcommittees but the general asks regarding items in the

agenda.

Commissioner Lang asked Commissioner Caldwell if he was at the last meeting (he responded yes); she recalled at one of the Commission meetings discussing the need to take on more work so that staff would not have to in terms of research and items they could tackle; stated she thought they discussed subcommittees being a great way to explore ideas and do some of the work and that is why they came up with the Preservation Outreach Subcommittee.

Commissioner Galassi commented that being required to submit goals for the subcommittees was a good exercise because it made her focus on the purpose of the subcommittee and how they could be helpful; mentioned that their Commission is comprised of four different arms and they cannot get everything done in their meetings and spoke of the subcommittees as a way to break up the work and help staff move items along; gave an example, that under the Pickleball Subcommittee, she and another pickleball ambassador for Redondo Beach did a lot of the legwork for the research for the pickleball courts so that staff had the ability to make decisions and that was the intent of the subcommittee; provided another example of how they will be helping staff using the Preservation Subcommittee, showed the outdated brochures, and stated the Preservation Plan and survey has not been updated since 1996 and that is something the subcommittee will be working on; noted that staff expressed excitement for their help; stated a lot of the work can be done on their own time; stated she does understand Commissioner Caldwell's concern and agreed the list could be intimidating for staff if they do not know what each individual subcommittee does; commented that she wanted to put his heart at ease that their overall aim is to offload the work for City staff and not to add to it.

Chair Maroko stated that is why he spent time last month reviewing the new ordinance that the City put out; noted that some of the items are dictated by what the City expects from the Commissions but ultimately City staff are the only ones that can make a decision; stated he can give staff as complete a report as he can so that the decision making is relatively easy but the question is when does it percolate up to get resolved; noted staff will get to items as they can get to it; appreciated Commissioner Caldwell for sticking up for the staff and stated he tries not to overwhelm them but they should give it a shot and see how it works; voiced his excitement about the Preservation Outreach because the Community Development Director has voiced his support for their help; reported the City is going to do a whole thing on Preservation in the next six months or so; stated their role would be important and said the Preservation Outreach Subcommittee will probably end up being part of policy discussion.

Commissioner Galassi added she was told that on January 6th Preservation will be an item at the Council meeting and if they wanted to attend, they should put it on their calendars.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

L.3. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

Chair Maroko asked for updates regarding the subcommittees for their Commission, the updates are as follows:

- Minor Alteration Subcommittee: No Update
- Facilities Users Subcommittee: No Update – Commissioner Yousufzai commented that he is trying to get in touch with Commissioner McCauley since he did not attend last meeting or that evening's meeting and hoped he would be in touch with him before the next meeting. Commissioner Galassi stated she emailed him as well.
- Volunteer Acknowledgement Subcommittee – Commissioner Yousufzai stated he was hoping to speak to Commissioner Rowe since he just joined this subcommittee; hoped to connect with him before next meeting so they can update the Commission.
- Bringing History to the Community Subcommittee - Chair Maroko is working on getting the three signs at Ito Family Park; noted he did not feel comfortable writing about the social implications so got permission from the National Park Service to use their text; stated he wrote something on the family and Commissioner Lang will do the edits on that.
- Franklin Park Subcommittee – Commissioner Galassi stated that it was voted on and approved by City Council and the subcommittee was near completion. Commissioner Lang commented that Council used a couple of their recommendations and thought they should be able to dissolve the subcommittee.

Discussion followed regarding when to dissolve the subcommittee. They decided to dissolve it in February since the playground is currently in the implementation stage.

- Alta Vista Pickleball Subcommittee – Commissioner Galassi reiterated what Director Orta mentioned earlier regarding the funding issue that is holding up the resurfacing of the courts, reported there is a \$20,000 to \$30,000 delta from what was appropriated by the City; stated she met with Director Orta earlier in the week to explore funding solutions, noted that the project cannot be held up indefinitely so they are working on schedules and fees so they would be ready when they have the courts.
- Preservation Outreach Subcommittee – Commissioner Galassi stated her report was included in the Blue Folder; spoke about the Outreach event possibly being at the Historic Library and would be a good way of educating the community about historic properties.

Chair Maroko suggested an alternative event location could be in the historic district located at Gertruda if they can't have it at the Historic Library.

- Recognition Preservation Subcommittee - No update

- Budget Committee – Covered earlier in the meeting.

Library Coordinator McNeely reported no public comments.

Motion by Commissioner Yousufzai, seconded by Commissioner Caldwell, to receive and file the subcommittee review and project update.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

M. ITEMS FROM STAFF

Library Director Vinke reported they have no items but will be meeting in January; stated they have gone through the list of meeting dates for next year and the only date that appears to be in conflict is Veterans' Day in November; stated Community Development has indicated that they plan on having a hearing in January.

Chair Maroko asked Director Vinke if he could send the meeting dates to the rest of the Commission.

Commissioner Yousufzai asked if staff furloughs.

Library Director Vinke stated they do but they will be back on the 2nd of January and would be able to get the agenda together for the meeting; noted the hearings are normally time sensitive.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Galassi spoke about the Redondo Beach King Harbor Gateway sign; noted there has been a lot of chatter on Facebook and the City Council voted to update the sign on Tuesday; described the changes that will be made to the sign and stated there has been significant pushback from the public regarding the changes; stated many believe it is an iconic sign and should be landmark designated but because it is on City property that nomination would have to come from the City; stated she is unsure that once the changes are made if the sign could still be designated a landmark but noted they should agendize the center of the sign for discussion because City Council voted that the center piece be saved and put in the museum; suggested they also agendize how they would like to commemorate the history of that sign.

Chair Maroko asked to clarify whether she wanted two items agendized or for it to be one item to be agendized.

Discussion followed.

Motion by Commissioner Galassi, seconded by Commissioner Caldwell, to agendize a discussion to deal with the center logo on the King Harbor sign for a future agenda.

More discussion followed regarding when it would be put on the agenda, that more information was needed regarding the removal of the center piece and the need to speak

with the City Manager's office and the appropriate staff prior to putting it on an agenda.

Library Director Vinke noted that Council directed staff to look at possible locations for the center piece.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

Chair Maroko made a suggestion for a motion for Commissioner Galassi's item to agendize a historical commemoration for the sign.

Motion by Commissioner Caldwell, seconded by Commissioner Galassi, to refer to both the Commission and to the Bringing History to the Community Subcommittee to come up with ideas to commemorate the King Harbor Gateway sign.

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were absent.

M. ITEMS FROM STAFF - None

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT – 8:43 P.M.

Motion by Commissioner Caldwell, seconded by Commissioner Yousufzai, to adjourn at 8:45 p.m. to the next meeting of the Redondo Beach Public Amenities Commission, which will be a Regular Meeting to be held at 6:30 p.m. on January 14, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach

Motion carried 5-0-2 by hands raised. Commissioners McCauley and Rowe were 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



Minutes
Regular Meeting
Public Amenities Commission – 6:30 p.m.
Wednesday, January 14, 2026

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Public Amenities Commission was called to order by Chair Maroko at 6:30 P.M., in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Lang, Galassi, McCauley, Chair Maroko

Commissioners Absent: Yousufzai, Rowe, Caldwell

Officials Present: Dana Vinke, Library Director
Steven Giang, Senior Planner Community Development
Becca McNeely, Library Coordinator

C. SALUTE TO THE FLAG

Commissioner Lang led the Commissioners in the Pledge of Allegiance.

D. APPROVE ORDER OF AGENDA

Library Director Vinke reported a clerical error on the agenda and F.5 needed to be pulled since it is the public hearing and would be addressed later.

Motion by Commissioner Galassi, seconded by Commissioner Lang, to approve the order of the agenda with the exception of F.5.

Library Coordinator McNeely reported no public comments.

ROLL CALL VOTE:

AYES: Lang, Galassi, McCauley, Chair Maroko

NOES: None

ABSTAIN: None

Motion carried 4-0-3 by roll call vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

E.1. BLUE FOLDER

Library Director Vinke reported one Blue Folder item for L.1.

Motion by Chair Maroko, seconded by Commissioner Galassi, to receive and file the Blue Folder items.

Library Coordinator McNeely reported no public comments.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF JANUARY 14, 2026

F.2. Pulled by Chair Maroko

F.3. RECEIVE AND FILE LIBRARY DIRECTOR'S REPORT

F.4. RECEIVE AND FILE UPDATES FROM THE COMMUNITY SERVICES DEPARTMENT RELATED TO HISTORICAL & PARKS AND RECREATION ACTIVITIES

CONTACT: KELLY ORTA, DEPUTY COMMUNITY SERVICES DIRECTOR
JACK MEYER, CULTURAL ARTS MANAGER

F.5. Removed by Library Director Vinke

Liaison McNeely reported no public comments for Consent Calendar.

Motion by Commissioner Galassi, seconded by Commissioner Lang, to approve items F.1, F.3, and F.4.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

F.2. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF DECEMBER 10, 2025.

Chair Maroko stated that at the last meeting he brought up the structure of the vote count and asked Library Director Vinke what his experiences are with how the vote is counted; noted that that evening they only have four present so they would need all four in unanimity in order to pass anything.

Library Director Vinke stated he had not had a chance to speak to the City Clerk regarding the vote recording mechanism but hoped to do so soon; said he would report back at the next meeting how the votes are recorded in the minutes.

Chair Maroko stated there is a public hearing matter that evening and that is why it is important; said if they all agree than the matter moves forward as approved but if only three of them vote in favor then they have a situation that he isn't sure they can defer; suggested they can take the vote count and then defer the ruling for the City; reported he put in a request to the City Attorney for the proper methodology; stated with Rosenberg it is implied that the people present constitute the majority of it so a 3-1 vote would be acceptable but if it goes the way the past minutes have been counted then they would need all four votes to make the majority because it would be 4-0-3.

Library Director Vinke recommended that they move forward with the hearing, record the vote tallies, and then wait for an official judgement on how best to move forward with it.

Chair Maroko stated for the record that he went back and looked at samples and the City is all over the place with regards to it; reported that the City Council on December 19, 2023 had a motion that carried 4-0-1 and provided a few other examples where people were absent; stated there seems to be some inconsistency and reported he is voting no on the minutes.

Commissioner McCauley clarified that Chair Maroko was talking about the vote count where it says 5-0-2 and noted that it was 5 present and 2 were absent which was stated; said his understanding is that the majority of the quorum determines the outcome; stated that he has not seen it in any of the bylaws and would like clarity but deferred to Director Vinke's recommendation to move forward with votes that evening.

Library Director Vinke stated they can bring it back when they have more clarity but in regard to the minutes asked if there were any content changes needed.

Commissioner Lang asked Chair Maroko to summarize what his concern is regarding the vote count.

Chair Maroko used an example from page 11, item F.2 and the motion carried 5-0-2 with Commissioners McCauley and Rowe absent; stated it sounds like you need four votes to actually pass any matter if counted that way but if the count was just of the people present it would be a straight majority of those present.

Commissioner McCauley asked how the minutes have been done in the past.

Chair Maroko stated they have been inconsistent for all the different commissions and Council meetings.

Commissioner McCauley stated whatever issues occurred in the meetings the votes can't be undone.

Chair Maroko explained that with the examples they are using it is clear with the votes that the majority passed the motions.

Commissioner McCauley said hypothetically that evening, if they have a 3 to 1 vote since they have a quorum to continue the meeting the vote will stand.

More discussion followed.

Chair Maroko stated he will not announce whether an item passes or not that evening if they have a 3-1 vote, he will leave that for the liaison to research and come back with the clarification.

More discussion followed.

Library Director Vinke stated he doesn't want to delay the process or the deliberation so he will get the clarification from the City Clerk on how it should be accurately reported; noted that he is not responsible for how other commissions record things but hoped to have some standardization based on their feedback.

Chair Maroko felt the City Attorney would be the one to answer the question since it has a legal consequence.

Commissioner Galassi said there are two things that need to be clarified: 1) in the 5-0-2 vote what the third number means, and 2) in the situation where they have a quorum does the vote of 3-1 pass or not; suggested they table passing the minutes that night.

Commissioner Lang stated her understanding is that they don't know if a vote of 3-1 carries that evening.

Commissioner McCauley disagreed and said the purpose of a quorum indicates they have a legal right to vote on the issues that are before them that evening and the majority of that outcome stands.

More discussion followed regarding handling the vote counts for that evening.

Chair Maroko said if it needs to be all four votes to pass then a vote of 3-1 will not pass but if 3-1 is fine then they can all sign the papers and they can get their permits.

More discussion followed regarding the change in the ordinance for Commissions.

Library Director Vinke stated they should be able to proceed as normal, and he will discuss it further with the City Clerk and the City Attorney and report back on the information.

Motion by Commissioner Galassi, seconded by Commissioner McCauley, to table voting on the minutes until they have further clarification.

Chair Maroko invited public comments.

Library Coordinator McNeely reported no one online.

ROLL CALL VOTE:

AYES: Lang, Galassi, Chair Maroko

NOES: McCauley

ABSTAIN: None

Motion carried 3-1-3 by roll call vote. Commissioner McCauley voted no. Commissioners Yousufzai, Rowe, and Caldwell were absent.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Maria Larisa Yasol stated she is a real estate professional and her interest is in community development; stated, in coastal and historic areas, home ownership matters because owners tend to be long-term stewards, invest in maintenance, preservation, and public realm; noted that rental housing has an important role but when growth is dominated by high density, investor owned rentals an increase in turnover is seen and strain is placed on shared public spaces without the same level of long-term community investment; urged the Commission to advocate for balance, ownership opportunities, compatible scale, and preservation minded development that respects coastal context; stated that the City should be intentionally planning to shape the future and create projects that are worthy of becoming future landmarks, buildings and places designed to last and not just meeting short-term market demands.

Library Coordinator McNeely reported no eComments and no one online.

I. EX PARTE COMMUNICATION - None

No Commissioners had Ex Parte communications; Commissioner Galassi reported she had nothing other than posting the agenda

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING CONSIDERING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE RENOVATION, RESTORATION, AND ADDITION TO AN EXISTING HISTORIC SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY, CONSTRUCTION OF A NEW DETACHED TWO-STORY DWELLING WITH NEW GARAGES BELOW IN THE REAR OF THE PROPERTY, AND ADDITIONAL SITE MODIFICATIONS SUCH AS LANDSCAPING, FENCING, AND DRIVEWAYS, ON A LANDMARKED PROPERTY LISTED IN THE HISTORICAL RESOURCES REGISTER, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

APPLICANT: Neal Moody

ADDRESS: 517 S. Catalina Avenue

APPLICATION NO: 2025-0090

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 Certificate of Appropriateness for the renovation, restoration, and addition to an existing historic single-family residence at the front of the property, construction of a new detached two-story dwelling with new garages below in the rear of the property, and additional site modifications such as landscaping, fencing, and driveways, on a landmarked property listed in the Historical Resources Register, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code at 517 S Catalina Avenue.**

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE RENOVATION, RESTORATION, AND ADDITION TO AN EXISTING HISTORIC SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY, CONSTRUCTION OF A NEW DETACHED TWO-STORY DWELLING WITH NEW GARAGES BELOW IN THE REAR OF THE PROPERTY, AND ADDITIONAL SITE MODIFICATIONS SUCH AS LANDSCAPING, FENCING, AND DRIVEWAYS, ON A LANDMARKED PROPERTY LISTED IN THE HISTORICAL RESOURCES REGISTER, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

Motion by Commissioner McCauley, seconded by Commissioner Galassi, to open the public hearing on the property located at 517 South Catalina Avenue.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

Chair Maroko asked the members of the public who would be providing testimony that evening; asked those that responded to stand to take the oath; administered the oath to two individuals; asked staff to proceed with the report about the project.

Steven Giang, Senior Planner Community Development, reported that the project property was designated a local landmark on March 2, 2016 which included a Certificate of Appropriateness for the rehabilitation of the existing residence and also allowed for the construction of a detached second dwelling at the rear of the property; noted that due to personal circumstances the rehab was never completed which prevented vesting of the project with building permits; stated the same applicant is before them that evening requesting the exact same scope for a new Certificate of Appropriateness to continue the work to complete the landmarking that was approved in 2016; reported that the home was originally built in 1907, City records show that a stairwell was added in 1947, and in 1953 the garage was demolished and replaced with a two-car garage and a 110 sq ft addition was built at the rear of the property; spoke of additional alterations made to the original residence; stated the proposed construction consists of a 387 sq ft addition to the rear of

the home that is two-stories tall, the current two-car garage will be replaced with a four-car garage with a new dwelling unit above; stated the other primary goal for the project is to bring the residence back to its original form as much as possible and explained some of the work that would be done; showed a slide that detailed out the new construction and the repair and restoration work that is being proposed; provided the site plan of the property and the elevations of the front residence; showed photos of the residence in its current state with the proposed items that are being replaced; provided the elevations for the rear detached unit, noted that access to the garage will be from the back alleyway of the property and no driveways will be added to the front; provided the criteria for an approval of Certificate of Appropriateness:

- 1) Conforms to the prescriptive standards adopted by the Commission
- 2) Will not detrimentally alter, destroy, or adversely affect any exterior improvement or exterior architectural feature
- 3) Will retain the essential elements that make the resource significant

Senior Planner Giang stated, in terms of design guidelines, the project maintains the original massing, roof form gables, the dormer, the roof work is limited to in-kind material replacement and restores original exterior wood siding, existing windows are proposed for replacement due to deterioration and prior non-original alterations and continued to detail out other proposed project work; noted that new additions and the rear structures are sensitively located and designed to be compatible and reversible if needed and the overall project preserves the property's historic integrity; reported that the 10 Secretary of Interior Standards are in the staff report and the resolution; stated #2, #5, #6, and #9 of the Standards are important to the project and the overall historic character of the property will be retained and enhanced with the project; noted that the project includes careful treatment of original architectural elements and not removal, where replacement is necessary due to deterioration, or prior removal, new elements will match the original in design, materials, and appearance consistent with craftsman era detailing; stated new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property; spoke of the new work that will be done will be compatible with the historic materials and that the proposed rear additions will be visually minimized since it is at the rear of the property away from the public right of way; reported that the project is categorically exempt from CEQA Section 15331; stated staff recommends approving a CEQA Exemption Declaration, a Certificate of Appropriateness for the renovation, restoration, and addition to an existing historic single-family residence at the front of the property and a construction of a new detached two-story dwelling with new garages below at the rear of the property on a landmarked property listed in historic resources register pursuant to Chapter 4, Title 10 of the Redondo Beach municipal code at 517 South Catalina Avenue; concluded the presentation and reported the owner and architect were also available for questions.

Commissioner Galassi asked for the location of the stairway that is being removed.

Senior Planner Giang said it was his understanding that the exterior stairs were already removed for the project.

Chair Maroko asked what the differences are between what was originally approved and what is being approved that evening.

Senior Planner Giang responded that there is no difference between what was approved in 2016 to what they are seeing before them that evening.

Goitom Tekletsion, the architect, and Neal Moody and Doreen Sato, the homeowners, introduced themselves, noted they have owned the property since 2003.

Commissioner Galassi asked if the stairway was already removed and if it was an original part of the house.

Neal Moody stated it was an add on and they just took it out.

Discussion followed on whether it had been removed or not; it was finally confirmed that the stairway on the exterior south side of the property is still there.

Commissioner Galassi asked about the glass that was preserved and wondered how it would work if they replaced the windows.

Goitom Tekletsion stated that the old glass is single-pane and the owners would like double-pane so the windows will be completely replaced since the window frames are not in good condition.

Chair Maroko stated that Item 21 in the resolution says all the glass on 517 Catalina facing the street shall be retained or replaced with salvaged historic patterned glass; asked if they are retaining or salvaging any of the glass.

Neal Moody stated they are salvaging every piece that they can, but they also need to be energy compliant.

Commissioner Galassi asked them to provide more details about the removal of the stucco.

Goitom Tekletsion stated that the previous owner put stucco all over and they will be carefully removing it to see what is behind it and if there is anything that needs to be replaced or repaired.

Commissioner Galassi pointed out that Item #7 in the Standards says they can't undertake processes that would potentially cause damage to the original materials which would be underneath.

Goitom Tekletsion stated that the stucco is cracked so even water could be going in.

Neal Moody said he has been living there for 20 years, and many things had been done

to the home and until they are able to get into the work they don't really know the extent of what will be salvageable but definitely want to do what the Commission set aside.

Commissioner Galassi commented that another similar situation came before what used to be the Preservation Commission and they also had stucco over the original wood siding and said it is a difficult process but appreciated that they are attempting to restore what is underneath; referenced Item #4 from the Standards for Rehabilitation and commented that the addition in their proposal does not show anything of particular historical significance but wanted people to realize that things done afterwards could potentially contribute to the overall historical aspect of the home.

Commissioner Lang asked if they could speak to their approach regarding window selection; commented on the various single hung and double hung windows as well as casement windows and awning windows.

Goitom Tekletsion stated they mostly want to keep them but anything that is not compatible with the code they will need to replace; provided an example that if they have a double hung and egress, they can't get out and then by code would have to have a casement.

Commissioner Lang stated she was looking at the bottom floor windows but noticed there were no original pictures of the north side.

Senior Planner Giang reported that they did not have a picture of that specific north side elevation past the staircase or the deck.

Commissioner Lang confirmed that all their casement windows are satisfying an egress requirement.

Goitom Tekletsion confirmed that she is correct.

Commissioner Lang pointed out a window in the dining room that says casement double with trim and noted that was not being changed for an egress requirement.

Goitom Tekletsion stated that is the way it was and they are only changing the four casements in the bedrooms.

Commissioner Lang stated the point of her questions is because windows are what are noticed first and the double hung or single hung really preserve the historical feel of the home; commented that a lot of the historical windows have stood the test of time and it would be nice if they could save the ones with the diamonds but stated the Commission appreciates the work they are doing to rehab a valuable historical resource.

Neal Moody commented that one of the driving factors for them is to make sure that the home looks like it did when it was first built and they will do the best they can.

Goitom Tekletsion commented that you can see three craftsman style homes and they all have siding except for theirs and that it doesn't look right so they will try to restore it to be similar to the one on their left.

Chair Maroko asked Neal Moody if they would be interested in participating in the historic district.

Neal Moody stated they would be interested.

Chair Maroko stated that their home might have the potential of being a national historic landmark and asked if they would be interested in exploring that.

Neal Moody he would have to look into it but was interested.

Chair Maroko asked if they could explain what type of foundation was used in the front house and what type of foundation would be used in the back house.

Neal Moody stated that the front house still has an old root cellar at the very back portion and that is where the hot water heater is located and farther to the front there is a crawl space; stated the back garage area is all concrete.

Chair Maroko asked Goitom Tekletsion what his experience is in working with historic homes.

Goitom Tekletsion stated he has done a couple of projects and has worked with Redondo Beach on some bungalows; noted that each one has to go through the Commission and they are also given a Historic Special Report and must follow it exactly.

Chair Maroko asked about the electrical hookups and Goitom Tekletsion commented that they will remain on the back side because they have two buildings.

Commissioner Galassi referenced the window with the letter "D" on the photo; stated out of all the windows she is particularly concerned in retaining the ones that have the diamond pattern because they are a character defining feature of the home; went back to Item 21 of the resolution that says all glass facing the street shall be retained.

More discussion followed.

Commissioner Galassi asked when the enclosure was built.

Goitom Tekletsion and Neal Moody responded that it was before Neal and his wife bought the home; stated they are not sure because permits were not pulled by the previous owners.

Commissioner Galassi referenced Item #4 of the Standards for Rehabilitation and recommended that they keep those diamond pane windows and reutilize them.

Commissioner McCauley asked if the garage would be divided for four cars or just two garages.

Goitom Tekletsion stated the garage is in the back and would be one garage separated by a partition and two cars can park on either side; noted that the driveway is on Sunset Court from the alley.

Doreen Sato stated that the diamond windows are original and are obscure and set in wood; noted that a lot of them are broken and the wood is deteriorating and it would be difficult to restore them.

Commissioner Galassi stated there are opportunities to get salvaged glass and asked them to do whatever they can to save those original windows; commented that she has no problems with them removing the garage and doing the second dwelling.

More discussion followed regarding a similar property that built another dwelling in the back but was distinctly different from the historical home in the front and this property is trying to make the second dwelling similar to the historic home in the front.

Neal Moody stated they took into consideration that it would be better to make the second dwelling consistent in look to the one in the front.

Commissioner Lang commented that the home next to theirs has similar windows and hoped that they could find a way to restore the ones they have.

Library Coordinator McNeely reported no one online and no eComments.

Christine Smith commented that she really appreciates what the owners are doing and they are bringing character back to the City.

Motion by Commissioner Lang, seconded by Commissioner McCauley, to close the public hearing.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

Commissioner Lang commented that if they could keep the diamond windows it would really speak to the historical context on that street.

Commissioner Galassi echoed Commissioner Lang and stated it is part of the resolution under Item #21 that they need to make all reasonable efforts to retain that glass.

Commissioner McCauley stated he felt with the owners and architect that the right people are trying to do the right thing.

Chair Maroko spoke about the historical district and hoped they would explore getting the whole area in a historic district.

Motion by Commissioner Galassi, seconded by Commissioner McCauley, to adopt the resolution of the Public Amenities Commission of the City of Redondo Beach, California, approving the renovation, restoration, and additions to existing historic single-family residence at the front of the property, construction of a new detached two-story dwelling with new garage below in the rear of the property and additional site modifications such as landscaping, fencing, and driveways on a landmarked property listed in the Historic Resources Register pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

ROLL CALL VOTE:

AYES: Lang, Galassi, McCauley, Chair Maroko

NOES: None

ABSTAIN: None

Motion carried 4-0-3 by roll call vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

Commissioner Galassi announced that they have a subcommittee that is planning an event for landmark designated properties and they would love them to participate.

K. ITEMS CONTINUED FROM PREVIOUS AGENDA - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

Chair Maroko asked for updates on their subcommittees:

Minor Alteration Subcommittee - Commissioner Galassi reported no updates.

Facilities User Subcommittee - Commissioner McCauley reported that they are trying to organize a Facility User meeting at Veterans Park Senior Center for Thursday, February 19, 2026; stated once the meeting is confirmed they will reach out to stakeholders and he will provide an update to the Commission after the meeting.

Volunteer Acknowledgement Subcommittee - The members of the subcommittee were absent and did not provide Liaison Vinke with a report of any updates.

Bringing History to Community Subcommittee - Chair Maroko reported that Commissioner Lang edited the materials for the Ito Park Open Space sign; stated Jack Meyer is in charge of finalizing and ordering everything needed; noted that a couple of Path of History markers would go forward as well.

Jack Meyer reported that the two replacement Path of History markers for Hotel Redondo and King Harbor Marinas both arrived from KBO Industries and they were installed by Public Works; stated that a defect was found on the King Harbor one and will be replaced by KBO.

Chair Maroko asked if they could do a rededication of the hotel sign and told Jack he would reach out to him to work out details.

Jack Meyer updated the Commission that the Ito Family stuff is in the hands of the graphic artists and Director Hause is reviewing Commissioner Lang's final edit.

Franklin Park Playground Subcommittee - Commissioner Galassi stated she had no updates.

Alta Vista Pickleball Subcommittee - Commissioner Galassi reported meeting with Deputy Director Kelly Orta and Recreation Manager Michelle Pinedo and they discussed:

- Hours of operation for pickleball
- Drop in vs Open play; Drop-in will require a fee, and Open play has no fee
- They will adopt a Drop-in model and will require a membership at Alta Vista courts.
- They will be meeting again to continue discussions, talk about signage, etc.

Preservation Outreach Subcommittee – Commissioner Galassi stated they met in December and are planning an outreach event for landmark designated properties; noted they are scheduled to meet with Deputy Community Services Director Kelly Orta and Community Development Director Marc Wiener to discuss the event; spoke of doing more community outreach to educate on the preservation program; stated they are waiting to see Council's direction on the ordinance which is scheduled for the 20th.

Recognition Preservation Subcommittee - Chair Maroko reported that this item is a Blue Folder Item; stated he has spoken about possible bricks and that the design is open for discussion from members of the Commission and staff; explained that it would be a 2 by 3 brick that would have a number of the landmark and/or the name of the landmark if it has a name; stated the second page of the Blue Folder Item has an estimated cost for the bricks but they are proposing to have independent fundraising so the City wouldn't incur the cost; mentioned looking at other parts of the County that had brown historic signs; reported there is a provision in the ordinance that says, if a property is on the Historic Inventory and is being demolished, they can ask the owners to provide a piece of the home or a photo album and they can figure out how to do something to memorialize the home; discussed having a program recognizing homes with historic addresses.

Budget Subcommittee - Commissioner Lang left the chambers and Chair Maroko recognized they did not have a quorum at that time (7:57 p.m.); Commissioner Lang returned at 7:59 p.m. and reported that she had not spoken to Commissioner Yousufzai and had no updates.

Motion by Commissioner Galassi, seconded by Commissioner Lang, to receive and file the committee reports.

Library Coordinator McNeely reported no public comment.

ROLL CALL VOTE:

AYES: Lang, Galassi, McCauley, Chair Maroko

NOES: None

ABSTAIN: None

Motion carried 4-0-3 by roll call vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

M. ITEMS FROM STAFF

Library Director Vinke reported speaking to Public Works regarding the King Harbor sign, the project is scheduled for spring, and the goal is to preserve the centerpiece, store it, and determine a permanent location for it; stated that it will be included in the bid for the contractor.

Commissioner Galassi asked if they are just planning on preserving the centerpiece or if they plan on preserving the King Harbor lettering as well.

Library Director Vinke stated it is his understanding that it is just the centerpiece; noted it is seven feet in diameter and there are two of them, front and back.

Chair Maroko mentioned that a person named Tony requested the sign/logo to be placed in the Historic Museum at the last Council meeting.

Commissioner Galassi reminded them that she asked for it to be agendized.

Library Director Vinke stated he would tentatively agendize it for the next meeting but would need to check on Jack Meyer's availability since he would need to be in attendance for that discussion.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner McCauley asked staff about basketball backstops at Greg Parkette; noted that the community noticed the General Eaton Parkette received new ones.

Director Vinke stated he would reach out to Kelly Orta regarding that request.

Commissioner Galassi asked for an update on Dominguez Park; stated she is told that people are still utilizing it but it should be closed and wondered if enforcement should be done there; asked for an update on Franklin Park; thanked Director Vinke for the Library Report and the data on the extended hours.

Chair Maroko asked Director Vinke about library tours for the rest of the Commission.

Library Director Vinke stated they should get an email soon asking for schedule preferences, but they need to be careful not to create a quorum.

Chair Maroko thanked him for allowing the display for the Charter in the library lobby; asked Director Vinke to ask the Community Development Department if they will be getting the Certified Local Government report in this year; asked if the City would be organizing a party for the City's birthday in April.

Jack Meyer said they anticipate doing something, but they don't have any specifics on it yet and need to put a budget in place.

Chair Maroko stated if they would like the Commission's involvement to let them know by next month; spoke about timeline signs for Dominguez Park and mentioned if the City has

to bore holes in the ground to test, those would be good locations for the signs; reported going to Council and asking them to consider sending the 250th anniversary of the United States to their Commission to come up with ideas and hoped to hear back about that soon; asked Director Vinke if he heard about the Commission getting a historic district application but Director Vinke responded that he wasn't aware of one; stated that he sent an article to Councilmember Behrendt and the Community Development person about a group in Altadena using materials from another structure to relocate a historic home and hoped that the City would consider that as an option if they have a home up for demolition to replant the material up in Altadena.

Motion by Chair Maroko to agendize a discussion on how they can use Ordinance 10-4.3.111 to remove properties from the Potential Historic Resource Inventory List.

Chair Maroko stated it would help whittle down the existing properties on the list and bring down the cost of any future surveys they have; felt staff involvement would not be needed.

Some discussion followed.

Chair Maroko reported if it is agendized, he would send a copy to the Community Development Director, the Mayor, and Council.

Commissioner McCauley seconded the motion.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were absent.

Library Director Vinke asked if they wanted to make a motion to receive and file it.

Chair Maroko said if it is put on next month's agenda it would be part of the packet; noted that if the Community Development Director does not want to do a report, he will do a full report with the property addresses and it will be a recommendation to Council.

O. ADJOURNMENT – 8:17 P.M.

Chair Maroko announced the next meeting of the Redondo Beach Public Amenities Commission will be a Regular Meeting to be held at 6:30 p.m. on February 11, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach; asked if anyone did not want to have the meeting that day; reported that no one responded.

Motion by Commissioner Galassi, seconded by Commissioner Lang, to adjourn at 8:17 p.m.

Motion carried 4-0-3 by voice vote. Commissioners Yousufzai, Rowe, and Caldwell were 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



Administrative Report

F.3., File # PA26-0188

Meeting Date: 2/11/2026

To: PUBLIC AMENITIES COMMISSION
From: DANA VINKE, PUBLIC LIBRARY DIRECTOR

TITLE
RECEIVE AND FILE LIBRARY DIRECTOR'S REPORT

Library Director's Report – February 2026

The Library Director continued holding regular meetings with Library Managers to address library-related matters and ensure clear communication between departments.

Mario Adame, Circulation Supervisor, attended the webinar How Personalized Library Cards Can Drive Engagement & Sign-Ups, as well as a supervisory session titled Giving Effective Feedback.

Facilities

Maintenance: Library staff continued to address routine maintenance and minor facility issues as they arose.

Holiday Closure: Redondo Beach Public Libraries will be closed for Presidents' Day on Monday, February 16, 2026.

Services

Youth Librarian Lisa Juarez submitted a grant request for free "USA 250" themed children's and teen books. This partnership between the California State Library and the California Library Association recognizes the United States Semiquincentennial (the nation's 250th anniversary).

The Library provides access to federal and state tax forms, though physical copies are often limited to basic forms and instructions. Patrons can use library computers to download and print forms.

Displays

The Library prepared several book displays including themes such as MLK Jr., National Penguin Awareness Day & National Bird Day, National Soup Day, & Winter Reading.

Programs

Space Workshop: On January 13, 2026, Youth Services hosted a successful "Going to Space" workshop. Participants used recycled materials to create 3D mixed-media artworks inspired by spacecraft.

BeyBlade X Tournament: on January 17, 2026, hosted a Beyblade activity for children aged 5-12 with 35 attendees.

Chess: The Library has scheduled two additional Check-Mates Multigenerational Chess programs, on February 7, and April 25, 2026 from 2:00pm-3:00pm.

Black History Month: In honor of Black History Month, the Library has scheduled several cultural events, including Drum Circles 101 with Chazz Ross, a dedicated family storytime, and a special engagement with celebrated author and poet Charlene E. Green.

Summer Reading: Summer Reading is almost here! Youth Services is currently finalizing this year's programs, incentives, and reading logs.

One Book, One Coast (OBOC): The Library is partnering with OBOC. This year's featured selection is George Takei's moving graphic memoir, *They Called Us Enemy*. The program will run from March through May 2026.

Outreach

Teen Job Fair: Youth Librarian Lisa Juarez will coordinate Library outreach at the RUHS Teen Job Fair on March 4, 2026.

School Partnerships: Ms. Juarez networked with Cassandra Jones, RUHS Librarian, to promote Redondo Beach Public Library collections and programs to local students.

Open+

The Library continues to offer and promote Open+ (Express Hours) with regular signups. A usage report has been added to the Directors report.

REDONDO BEACH PUBLIC LIBRARY

PUBLIC AMENITIES COMMISSION

Statistics 2025-2026

GATE COUNT		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2025-26	MAIN LIBRARY	14,492	14,743	14,796	14,300	11,784	14,607	14,209						98,931
	NORTH BRANCH	5,908	4,666	4,168	4,143	6,527	5,815	8,323						39,550
	TOTAL	20,400	19,409	18,964	18,443	18,311	20,422	22,532	0	0	0	0	0	138,481
2024-25	MAIN LIBRARY	11,925	14,168	13,728	14,006	10,890	9,617	14,231	12,436	13,424	14,812	13,862	13,899	156,998
	NORTH BRANCH	4,593	4,032	4,014	4,096	3,297	2,780	3,615	3,513	3,886	3,831	3,852	3,641	45,150
	TOTAL	16,518	18,200	17,742	18,102	14,187	12,397	17,846	15,949	17,310	18,643	17,714	17,540	202,148
REGISTRATION														
2025-26	MAIN LIBRARY	548	522	520	466	372	307	581						3316
	NORTH BRANCH	10	2	3	5	5	1	4						30
	TOTAL	558	524	523	471	377	308	585	0	0	0	0	0	3346
2024-25	MAIN LIBRARY	502	495	456	402	374	297	470	379	430	396	382	547	5130
	NORTH BRANCH	12	5	6	7	6	2	4	3	2	3	3	4	57
	TOTAL	514	500	462	409	380	299	474	382	432	399	385	551	5187
CIRCULATION														
2025-26	MAIN LIBRARY	27,608	25,219	22,561	22,131	20,293	14,318	25,359						157,489
	NORTH BRANCH	8,909	7,810	6,884	6,731	6,221	4,339	7,150						48,044
	TOTAL	36,517	33,029	29,445	28,862	26,514	18,657	32,509	0	0	0	0	0	205,533
2024-25	MAIN LIBRARY	25,969	25,207	22,461	22,833	20,852	17,736	19,946	19,817	22,915	22,238	18,690	23,860	262,524
	NORTH BRANCH	9,771	8,321	8,036	7,749	7,581	5,800	6,209	6,289	7,391	6,740	6,343	7,414	87,644
	TOTAL	35,740	33,528	30,497	30,582	28,433	23,536	26,155	26,106	30,306	28,978	25,033	31,274	350,168

PROGRAMS/PARTICIPANTS															
2025-26	JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER				
	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	
ADULT PROGRAMS	6	2	6	2	9	3	8	2	5	2	5	0			
ADULT PARTICIPANTS	166	21	55	26	166	35	116	35	139	20	125	0			
TEEN PROGRAMS	1	1	1	1	2	2	2	1	3	1	2	1			
TEEN PARTICIPANTS	11	17	35	2	23	21	31	20	44	10	23	12			
CHILDREN'S PROGRAMS	23	13	16	11	19	9	18	9	15	8	15	9			
CHILD PARTICIPANTS	609	439	609	534	466	214	707	201	397	211	524	240			
OFFSITE	6	0	5	0	5	0	1	0	0	0	1	0			
OFFSITE PARTICIPANTS	505	0	1845	0	365	0	500	0	0	0	0	750	0		
TOTAL PROGRAMS	30	16	28	14	35	14	29	12	23	11	23	10			
TOTAL PARTICIPANTS	875	477	2544	562	1020	270	854	256	580	241	1,422	252			
JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE					
	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	TOTAL
ADULT PROGRAMS	6	2													58
ADULT PARTICIPANTS	137	20													1061
TEEN PROGRAMS	3	1													22
TEEN PARTICIPANTS	42	20													311
CHILDREN'S PROGRAMS	16	8													189
CHILD PARTICIPANTS	449	156													5,756
OFFSITE	0	0													18
OFFSITE PARTICIPANTS	0	0													3965
TOTAL PROGRAMS	25	11													281
TOTAL PARTICIPANTS	628	196													10,177
PROGRAMS/PARTICIPANTS															
2024-25	JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER				
	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	
ADULT PROGRAMS	7		4		9		6		2	8	0	2	0		
ADULT PARTICIPANTS	139		87		154		82		15	123	0	15	0		
TEEN PROGRAMS	4	1	2	1	10	2	4	1	2	1	2	1			22
TEEN PARTICIPANTS	79	5	27	3	113	28	28	0	13	0	13	5			311
CHILDREN'S PROGRAMS	19	10	18	11	16	12	20	10	15	11	34	13			189
CHILD PARTICIPANTS	657	250	466	342	253	226	802	214	126	156	368	118			
OFFSITE	0	0	2	0	0	0	0	0	0	0	1	0			18
OFFSITE PARTICIPANTS	0	0	1200	0	0	0	0	0	0	0	500	0			3965
TOTAL PROGRAMS	30	11	26	12	35	14	32	13	25	12	39	14			
TOTAL PARTICIPANTS	875	255	1780	345	520	254	927	229	262	156	896	123			
JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE					
	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	MAIN	NORTH	TOTAL
ADULT PROGRAMS	6	1	9	3	8	2	10	3	8	3	7	1			99
ADULT PARTICIPANTS	65	6	111	48	268	19	359	126	164	32	151	9			1973
TEEN PROGRAMS	1	1	2	1	2	1	2	1	5	1	3	2			53
TEEN PARTICIPANTS	30	5	20	6	11	0	24	18	74	6	18	35			561
CHILDREN'S PROGRAMS	14	9	14	8	14	9	13	8	17	10	11	7			323
CHILD PARTICIPANTS	349	248	422	212	314	243	318	229	544	224	1996	198			9275
OFFSITE	0	0	0	0	2	0	2	0	4	0	0	0			11
OFFSITE PARTICIPANTS	0	0	0	0	150	0	250	0	1440	0	0	0			3540
TOTAL PROGRAMS	21	11	25	12	26	12	27	12	34	14	21	10			488
TOTAL PARTICIPANTS	444	259	553	266	743	262	951	373	2222	262	2165	242			15364

Digital Circulation 2025-2026 and 2024-2025

2025-26	July	August	September	October	November	December	January	February	March	April	May	June	Total
Overdrive/Libby	2,917	2,908	2,771	3,002	2,677	2,804	3,058						20,137
Ebooks	870	834	729	742	712	678	821						5,386
Eaudiobooks	904	859	861	874	801	852	925						6,076
Magazines	1,143	1,215	1,180	1,384	1,163	1,273	1,311						8,669
Other/Video	0	0	1	2	1	1	1						6
Hoopla	2,772	2,820	2,655	2,640	2,526	2,487	2,823						18,723
Ebooks	1,119	1,099	1,030	1,026	996	988	1,182						7,440
Eaudiobooks	988	1,026	934	972	816	899	1,014						6,649
Bingepass	46	54	48	46	41	52	63						350
Comics	227	263	289	254	279	233	264						1,809
Movies	199	183	188	161	202	173	142						1,248
Music	80	79	74	93	74	82	52						534
Television	113	116	92	88	118	60	106						693
Kanopy	699	736	533	739	955	662	862						5,186

Total													44,046
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--------

2024-25	July	August	September	October	November	December	January	February	March	April	May	June	Total
Overdrive/Libby	1,686	2,589	2,355	2,491	2,422	2,537	2,778	2,511	2,672	2,643	2,734	2,762	30,180
Ebooks	623	960	898	891	824	927	969	804	859	785	809	821	10,170
Eaudiobooks	455	729	726	762	726	747	891	778	764	744	733	770	8,825
Magazines	606	899	730	836	870	861	917	926	1,045	1,114	1,191	1,171	11,166
Other/Video	2	1	1	2	2	2	1	3	4	0	1	0	19
Hoopla	2,996	2,898	2,658	2,614	2,656	2,533	2,832	2,694	2,977	2,703	2,700	2,749	33,010
Ebooks	964	1,135	1,088	1,083	1,044	1,009	1,172	1,055	1,186	1,034	1,030	1,046	12,846
Eaudiobooks	1,484	1,286	1,017	997	1,029	986	1,090	1,042	1,136	1,023	1,037	1,018	13,145
Bingepass	18	18	18	22	27	25	31	39	46	46	49	36	375
Comics	213	171	176	211	234	190	234	217	280	229	224	275	2,654
Movies	167	136	189	160	160	168	152	177	152	193	187	183	2,024
Music	63	72	79	54	92	80	70	68	89	91	62	75	895
Television	87	80	91	87	70	75	83	96	88	87	111	116	1,071
Kanopy	756	701	775	774	851	841	1046	671	783	738	586	692	9,214

Total													72,404
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--------

2025-2026 North Branch Express Hours statistics		
	Patron Logins	Active Users (Patron Only)
July	n/a	n/a
August	42	n/a
September	74	n/a
October	46	n/a
November	47	48
December	52	48
January	71	62
February		
March		
April		
May		
June		
YTD	332	

February Library Events

SPECIAL CHILDREN'S PROGRAMS@MAIN LIBRARY

Music Together Monday

Monday, 2/2 at 11:30am-Noon - Meeting Room Floor 2

Rainbow Storytime

Tuesday, 2/3 at 11:30am-Noon - Storytime Room

Dos Idiomas, Un Libro: Bilingual Spanish Storytime

Wednesdays, 2/4 & 2/11 at 4:15pm-4:45pm
Storytime Room

International Mother Language Day Special Storytime

Tuesday, 2/21 at 10:00am-10:30am Storytime Room

Choice Time (formerly known as Choose Your Own Activity)

Tuesday, 2/24 at 3:30pm-4:30pm - Meeting Room Floor 2

Black History Month Special Storytime

Wednesday, 2/25 at 3:30pm-4:00pm- Storytime Room

Block Party

Thursday, 2/26 at 11:15am-11:45am - Storytime Room

Board games, blocks, coloring sheets, magnets and more.

STORYTIMES & SPECIAL PROGRAMS @ NORTH BRANCH LIBRARY

Bilingual Storytime with NIHAO Chinese School

Monday, 2/9 at 3:30pm - 4:00pm

Family Storytime for ages 2-6

Tuesdays, 2/3 & 2/10 at 3:30pm - 4:00pm

Author Storytime with G.D. Griffiths "Olly's Journey"

Thursday, 2/5 at 3:30pm - 4:00pm

Music and Movement with Dance 1

Wednesday, 2/11 at 3:30pm-4:00pm

Author Storytime with Eugene Hamilton "Go Grow Glow"

Wednesday, 2/18 at 3:30pm - 4:00pm

Block Party

Tuesday, 2/24 at 3:30pm - 4:00pm

ADULT BOOK DISCUSSION - *Zoom program*

A Redondo Beach Librarian will lead the discussion.

Tuesday, February 10 at 6:30pm - 7:30pm

Sing Unburied Sing by Jesmyn Ward

Free virtual program, registration is required. **Register at: <https://library.redondo.org> or Click on events calendar; click on program date; click on register for this event.

Holiday Closure - President's Day - February 16

POETRY WORKSHOP

Saturday, February 14 at 10:30am - Noon

Main Library - 2nd Floor Conference Room

In-person poetry workshop for all levels of poets.
Come for inspiration and collaboration.

SOUTH WEST MANUSCRIPTERS WRITERS GROUP

Saturday, February 7 at 10:30am - Noon

Main Library - 2nd Floor Conference Room

A support group for writers to help them network and exchange information.

CHILDREN'S CRAFT & LEGO PROGRAMS

Craft @ MAIN LIBRARY Meeting Room - 2nd Floor

Tuesday, 2/3 at 3:30pm-4:30pm

Lego Club @ NORTH BRANCH LIBRARY Meeting Room

Thursday, 2/12 at 3:30pm - 4:30pm

Lego Club @ MAIN LIBRARY Meeting Room - 2nd Floor

Monday, 2/9 at 3:30pm - 4:30pm

Craft @ NORTH BRANCH LIBRARY Meeting Room

Thursday, 2/19 at 3:30pm - 4:30pm

Monthly Movie Friday @ Main Library *The Princess and the Frog*

Friday, February 6 at 3:00pm-5:00pm

Storytime Room

SoCal ROC Program for Teens

Wednesday, February 11 at 4:00pm-5:00pm

Main Library - 2nd Floor Meeting Room

Teens in grades 9-12, join Southern California Regional Occupational Center as they present "Get to Know What Technical Education Can Teach You."

STITCH & SEW REDONDO @NORTH BRANCH LIBRARY

Saturday, February 7 - 11:00am - 2:00pm

Sew, practice or work on a project with fellow sewing enthusiasts. Sewing machines and other materials are not provided.

Participants are encouraged to bring items or projects that they are working on to get tips or pointers. Feel free to bring items that could be upcycled or traded.

February Library Events

COLLEGE PREP WITH FUTURE INSIGHT COLLEGE CONSULTING @ NORTH BRANCH LIBRARY **

Saturday, February 21 at 1:00pm - 2:00pm

North Branch Library Meeting Room

A free workshop on the various types of college applications. **Registration required. Limit of 30 individuals. Register at: <https://library.redondo.org> ; Click on events calendar; click on program date; click on register for this event

PHILOSOPHICAL MYSTERIES OF QUANTUM PHYSICS WITH DR. BRADLEY BOBBS

Saturdays on February 21 (part 1) and February 28 (part 2)

12:30pm - 4:00pm

Main Library - 2nd Floor Meeting Room

Back by popular demand, two lectures full of jokes, trivia and anecdotes. They are understandable by any adult, even those with no science background. Dr. Bobbs has a long career researching laser and electro-optical physics and was a professor at Moorpark College and California Lutheran University. He is renowned for his entertaining lectures.

It is highly recommended to attend Part 1 prior to Part 2 for best comprehension. If you miss part 1, write to Dr.Bobbs@gmail.com for review materials.

STORYTIMES - MAIN LIBRARY

Storytime Room

Walkers & Talkers Storytime for 1-5 year-olds

Wednesdays, 2/4 & 2/11 at Noon -12:30pm

A Storytime for 1-5 year olds and their caregivers & siblings- full of early literacy concepts, songs, rhymes, movement, and fun!

Baby Lapsit (0 to 18 months)

Thursdays, 2/5 & 2/12 at 11:15am-11:45am

We welcome babies 0-18 months and their caregivers to join us for a fun indoor storytime full of songs, rhymes, and finger plays!

TEEN PROGRAMS - *Grades 6th - 12th*

TAC Meeting - @ Main Library

Wednesday, 2/4 at 4:00pm-5:00pm

Teen Program - Chocolate Tasting @ Main Library

Tuesday, 2/17 at 4:00pm-5:00pm

Teen Program - Chocolate Tasting @ North Branch Library

Thursday, 2/26 at 4:00pm-5:00pm

CHARLENE E. GREEN (A.K.A. HUSTLE DIVA)

Charlene demonstrates her love for words from all angles. She will share some Black History themed poems, and talk about being a black artist.

Saturday, February 14 at 2:00pm-3:00pm

Main Library - 2nd Floor Meeting Room

This program is generously funded by The Friends of the Redondo Beach Library in honor of Black History Month.

Copies of Charlene's books will be for sale at the program.

SHELF CARE Book Club @ NORTH BRANCH LIBRARY

Monday, February 23 at 11:15am - 12:15pm

Matrix by Lauren Groff

An in-person book club. Read the book and talk about it, or just learn more about the book. *Coffee is generously funded by the Friends of the Redondo Beach Library.*

YOUTH DRUM CIRCLE 101 WITH CHAZZ

Friday, February 20 at 3:30pm - 4:30pm

Main Library - 2nd Floor Meeting Room

MATTER MATTERS

Tuesday, February 10 at 4:00pm - 5:00pm

Main Library - 2nd Floor Meeting Room

Elementary age students can explore science and materials. Please bring an old t-shirt and transform it into a tote bag!

Coder Dojo @ North Branch Library ** Meeting Room (ages 7-17)

Saturday, February 28 at 3:00pm - 4:30pm

Registration is recommended. Register at:

<https://library.redondo.org>

click on events calendar; click on program date; click on register for this event.

**Limit of 20 individuals. Children under 9 must be accompanied by an adult. Bring your own laptop/chromebook from home.

CHECK-MATES CHESS MEET-UP @ MAIN LIBRARY

FEBRUARY 7 AT 2:00PM - 3:30PM

Main Library - 2nd Floor Meeting Room

MULTIGENERATIONAL CHESS PROGRAM

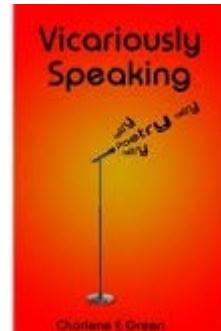
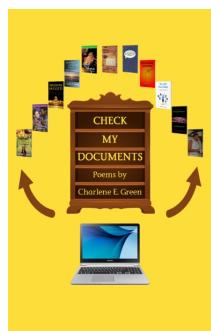
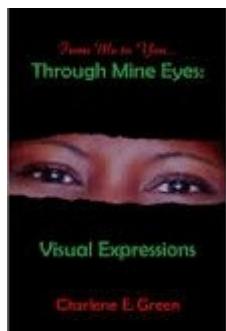
Adults and teens and children ages 8 and up are all welcome to share a game of chess. Chess sets will be provided, or you can bring your own chess set.

Charlene E. Green
(AKA Hustle Diva) shares Black History themed poems and talks about her love of language and being a black artist whose ancestors passed down to her the creativity she embodies.



**Saturday, February 14
2:00pm-3:00pm**

**Redondo Beach Main Library
Meeting Room - 2nd Floor**



Charlene E. Green, a.k.a. Hustle Diva (literal translation: Dynamic Goddess), is an Articulation Artist - an accomplished wordsmith with a vast literary range. A published fiction novelist, poet, self-help author, screenwriter, editor, performance poet, writing and publishing coach all rolled into one, she demonstrates her love for words from all angles. Charlene's audiences are entertained, educated, stimulated, and positioned to transform their lives in the process.

This program generously funded by the Friends of the Redondo Beach Public Library in honor of Black History Month.

Redondo Beach Public Library
303 N. Pacific Coast Hwy
Redondo Beach, CA 90277

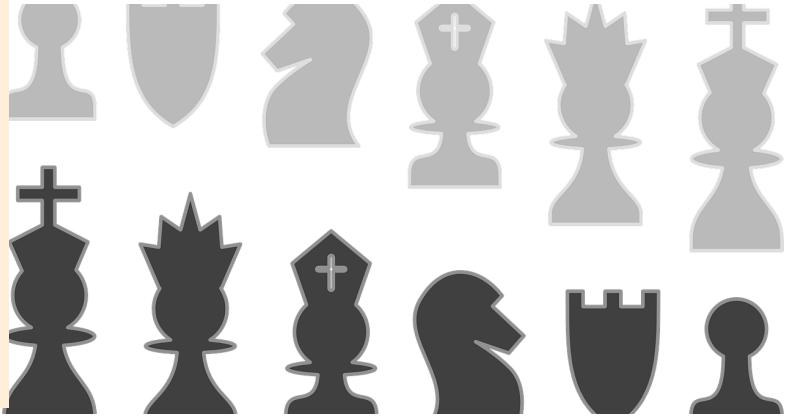
For more information call
(310) 318-0675 option 3
<https://library.redondo.org>

Free and open to the public.
Copies of the book will be
available for purchase.

 REDONDO
BEACH

CHECK-MATES

Multigenerational Chess Meet-Ups



Adult and junior players pair up to share the game of chess.

Chess players age 8 and up are welcome.

Chess sets will be provided, or you can bring your own chess set.

Saturdays – 2:00pm – 3:30pm

February 7

and

April 25

Main Library

2nd Floor Meeting Room

Redondo Beach Public Library
303 N. Pacific Coast Highway
Redondo Beach, CA 90277
WWW.REDONDO.ORG/LIBRARY

Free and open to the public.
Learn more at the Information desk or call
(310) 318-0675, option 3.

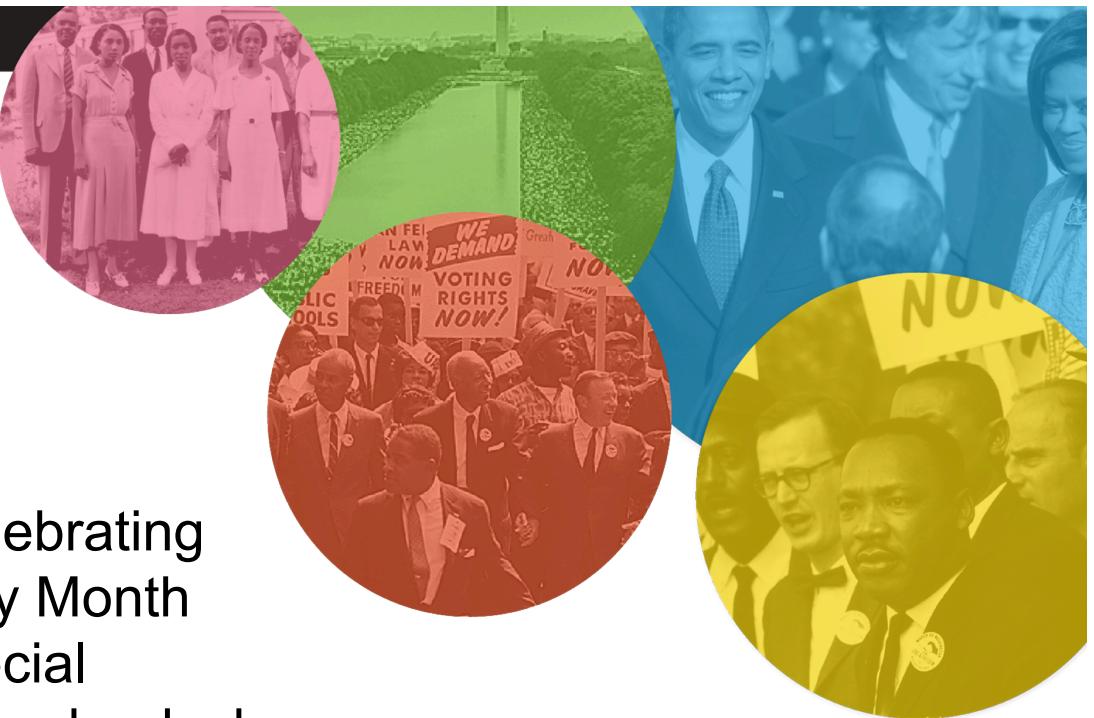
This program is generously funded by the
Friends of the Redondo Beach Library



**REDONDO
BEACH**

Black History Month

Join us in celebrating
Black History Month
with special
storytime featuring books by
African American authors!



Wednesday, February 25, 2026
from 3:30 - 4:00 pm
at Main Library, First Floor Storytime Room



**REDONDO
BEACH**

Redondo Beach Public Library
303 N Pacific Coast Hwy
Redondo Beach, California 90277
(310) 318-0675
<https://library.redondo.org/>

North Branch Library
2000 Artesia Blvd
Redondo Beach, California 90278
(310) 318-0677
<https://library.redondo.org/>



Exploring Materials

Science Workshop

with

Matter Matters



MAIN LIBRARY
TUESDAY,
FEBRUARY 10TH
4:00 - 5:00PM



Bring an old t-shirt
and transform it
into a tote bag!

We invite all elementary age students to
join us for an hour of science and
exploring materials with Matter Matters



Matter Matters is a nonprofit organization dedicated to helping communities understand materials science. Their aim is to inspire curiosity about new materials technologies while emphasizing the importance of sustainability to promote environmental responsibility



**REDONDO
BEACH**

Redondo Beach Public Library
303 N Pacific Coast Hwy
Redondo Beach, California 90277
(310) 318-0675
<https://library.redondo.org/>

North Branch Library
2000 Artesia Blvd
Redondo Beach, California 90278
(310) 318-0677
<https://library.redondo.org/>

CELEBRATING BLACK HISTORY MONTH WITH

Drum Circles 101



**Friday,
February 20th
3:30 - 4:30pm
Main Library
2nd Floor meeting room**



We invite families to celebrate Black History Month at the Library with Drum Circles 101. Chazz Ross offers African Drum and International Drum experiences featuring the djembe drum.

THIS PROGRAM IS GENEROUSLY FUNDED BY
THE FRIENDS OF THE REDONDO BEACH LIBRARY



Redondo Beach Public Library
303 N Pacific Coast Hwy
Redondo Beach, California 90277
(310) 318-0675
<https://library.redondo.org/>

North Branch Library
2000 Artesia Blvd
Redondo Beach, California 90277
(310) 318-0677
<https://library.redondo.org/>



Administrative Report

F.4., File # PA26-0190

Meeting Date: 2/11/2026

To: **PUBLIC AMENITIES COMMISSION**
From: KELLY ORTA, DEPUTY COMMUNITY SERVICES DIRECTOR

TITLE

RECEIVE AND FILE UPDATES FROM THE COMMUNITY SERVICES DEPARTMENT RELATED TO HISTORICAL & PARKS AND RECREATION ACTIVITIES

BACKGROUND

Parks and Recreation

The following items are provided as updates and general information regarding recreation and park-related items under the purview of the Public Amenities Commission (Commission):

Spring Classes, Camps, & Activities

Registration for spring classes, camps will begin on Monday, February 23 for residents and Monday, March 2 for non-residents. Additional information can be found at the following link:
[<https://www.redondo.org/departments/community_services/classes_and_activities/index.php>](https://www.redondo.org/departments/community_services/classes_and_activities/index.php)

Wilderness Pond Lower Pond Restoration Project

Restoration of the lower pond is continuing and is anticipated to be completed soon! Staff are coordinating a ribbon cutting ceremony, which is anticipated to take place in March. More information will follow once details are finalized.

Upcoming Events & Activities

- **Story Time in the Park** - enjoy a free, family-friendly story and activity for all ages on March 8 from 1:00 to 1:45pm at Wilderness Park.

The following information is provided as updates following inquiries from the Commission regarding recreation and park-related projects and initiatives:

Alta Vista Pickleball Tennis & Pickleball Courts Project

Resurfacing the Alta Vista Tennis courts and installation of pickleball courts will begin in late February. Work is anticipated to last two to three weeks and staff are coordinated an alternating schedule to ensure some courts will remain open during the work. Detailed closure information will be posted soon.

Historical Museum

The following items are provided as updates and general information regarding historic-related items

under the purview of the Public Amenities Commission:

Facility Operations and Attendance (January 2025)

The museum was open on the following days: 3, 4, 7, 10, 11, 14, 17, 18, 21, 24, 25, 28, and 31

The museum had a total guest count of 146 for the month.

General Updates

- Staff are continuing to sort through unidentified items in the collection to determine whether they are duplicates and to properly identify them for display or inventory purposes.
- Staff have completed sorting, organizing, and inventorying the materials previously stored in the file cabinets in the museum office, including labeling and filing. Items found to be unrelated to Redondo Beach were properly stored at the Performing Arts Center for future evaluation.
- Staff are working on evaluating the condition and long-term utility of existing display cases and shelving units throughout the facility to determine whether replacements are needed or if there are other display options available that would enhance the viewing of items. Additionally, a general evaluation of the condition of the museum is also being undertaken by staff to determine whether any fiscal requests need to be made for next year's budget.

ATTACHMENTS

None



Administrative Report

H.1., File # PA25-1691

Meeting Date:

TITLE

For eComments and Emails Received from the Public

Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 10-08-25 18:30

eComments Report

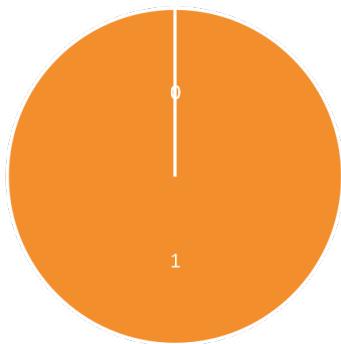
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER	10-08-25 18:30	29	1	0	1	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (0%) | Oppose (100%) | Neutral (0%)
No Response (0%)



Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER

10-08-25 18:30

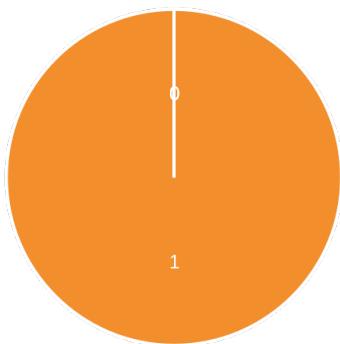
Agenda Name	Comments	Support	Oppose	Neutral
H.1. PA25-1383 For eComments and Emails Received from the Public	1	0	1	0

Sentiments for All Agenda Items

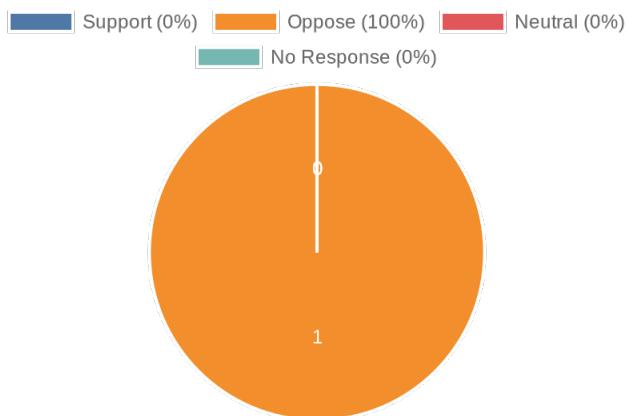
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
 No Response (0%)



Overall Sentiment



Jill Klausen

Location:

Submitted At: 2:17pm 10-08-25

There is no commenting enabled on the non-agenda items, so I'm leaving my comment here: I am OPPOSED to the tear down of the historic Ann Baker house for ANY reason, let alone to put up condos. It's just outrageous to even consider. No. Just no.



Administrative Report

H.2., File # PA26-0186

Meeting Date: 2/11/2026

TITLE

For eComments and Emails Received from the Public

Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 10-08-25 18:30

eComments Report

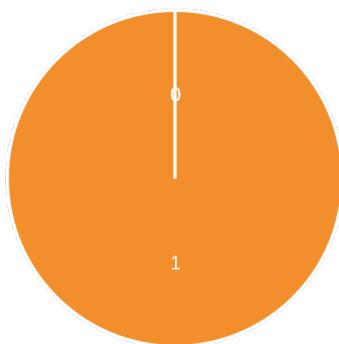
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER	10-08-25 18:30	29	1	0	1	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

[Support (0%)] [Oppose (100%)] [Neutral (0%)]
[No Response (0%)]



Public Amenities Commission on 2025-10-08 6:30 PM - CITY COUNCIL CHAMBER

10-08-25 18:30

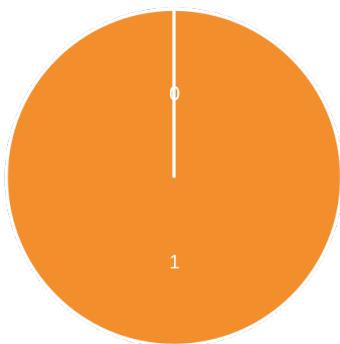
Agenda Name	Comments	Support	Oppose	Neutral
H.1. PA25-1383 For eComments and Emails Received from the Public	1	0	1	0

Sentiments for All Agenda Items

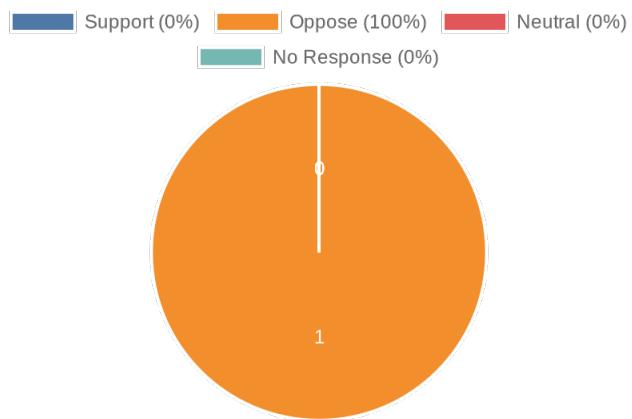
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
 No Response (0%)



Overall Sentiment



Jill Klausen

Location:

Submitted At: 2:17pm 10-08-25

There is no commenting enabled on the non-agenda items, so I'm leaving my comment here: I am OPPOSED to the tear down of the historic Ann Baker house for ANY reason, let alone to put up condos. It's just outrageous to even consider. No. Just no.



Administrative Report

J.1., File # PAC26-0173

Meeting Date: 2/11/2026

To: **PUBLIC AMENITIES COMISSION**
From: JOHN CIAMPA, CONTRACT PLANNER

TITLE

Consideration of an application requesting designation of the Garnet Historic District, consisting of contiguous historic landmark properties located along the 500 block of Garnet Street for the addresses of 501, 505, 509, and 511 Garnet Street, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Public Amenities Commission:

- 1) Review the proposed applications and related materials;
- 2) Open the public hearing and receive public testimony;
- 3) Close the public hearing; and
- 4) Make a determination on the requested formation of a Historic District.

EXECUTIVE SUMMARY

The applicants are requesting the Public Amenities Commission designate the Garnet Historic District, consisting of four contiguous historic landmark properties (all of which are under active Mills Act contracts) located on the north side of the 500 block of Garnet Street.

BACKGROUND

The proposed Garnet Historic District consists of four contiguous parcels located on the north side of the 500 block of Garnet Street. The district includes the properties located at 501, 505, 509, and 511 Garnet Street, all of which were constructed between 1907 and 1920. The four parcels are directly adjacent to one another and form a clearly definable geographic area with a shared historic development pattern and craftsman architectural character. The 500 block of Garnet Street was identified as a potential historic district in the City's 1986 Historic Resources Survey, and although an initial effort to establish a district in 1990 did not proceed at that time, preservation efforts continued through individual landmark designations, resulting in all four properties voluntarily being designated as local historic landmarks and placed under active Mills Act contracts with the City.

The subject properties are located within the Low Density Multiple-Family Residential (R-3) zone. The Public Amenities Commission is authorized to designate the Historic District pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

HISTORIC DISTRICT FORMATION

The applicant is requesting Historic District formation for the residential buildings located at 501, 505, 509, and 511, Garnet Street. Pursuant to Municipal Code Section 10-4.201, properties proposed for designation as individual landmarks and/or as part of a historic district must meet one or more of the following criteria:

- a) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- b) It is identified with persons or events significant in local, state, or national history;
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d) It is representative of the notable work of a builder, designer, or architect;
- e) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.

Background

The subject properties are located on the 500 block of Garnet Street within the Original Townsite of the City of Redondo Beach, an area associated with the City's early residential development. This area was developed during a period of significant population growth in Redondo Beach between 1900 and 1930, driven by the City's promotion as a desirable residential community and its proximity to coastal amenities and transportation infrastructure. The City of Redondo Beach's 1986 Citywide Historic Resources Survey identified the 500 block of Garnet Street as a potential historic district (City of Redondo Beach Historic Resources Survey (1986), p. 40) reflecting California bungalow, Craftsman and Colonial Revival architectural styles of the period.

Following adoption of the City's Preservation Ordinance in 1989, the Preservation Commission evaluated the 500 block of Garnet Street for Historic District designation in 1990. The Commission determined that the proposed district was eligible and qualified for designation, but denied the designation due to insufficient property owner participation at that time, pursuant to Redondo Beach Municipal Code Section 10-4.307. The Commission further clarified for the record that the district met the applicable requirements and could be designated upon resubmittal of an application.

Since the 1990 determination, all properties included in this submission have been individually designated as local historic landmarks and entered into Mills Act contracts, reinforcing the historic significance and integrity of the area. The following section provides a brief history of each building and discusses its individual and collective contribution to the proposed Historic District.

The Nominated Properties

501 Garnet Street

The property at 501 Garnet Street was constructed in 1919 as a single-family residence and is a one-story Craftsman-style dwelling historically known as the "Brett House". The building is representative of early twentieth-century residential development on the 500 block of Garnet Street and reflects architectural trends associated with Redondo Beach's period of growth between 1900 and 1930. The

residence was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style and was assigned a C+ rating, indicating that it retains much of its original architectural character and is a strong contributing resource within a historic district.

The property is listed in the City's Historical Resources Inventory and was designated a local historic landmark in 2012, confirming its historic significance. The residence retains its original massing, scale, and defining Craftsman characteristics, including its low proportions, two front-facing gables, wide overhanging eaves, exposed beam ends, wood clapboard siding, and wood sash windows, many of which retain historic wavy glass. Despite minor alterations over time like the enclosure of the porch, the building remains well preserved and continues to convey its historic design, materials, and workmanship.

505 Garnet Street

The property at 505 Garnet Street was constructed in 1920 as a two-story, single-family residence and is historically known as the "McFadden House". This building represents early twentieth-century residential development on the 500 block of Garnet Street and is a preserved example of the Craftsman style of architecture, which was popular between 1905 and 1920. The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style and a potential contributing structure to a historic district. Although no rating was assigned, the 2004 Preservation Commission Landmark report states that the structure would be eligible for a possible "C" rating confirming its historic significance

The structure is a simple example of the Craftsman style of architecture which is a style that was popular in the United States from 1905 until the early '20s and most prevalent in Redondo Beach. The two-story residential structure features two front gables on the first story and a cross gable roof design on the second floor. The front façade also features a grouping of three double hung windows with wide wood surrounds and a covered front porch. Windows throughout the structure with the exception of the front porch area are the original wood-frame, double hung windows.

In 2004 the property obtained an Certificate of Appropriateness for a first and second story addition to the rear of the existing residence and restoration actions including 1) removal of all asbestos siding materials, 2) restoration of the front entry porch and relocation of the electric panel, 3) replacement of all missing corner boards and trim, and 4) removal of a window infill on the east elevation and replacement with a salvaged window.

509 Garnet Street

The property at 509 Garnet Street was constructed in 1913 as a one-story California bungalow-style residence with Craftsman elements and is historically known as the "Cholvin House". This building represents early twentieth-century residential development on the 500 block of Garnet Street and is a vernacular example of architectural styles that were prominent during Redondo Beach's early period of growth between 1900 and 1930. The one-story residential structure features a front gable roof covering the front porch. The front façade has two large wood windows flanked by the entry door. The property was approved as a local historic landmark and for the Mills Act in 1995 to ensure the continued preservation of the building. The property is listed in the City's Historical Resources Inventory and retains its original massing, form, and character-defining architectural features, allowing it to convey its historic significance and period of construction.

511 Garnet Street

The property at 511 Garnet Street was constructed in 1913 as a single-family residence and is historically known as the "Wolfsberg House". This building represents early twentieth-century residential development on the 500 block of Garnet Street and reflects the Craftsman architectural style associated with Redondo Beach's period of growth between 1900 and 1930. The 1986 Historic Resources Survey identifies the property as an example of Craftsman architectural style, and was given a "C" rating. The property was designated a local historic landmark and entered into the Mills Act in 2001.

The one-story residence features a simple rectangular form with a front-gabled roof and hipped rear section clad in asphalt shingles. Architectural detailing includes wide eave overhangs, exposed rafter tails, and decorative gable braces. A partial-width front porch with a front-facing gable roof is supported by tapered square columns atop a solid balustrade and includes a centered multi-pane false gable window. The front façade has double-hung windows flanking a paneled entry door. Exterior finishes consist of wide redwood clapboard siding with wood corner boards and simple wood window and door trim. Original wood-framed windows and rear French doors remain.

ENVIRONMENTAL STATUS

The proposed action involves the designation of a Historic District and does not include any development, construction, or change in land use. The proposed action is exempt from the California Environmental Quality Act (CEQA) because the activity to form the Historic District does not include any physical development and is therefore "not a project" as defined in Section 15378 of the CEQA Guidelines. No further environmental analysis is required.

SUMMARY AND CONCLUSION

The City of Redondo Beach's Historic Resources Survey and Preservation Commission record demonstrate that the four properties located at 501, 505, 509, and 511 Garnet Street collectively constitute a significant and intact concentration of early twentieth-century residential development. The properties exemplify the Craftsman and California bungalow architectural styles that characterized the City's period of residential growth between 1900 and 1930. Although each residence reflects individual design attributes and construction dates ranging from 1913 to 1920, the properties share a common historic context, scale, materials, and architectural character, and together form a cohesive and well-defined historic district. Each property has been individually designated as a local historic landmark and retains sufficient integrity of location, design, materials, workmanship, feeling, and association to convey its historic significance. Accordingly, the four properties meet the eligibility requirements to be designated collectively as a local Historic District pursuant to the Redondo Beach Municipal Code.

Staff recommends that the Public Amenities Commission review the application and supporting materials, open and close the public hearing, and take action on the request for Historic District formation for the proposed Garnet Street Historic District.

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's

Office.

FISCAL IMPACT

None.

ATTACHMENTS

1. Draft Resolution: Historic District Information
2. Historic District Map
3. 1986 Historic Resources Survey
4. 1990 Preservation Commission Minutes
5. Historic District Applications for 501, 505, 509, and 511 Garnet Street
6. Historic District Applications (individual property summary and property owners petition)
7. Preservation Commission Landmark Designation Reports for 501, 505, 509, and 511 Garnet Street Property Photographs

RESOLUTION NO. 2026-02-PR-02

**A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION
OF THE CITY OF REDONDO BEACH, CALIFORNIA,
DESIGNATING THE GARNET HISTORIC DISTRICT TO
INCLUDE FOUR PROPERTIES LOCATED AT 501, 505, 509,
AND 511 GARNET STREET PURSUANT TO THE
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed by Tessa Bodey (501 Garnet Street), Elaine Ruggeri (505 Garnet Street), Daniel Sherman (509 Garnet Street), Laura Martinez (511 Garnet Street) requesting designation of a historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code, to include the properties located at 501, 505, 509, and 511 Garnet Street; and

WHEREAS, notice of the time and place of the public hearing was given in the manner required by law; and

WHEREAS, on February 11, 2026, the Public Amenities Commission of the City of Redondo Beach held a duly noticed public hearing to consider the proposed Historic District designation, at which time all interested persons were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. The application was submitted by representatives for the property owners of all four properties proposed for inclusion within the proposed Garnet Historic District;

SECTION 2. The four properties located at 501, 505, 509, and 511 Garnet Street are at least fifty (50) years old, having been constructed between 1913 and 1920. The residential structures were constructed during a time of resort development and an early period of growth in Redondo Beach. Each of the properties have been individually designated as local historic landmarks since 1995; and all properties are subject to active Mills Act Contracts with the City of Redondo Beach.

SECTION 3. The proposed Garnet Historic District constitutes a contiguous and clearly definable geographic area containing a concentration of historic resources that collectively reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

SECTION 4. The proposed Garnet Historic District meets one or more of the eligibility criteria for Historic District designation set forth in Section 10-4.201 of the Redondo Beach Municipal Code and conforms to all applicable requirements of the Historic Resources

RESOLUTION NO. 2026-XX-PR-XX

HISTORIC DISTRICT

PAGE NO.3

Preservation Ordinance. Specifically the proposed Garnet Historic District “exemplifies or reflects special elements of the City’s cultural, aesthetic, and architectural history” (RBMC § 10-4.201 (a)).

NOW, THEREFORE, THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. As properties that are designated as local historic landmarks and included in a Historic District, the properties are subject to the Secretary of Interior’s Standards for Rehabilitation and are now considered a cultural resource per the California Environmental Quality Act.

FINALLY RESOLVED, that the Public Amenities Commission hereby approves designation of the Garnet Historic District to include the four properties located at 501, 505, 509, and 511 Garnet Street.

PASSED, APPROVED AND ADOPTED this 11th day of February, 2026

Public Amenities Commission Chair
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on February 11, 2026 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office

Historic District Location Map

Highlighted properties: 501, 505, 509, and 511 Garnet Street





Historic Resources Survey

*City of Redondo Beach
July, 1986*

HISTORIC RESOURCES SURVEY

FIRST PHASE REPORT
CITY OF REDONDO BEACH

July 1986

Thirtieth Street Architects, Inc.
2821 Newport Boulevard
Newport Beach, California 92663

C. Potential Historic Districts

In addition to individual structures, collections of buildings are important from a historic preservation standpoint where these collections:

"represent a significant and distinguishable entity whose components may lack individual distinction" (National Register Criteria, U.S. Government Printing Office 1983-418-331)

Such collections of buildings should maintain the feeling and association of the past and are generally termed an historic district. The State Office of Historic Preservation requires that to be eligible as an historic district, an area must have an internal coherence - and be relatively free of new developments or altered structures which change the appearance of the area in its historic period.

In Redondo Beach, eight geographic areas have were originally defined by the survey consultants as being "distinguishable entities" with the "internal coherence" to be considered as potential historic districts. Additionally one thematic district was identified. A thematic district is a group of structures or sites which are geographically separated, but which are linked by a common theme in terms of architectural style or historic use. These eight areas and the thematic district were examined by the Evaluation Committee. The seven areas the Committee recommended as potential districts are described below and are illustrated on Figure 15.

Two areas were defined as priority districts and have been included in the detailed survey work. These areas include structures which would be eligible for individual as well as district listing.

1. **400 block of Emerald Street (#411, 413, 415, 417):** These four transitional houses, built in the early 1910's, have elements of the Craftsman, Colonial Revival and Victorian styles. Long recognized as the premier group of historic structures in the City, any one of these structures would also be eligible for individual listing on the National Register.

2. **400 block of Miramar Drive (#413, 415, 417, 419):** These four houses were built in 1928 by the same owner and are based on a single Spanish Revival design. The view of the sea from this hilltop setting reflects the "miramar" name. Although more modest than the houses in Group #1, the consistency of design and the location of these houses provide a strong support for their listing as a district.

Five other larger areas are also considered potential historic districts. Collectively, these districts include some of the most significant structures (approximately) in the City and an additional 200 structures which are not individually notable but which contribute to the character of the district. These include:

3. 300 block of North Gertruda Avenue (#302-328, 303-329), 600 block of Carnelian Street (#609-611, 610-614): This area, comprising approximately 32 houses, constitutes the largest remaining single concentration of houses built during the early settlement period of the City (particularly the 1910's). Research indicates that this district housed both a judge and a doctor, who were prominent citizens in early Redondo history. Within this area #312, 323 and 326 were noted by the Evaluation Committee as non-contributing structures due to age or alterations.

4. Avenue A through Avenue F from PCH to Catalina): This large area originally known as Clifton-by-the-Sea was annexed to the City in 1913. The area includes approximately 150 houses, representing most of the major housing types built in the City from the 1910's to the early 1930's. The area retains its integrity, representing the type of neighborhood of small beach-oriented permanent homes that attracted residents to the expanding City in the 1920's. Further work will be needed to identify contributing and non-contributing structures.

5. 500 block of South Catalina Avenue (#514-528, 517-523): This partial block consisting of nine houses includes some of the larger Craftsman style houses built in the City in the 1920's. Number 522 is a non-contributing structure, according to the Evaluation Committee review.

6. 400 block of South Broadway (east side) (#400-428): This group of thirteen buildings is anchored by the Women's Club, which is listed on the National Register, and also includes Christ Church Episcopal, the earliest remaining church and only example of Gothic Revival architecture in the City. Three buildings (#416, 422, and 426) are non-contributing due to age or alterations.

7. 500 block of Garnet Street (#510-528, 501-523): This block includes ten houses, mostly Craftsman and Colonial Revival styles, built in the early 1910's and 1920's. Additional houses within the block may be non-contributing.

A thematic district incorporates common elements which may not be geographically concentrated. Following Pasadena's lead, Redondo may wish to consider all of the bungalow courts in the City as a thematic district. This unusual housing type was especially suited to a beach community where many visitors maintained summer homes. These tiny cottages, or bungalows, continue to serve a need today by providing low and moderate income housing, with more privacy and open space than is available in most apartments. Many of these courts are threatened by new development since they generally occupy lots zoned for higher densities, where condos would be permitted. Of the nine courts reviewed by the Evaluation Committee, three were determined to be too altered for inclusion in the district and two others need some restoration work. The remaining bungalow courts which should be considered for this district are found at the following addresses:

CITY OF REDONDO BEACH
PRESERVATION COMMISSION
MINUTES

JANUARY 3, 1990

CALL TO ORDER

A regular meeting of the Preservation Commission of the City of Redondo Beach was called to order at 7:00 p.m. on the above date in the Council Chambers of City Hall, 415 Diamond Street, Redondo Beach, California, by Chairman Frank Bostrom.

ROLL CALL

Commissioners Present: Bird, Bostrom, Dyan, Eubanks, Gin,
Pecci, Sipe;

Commissioner Absent: Lowe;

Officials Present: Doug McIsaac, Senior Planner.

MINUTES

The minutes of the December 6, 1989, minutes were amended to read as follows:

Referencing page 2, Section V., paragraph 5: Adding "There were no objections and the motion carried on a voice vote."

Commissioner Pecci moved, seconded by Commissioner Dyan, to approve the minutes of the December 6, 1989, meeting as amended. There were no objections and the motion carried unanimously.

PUBLIC PARTICIPATION

Chairman Bostrom opened the floor to public participation, to which there was none.

PUBLIC HEARING TO CONSIDER DESIGNATING A HISTORIC DISTRICT TO INCLUDE 510 GARNET STREET

Recommendation to open the public hearing and combine this matter with the continued public hearing to consider the designation of an historic district on the 500 block of Garnet Street.

Commissioner Eubanks moved, seconded by Commissioner Bird, to open the public hearing. There were no objections, and the motion carried unanimously.

Chairman Bostrom invited public input, to which there was no response.

Commissioner Eubanks moved, seconded by Commissioner Bird, to combine this public hearing with the continued public hearing for the historic district on the 500 block of Garnet Street. There were no objections, and the motion carried unanimously.

Commissioner Sipe moved, seconded by Commissioner Gin, to close the public hearing. There were no objections, and the motion carried unanimously.

PUBLIC HEARING TO CONSIDER DESIGNATING AN HISTORIC DISTRICT TO INCLUDE NINE PROPERTIES ON THE 500 BLOCK OF GARNET STREET

Recommendation to adopt a resolution determining that the proposed historic district is eligible and qualified for designation, but denying the designation without prejudice based on submitted objections, pursuant to Section 10-4.307 of the Redondo Beach Municipal Code.

Chairman Bostrom invited public input, to which there was no response.

Commissioner Eubanks moved, seconded by Commissioner Dyan, to adopt the resolution, of which Senior Planner McIsaac read the title in full, A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DETERMINING THAT A PROPOSED HISTORIC DISTRICT CONSISTING OF TEN PROPERTIES ON THE 500 BLOCK OF GARNET STREET IS ELIGIBLE AND QUALIFIED FOR DESIGNATION AS SUCH, AND DENYING WITHOUT PREJUDICE SAID PROPOSED HISTORIC DISTRICT PURSUANT TO 10-4.307 OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO HISTORIC RESOURCES PRESERVATION, and waived further reading. There were no objections, and the motion carried unanimously.

PUBLIC HEARING TO CONSIDER DESIGNATING A HISTORIC DISTRICT TO INCLUDE 510 GARNET STREET

Recommendation to open the public hearing and combine this matter with the continued public hearing to consider the designation of an historic district on the 500 block of Garnet Street.

Commissioner Eubanks moved, seconded by Commissioner Bird, to open the public hearing. There were no objections, and the motion carried unanimously.

Chairman Bostrom invited public input, to which there was no response.

Commissioner Eubanks moved, seconded by Commissioner Bird, to combine this public hearing with the continued public hearing for the historic district on the 500 block of Garnet Street. There were no objections, and the motion carried unanimously.

Commissioner Sipe moved, seconded by Commissioner Gin, to close the public hearing. There were no objections, and the motion carried unanimously.

PUBLIC HEARING TO CONSIDER DESIGNATING AN HISTORIC DISTRICT TO INCLUDE NINE PROPERTIES ON THE 500 BLOCK OF GARNET STREET

Recommendation to adopt a resolution determining that the proposed historic district is eligible and qualified for designation, but denying the designation without prejudice based on submitted objections, pursuant to Section 10-4.307 of the Redondo Beach Municipal Code.

Chairman Bostrom invited public input, to which there was no response.

Commissioner Eubanks moved, seconded by Commissioner Dyan, to adopt the resolution, of which Senior Planner McIsaac read the title in full, A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DETERMINING THAT A PROPOSED HISTORIC DISTRICT CONSISTING OF TEN PROPERTIES ON THE 500 BLOCK OF GARNET STREET IS ELIGIBLE AND QUALIFIED FOR DESIGNATION AS SUCH, AND DENYING WITHOUT PREJUDICE SAID PROPOSED HISTORIC DISTRICT PURSUANT TO 10-4.307 OF THE REDONDO BEACH MUNICIPAL CODE RELATED TO HISTORIC RESOURCES PRESERVATION, and waived further reading. There were no objections, and the motion carried unanimously.

Senior Planner McIsaac clarified for the record: 1) this is a housekeeping measure to postpone action on the issue pursuant to the request of the applicants; 2) the district does meet the requirements and could be designated as a district upon re-submission of an application.

- - - - -

EARTHQUAKE HAZARD REDUCTION ORDINANCE

Recommendation to review the draft Earthquake Hazard Reduction Ordinance and provide comments for the consideration of the City Council.

Senior Planner McIsaac explained that the proposed ordinance was prepared by the Community Development Department in response to the State requirements for a mitigation program for earthquake safety regarding unreinforced masonry structures, 22 such buildings having been identified within the City, 13 of which are on the historic resources survey, and in that regard the City Council has referred the matter to the Preservation Commission for input.

Commissioner Eubanks introduced Melvin Green of Melvin Green Associates, an expert historic preservation engineer, whom Commissioner Eubanks had invited to the meeting to entertain questions from the Commission. Senior Planner McIsaac introduced Nagy Jacob, Building Official and author of the proposed draft ordinance, and invited the Commission to direct questions regarding the proposed ordinance to Mr. Jacob.

Mona Dill of Redondo Beach addressed the Commission regarding her request that the Commission recommend to the City Council to exempt her single-family dwelling from the proposed ordinance as allowed by the State Senate bill.

After discussion, Commissioner Eubanks moved, seconded by Commissioner Sipe, to recommend to the City Council that any residential structure of five units or less be exempted from the proposed ordinance. There were no objections, and the motion carried unanimously.

Commissioner Dyan moved, seconded by Commissioner Bird, to recommend to the City Council: 1) to hold a workshop for property owners of the affected buildings; 2) that said workshop be held within 30 days of implementation of the proposed ordinance; 3) that notice be served to the property owners within 15 days after the date of the workshop; and 4) that property owners be given one full year after receiving

CITY OF REDONDO BEACH
PLANNING DEPARTMENT
415 Diamond Street
Redondo Beach, CA. 90277-0270
Telephone: (310)-318-0637



APPLICATION TO FORM AN HISTORIC DISTRICT

IN ORDER FOR A DISTRICT TO BE NOMINATED, THE FOLLOWING INFORMATION MUST BE SUBMITTED TO THE PLANNING DIVISION:

A completed copy of this application form.

A copy of the **Individual Property Summary** completed for each property included within the proposed historic district.

A copy of the **Property Owners Petition** form signed by each property owner in support of the proposed Historic District.

A map indicating each parcel proposed for inclusion in the Historic District.

PROCEDURE:

- a. Applications for Landmark Designation shall be filed with the Planning Department approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Department). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Owner notification stating the time, place and nature of the application is sent to the property owner 10 days prior to the public hearing. Newspaper advertisements of the pending landmark application are also published.
- c. The Preservation Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

PART I – GENERAL INFORMATION

A	DESIGNATED CONTACT PERSON(S):
<p>NAME: TESSA BODEY</p> <p>MAILING ADDRESS: 501 GARNET STREET, REDONDO BEACH, CA 90277</p> <p>TELEPHONE: 323-816-4128</p> <p>FAX:</p>	
<p>NAME: LAURA MARTINEZ</p> <p>MAILING ADDRESS: 511 GARNET STREET, REDONDO BEACH, CA 90277</p> <p>TELEPHONE: 310-461-6072</p> <p>FAX:</p>	

GARNET HISTORIC DISTRICT

OPTION 1 (SIX CONTIGUOUS HISTORIC LANDMARKS):

501 GARNET

505 GARNET

509 GARNET

511 GARNET

513 GARNET

517 GARNET

OPTION 2 (FOUR CONTIGUOUS HISTORIC LANDMARKS):

501 GARNET

505 GARNET

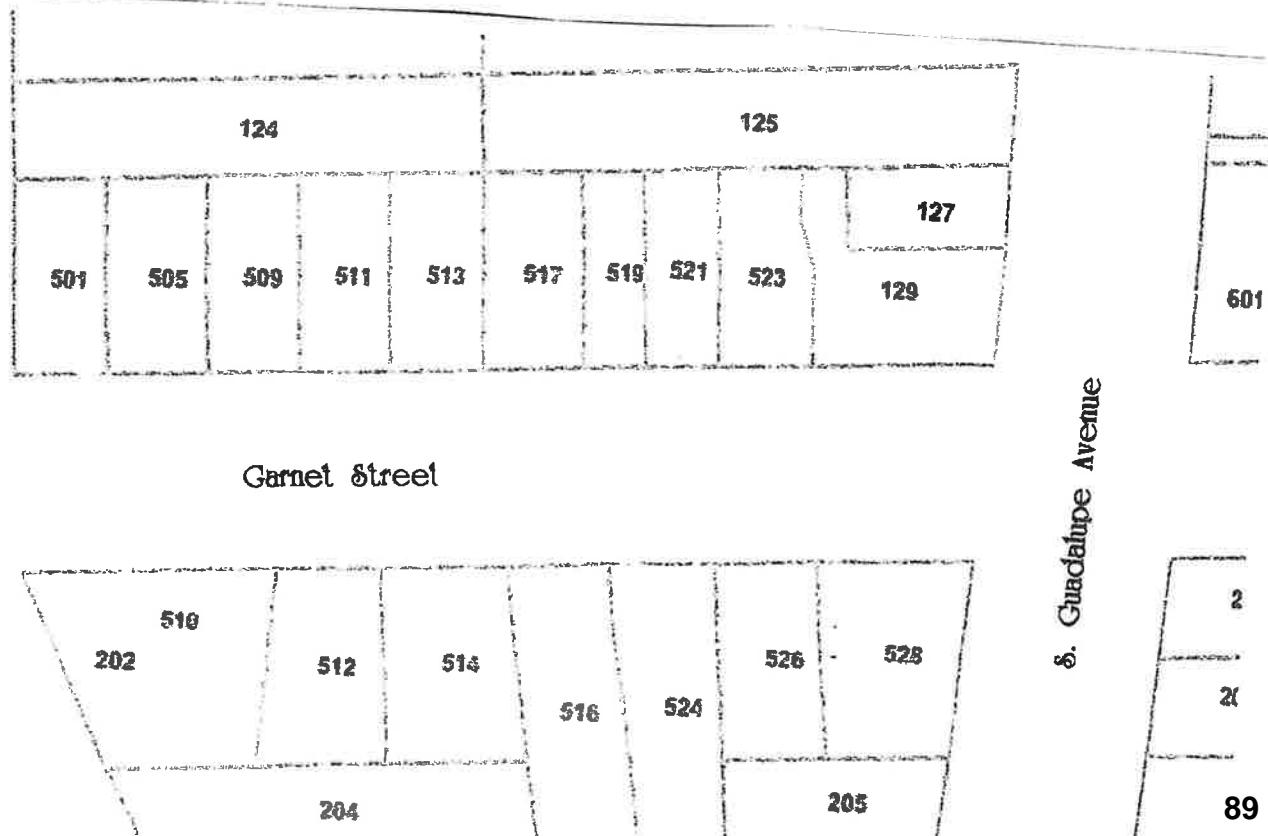
509 GARNET

511 GARNET

S. Francisca Avenue

Garnet Street

S. Guadalupe Avenue



Application is hereby made to the Preservation Commission for designation of an historic district including a total of 10 properties generally located as follows (provide block and street names):

— 501-517 GARNET ST (north side of Garnet Street) (TOWNSITE OF REDONDO BEACH,
— BLOCK 137), EACH PROPERTY HAS BEEN DESIGNATED AS A LOCAL LANDMARK (DESIGNATION
— DATE LISTED BELOW)

THE PROPOSED HISTORIC DISTRICT SPECIFICALLY INCLUDES THE FOLLOWING PROPERTIES (LIST, ADDRESSES AND ASSESSOR PARCEL NUMBERS):

Address	Assessor	Parcel Number
501 GARNET ST	DESIGNATED: 11/7/12	7506-007-018
505 GARNET ST	DESIGNATED: 10/6/04	7506-007-017
509 GARNET ST	DESIGNATED: 10/4/95	7506-007-016
511 GARNET ST	DESIGNATED: 4/4/95	7506-007-015
513 GARNET ST	DESIGNATED: 3/1/95	7506-007-014
517 GARNET ST	DESIGNATED: 10/4/13	7506-006-007

In 1986, the City of Redondo Beach published its first Citywide Historic Resources Survey ("HRS"). In it the 500 block of Garnet was identified as a possible historic district. HRS, page 40. In 1989, the Council adopted its Preservation Ordinance (No. 2554), which established the Preservation Commission. One of the first efforts in late 1989 and early 1990 was to vote on creating the Garnet Street Historic District, composed of ten homes in the 500 block of Garnet Street. Unfortunately, while the Commission determined that the 500 block would qualify as a historic district, there was insufficient interest at that time by owners of the homes in becoming an historic district to comply with the provisions of the Preservation Ordinance.

Since 1990 there have been other efforts to form a historic district on Garnet Street. Meanwhile, owners on Garnet Street started applying for landmark status under the ordinance, entered into Mills Act contracts with the City, and received the property tax benefits associated with the contracts. The following properties on Garnet Street are now Historical Landmarks: 510 (5/4/94); 513 (3/1/95); 509 (10/4/95); 512 (2/7/96); 511 (4/4/01); 505 (10/04); 501 (11/7/12); 528 (3/1/17); 516 (6/7/23); and 517 (10/4/23). Each property was built in 1920 or before, with the oldest (517) being built in 1907.

"A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development." National Register Bulletin (1997).

Under Ordinance section 10-4.304, "In order to be eligible for consideration as an historic district, at least 75% of the buildings in the proposed district (excluding accessory buildings) must be at least 50 years old or otherwise meet the requirement of Section 10-4.302. In addition, no more than 25% of the buildings in the proposed district (excluding accessory buildings) may be noncontributing..."

Of those Garnet Street properties, the six landmark properties on the north side of the block identified for this historic district are all contiguous, making "non-contributing" property issues a non-issue. They are all more than 50 years old (all over 100 years old). They are in a definable geographical area and have a shared property relationship. They are all Local Landmarks, namely historically significant, as approved by the Redondo Beach Preservation Commission. They are all under current Mills Act contracts with the City of Redondo Beach.

The Craftsman style building at **501 Garnet** was built in 1919 and designated a historic landmark (No. 92) in 2012. It is called the "Brett House".

The Craftsman style building at **505 Garnet** was built in 1920 and designated a historic landmark in 2004. It is called the "McFadden House".

The California bungalow style (with Craftsman elements) building at **509 Garnet** was built in 1913 and designated a historic landmark in 1995. It is called the “Cholvin House”.

The Craftsman style building at **511 Garnet** was built in 1913 and designated a historic landmark in 2001. It is called the “Wolfsberg House”.

The Craftsman style building at **513 Garnet** was built in 1912 and designated a historic landmark in 1995. It is called the “Martin House”.

The California bungalow style (with Craftsman elements) building at **517 Garnet** was built in 1907 and designated a historic landmark in 2023. It is called the “Essmiller & Mayotte House”.

Designating the northern side of the 500 block an Historic District preserves the continuity of the historic significance of the area, as demonstrated by the contiguous neighbor to neighbor landmark designations. Under Ordinance section 10-4.303 requires written consent of the owners to be included in the historic district. These six owners, by continuously participating in the Mills Act program, have impliedly consented to be in the District. However, they have also expressly consented to be included.

Creating this District also resolves an idea in the making since 1986. Lastly, given the additional four historic landmark homes on the block and four others listed on the Historical Resources Survey, there is an opportunity to expand the District to ultimately include these homes, should the owners of these properties request to be part of the District.

///

INDIVIDUAL PROPERTY SUMMARY

Please provide the following information for each property included within the proposed historic district:

ADDRESS	501 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-018	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 WESTERLY 38 FEET OF LOTS 29 AND 27	
NAME OF PROPERTY OWNER (S)	TESSA BODEY	
YEAR MAIN STRUCTURE BUILT	factual: 1919	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+	
ARCHITECTURAL STYLE	CRAFTSMAN	
ADDRESS	505 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-017	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH 4, BLOCK 137 EAST 40 FEET OF THE WEST 76 FEET OF LOTS 29 AND 30	
NAME OF PROPERTY OWNER (S)	ELAINE RUGGERI	
YEAR MAIN STRUCTURE BUILT	factual: 1920	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE	CRAFTSMAN	
ADDRESS	509 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-016	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 EASTERLY 37 FEET OF THE WESTERLY 115 FEET OF LOTS 29 AND 30	
NAME OF PROPERTY OWNER (S)	CAROL EGGERER and DAN SHERMAN	
YEAR MAIN STRUCTURE BUILT	factual: 1913	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE	CALIFORNIA BUNGALOW WITH CRAFTSMAN STYLE ELEMENTS	

INDIVIDUAL PROPERTY SUMMARY

Please provide the following information for each property included within the proposed historic district:

ADDRESS	511 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-015	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 WESTERLY 37 FEET OF EASTERLY 15 FEET OF LOTS 24 AND 30	
NAME OF PROPERTY OWNER (S)	LAURA MARTINEZ	
YEAR MAIN STRUCTURE BUILT	factual: 1913	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C	
ARCHITECTURAL STYLE	CRAFTSMAN	
ADDRESS	513 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-014	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 EAST 38 FEET OF LOTS 24-30	
NAME OF PROPERTY OWNER (S)	Kevin & Allison (Jerald) Comisso	
YEAR MAIN STRUCTURE BUILT	factual: 1912	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+	
ARCHITECTURAL STYLE	CRAFTSMAN BUNGALOW	
ADDRESS	517 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-006-007	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 WEST 40 FEET OF LOTS 1 AND 2	
NAME OF PROPERTY OWNER (S)	Miles Essmiller & Jessica Mayotte	
YEAR MAIN STRUCTURE BUILT	factual: 1907	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE	CALIFORNIA BUNGALOW	

PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION
(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 501 GARNET Street Redondo Beach, CA 90271

PROPERTY OWNER #1:

(please print)

NAME:

Tessa Boden

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

Tessa Boden

DATE:

1/29/25

PROPERTY OWNER #2:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #3:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION
(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 505 Garnet, Redondo Beach, Ca 90231

PROPERTY OWNER #1:

(please print)

NAME: Elaine Ruggeri

(In signing this petition, I also confirm that I have read and understood the attached fact sheet.)

SIGNATURE: Elaine Ruggeri

DATE: Aug 15, 2025

PROPERTY OWNER #2:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet.)

SIGNATURE:

DATE:

PROPERTY OWNER #3:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet.)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet.)

SIGNATURE:

DATE:

**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 509 CARNET

PROPERTY OWNER #1:

(please print) Carol Egerer
NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE: Carol Egerer

DATE: 08-01-2025

PROPERTY OWNER #2:

(please print) Dan Sherman
NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE: DS

DATE: 8-01-25

PROPERTY OWNER #3:

(please print)
NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)
NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 511 CARNET

PROPERTY OWNER #1:

(please print)

NAME:

Laura Martinez

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

Laura Martinez

DATE:

8-29-25

PROPERTY OWNER #2:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #3:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION
(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 517 GARNET

PROPERTY OWNER #1:

(please print)

NAME:

Miles Essmiller

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

8/11/25

PROPERTY OWNER #2:

(please print)

NAME:

Jessica Mayotte

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

8/11/25

PROPERTY OWNER #3:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

FACT SHEET
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION

(Read before signing petition)

Having your property included as part of a historic district represents a special distinction. It will allow your property to qualify for some special benefits; however, it also involves some additional regulations. This sheet provides a summary of the main things you should know as a part of deciding to support an application for a historic district. If you would like further information, please call the Redondo Beach Planning Division at (310) 318-0637.

Eligibility Requirements

Generally, a historic district is comprised of a group of contiguous properties (including those separated by streets or alleys) that collectively have a special historical value. At least 75 percent of the buildings (excluding garages and other accessory buildings) must be at least 50 years old, or must be at least 30 years old in exceptional cases. No more than 25 percent of the buildings may be "non-contributing" as defined in the Municipal Code.

Designation Procedure

The only way in which a historic district can be nominated is upon the submission of an application supported by the owners of every property in the proposed district. If you sign a petition supporting an historic district application, you may withdraw the inclusion of your property at any time before a final decision is made by the City.

Decisions regarding proposed historic districts are made by the City Preservation Commission (a seven-member body appointed by the Mayor and City Council). Following a noticed public hearing, the Commission may either approve the application as submitted, approve it in a modified manner, or deny it. Anyone dissatisfied with the Commission's decision may appeal it to the City Council, which would then make the final decision.

No Building Permits Issued Pending Hearing

No building permits (except those needed for safety) are allowed to be issued within a proposed historic district between the time that an application has been submitted and the time that a final decision is made. This regulation is intended to assure that, if a designation is made, new construction in the district will conform to the special regulations set out for it.

Status of Designation

Once the designation of an historic district has been made, it may only be removed in the event of the substantial destruction of the buildings that comprise the district. This action may be initiated by the City or by a minimum of 51 percent of the property owners in the district.

It is also important to note that, like a zoning designation, an historic district designation runs with the property. It continues to remain part of the historic district even if it is sold or transferred.

Demolitions, Alterations, and New Construction

After a district has been designated, any new buildings or exterior alterations (except those not considered to be visible from the public right-of-way) are required to be approved by the Preservation Commission. Basically, the Commission reviews the project to determine that it is in keeping with the architectural style and character of the existing building and the historical character of the district. The Commission may approve, conditionally approve, or deny projects based on its determination. No special approval is required for ordinary maintenance or repairs.

The Commission may not deny an application to demolish a building, but may delay the demolition for up to 90 days (which can be extended up to an additional 90 days by the City Council) for purposes such as to compile photographic records or arrange for moving the building to another site.

Incentives

There are several types of regulatory and/or financial incentives available for buildings in historic districts and individually designated landmarks:

The City, through use of a state law called the Mills Act, may enter into agreements with the owners of designated historical buildings to qualify owners for a reduced property tax rate in exchange for assuring the continued preservation of the buildings.

Designated historical buildings may also be permitted to utilize the State Historic Building Code, which applies somewhat less stringent building code standards to renovating or remodeling historic buildings, often resulting in lower construction costs.

Properties that are part of a designated historic district or that are a designated landmark are also eligible to apply for special zoning provisions which may provide relief from various land use requirements or development standards if such relief is deemed appropriate to help preserve a historic building.

Attachment 6:
501 Garnet Landmark Report



Administrative Report

Preservation Commission Hearing Date:

November 7, 2012

AGENDA ITEM: 9 (PUBLIC HEARING)
LOCATION: 501 GARNET STREET
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2012-11-LM-005
APPLICANT'S NAME: TESSA BODEY

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 501 Garnet Street as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 501 Garnet Street (legal description on file) as a local historic landmark subject to the conditions set forth therein.(Resolution No. 2012-11-PR-007)

EXECUTIVE SUMMARY

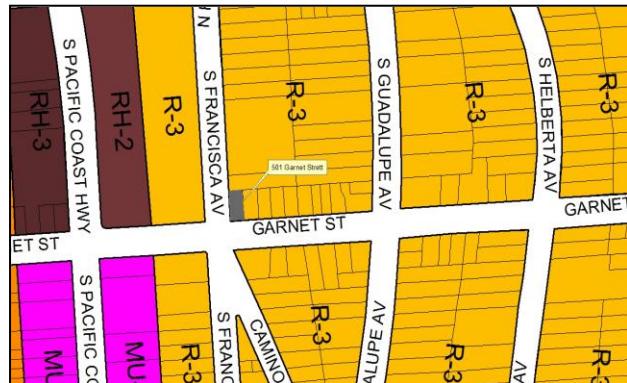
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 501 Garnet Street.

BACKGROUND

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events



significant in local, state or national history.

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a single-family residence of approximately 988 square feet. The 1986 Historic Resources Survey identifies the architectural style of the building as Craftsman.

The property is located on the north side of Garnet Street between North Francisca Avenue and North Guadalupe Avenue. The corner lot is 38 feet in width and 80 feet in depth. The zoning of the property is Low-Density Multiple-Family Residential (R-3).

The existing dwelling is rectangular in shape and has two front facing gables. The building exterior is clad in wood siding wood sash windows. There is a detached car garage located in the rear yard.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was classified as a "C+" rated structure. According to the survey this category includes building which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district. In addition, "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture. These are well designed buildings which research may prove to have a relationship to important events or person in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.

Construction History

Permit no. 1000 was issued in 1919 for the construction of the new building. This permit indicated H.V. Panton was the contractor while the owner was identified as L.J. Cholvin (Cholvin House 509 Garnet). A second permit was granted to Mr. Panton in 1919 for the construction of a 1-car garage. Five other permits were granted for work on the property from 1988 -1993. The scope of work ranged from electrical re-wiring, termite damage repair in the garage, re-roofing

Administrative Report

Landmark Designation #92 - 501 Garnet St.
Page 3

November 7, 2012

the garage, and reinforcing the foundation of the house and a building permit to re-roof the house.

Design and Architecture

The nominated structure is an example of Craftsman architectural style. The Craftsman details were popular in the United States from 1905 until the early 1920's. Craftsman houses feature functional, informal floor plans and simple box-like shapes. These buildings generally harmonize with their surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The residential structure at 501 Garnet Street reflects the traditional Craftsman style with its porch, low proportions, exposed beam end, and wide overhanging roof eaves. The structure's two front gables, a primary building roof and porch roof, help define the building's classic Craftsman form. The front porch is characterized by three porch pedestals (two supporting and decorative), and fourth pedestal supporting a trellis. The porch was enclosed over time, but the west facing window maybe original to the building or added shortly after its construction. The building has an ornamental floating fascia under the porch gable and simple vertical slat venting over the main gable.

The building exterior has a clapboard wood siding with vertical wood trims at the building corners. Most original wood sash windows are still intact, mostly in a double hung style with the exception of three hopper style windows. Many of the windows still feature the old wavy glass. A bay window located along the center of the Francisca Avenue elevation is prominently featured with three double hung windows.

Only some minor building modifications were noted. Some of the original wood frame windows were replaced over time with vinyl replacement windows. Otherwise, the building is well preserved both inside and outside the building. Many built-in shelves are still preserved inside the building along with original three-panel doors.

Historical Background

The earliest resident listing at this property was identified in the 1925 Resident and Business directory which show Elmer E. and Gertrude E. Lowe as residents of the property. Mr. Elmer Lowe was part owner of "Lowe Bros" Cigars & Tobacco, Billiards and Pool, and Confectionary. The business was located in the downtown area at 106 S. Pacific Avenue. By 1925, Mr. Lowe had relocated next door to 505 Garnet Street (Lowe House 505 Garnet Street). The 1936 directory identifies the property as being vacant. Between 1947 and 1960, Willis E. and Bernice E. Brett resided at the property. Mr. Brett was identified as a machinist for Hufford Machine Works in El Segundo, and Mrs. Brett was employed at Busy Bee Café.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

Administrative Report

Landmark Designation #92 - 501 Garnet St.
Page 4

November 7, 2012

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 501 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Brett House" (Landmark No. 92).

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:

Alex Plascencia
Assistant Planner

Attachments:

Landmark Designation Application
Draft Resolution
1919 Building Permits
Photographs
Lowe Bros. Advertisement 1925

Attachment 6:
505 Garnet Landmark Report



Administrative Report

Commission Action Date: December 1, 2004

To: PRESERVATION COMMISSION
From: AARON JONES, ASSOCIATE PLANNER
Subject: LANDMARK APPLICATION NO. 04-2, CERTIFICATE OF APPROPRIATENESS, 505 GARNET STREET

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of property at 505 Garnet Street (legal description on file) as a landmark subject to the conditions set forth therein.
- 2) Adopt a resolution by title only, waiving further reading approving a Certificate of Appropriateness and Exemption Declaration to alter a landmark property located at 505 Garnet Street with addition of floor area and restoration work, subject to the conditions set forth therein.

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant landmark designation and approve a certificate of appropriateness to allow an addition to the existing two-story residence and restoration work to eliminate inappropriate alterations to the structure which have occurred over time. Approval of these actions is contingent upon the granting of a Mills Act contract by the City Council. This report will first discuss eligibility for designation and then describe the requested alterations under consideration.

BACKGROUND

Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a two-story, single-family residence. The architectural style of the building is Craftsman. The residential structure was constructed in 1920, according to County Assessor records records. A garage straddles the property line on the northwest portion of the lot, and is shared with the adjacent neighbor. Although there are no permits for this garage structure, the construction date is also estimated as 1920's.

The property is located on the north side of Garnet, between South Francisca and Guadalupe Avenues. The rectangular-shaped parcel has a front property line dimension of 40 feet and side dimensions of 80 feet, for a total lot size of 3,200 square feet. The zoning of the property is Low Density Multi-Family Residential (R-3). Several properties on the street are landmarks including 509, 510, 511, 512 and 513 Garnet. The area is also considered eligible for district formation.

The two-story structure features low-pitched gabled rooflines with wide unenclosed eave overhangs and some exposed rafter tails. Exterior siding materials are a mixture horizontal clapboard and vertical board and batten. Asbestos siding is noted in the primary record. However, the Commission will observe that the asbestos siding has been removed.

ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style and a potential contributing structure to a historic district. Although no rating was assigned, analysis of the structure indicates that the structure would be eligible for a possible "C" rating. According to the Survey Report, "C" buildings reveal much of their original architectural style (not substantially altered), but are fairly modest in style or design. While these buildings are less likely to have historical importance, most are good candidates as contributing structures in an historic district.

Construction History

No building permit records other than an electric service change in 1988 have been located for the property. County Assessor records establish that the structure was built in 1920. A physical

inspection of the property shows that significant exterior alterations over time have included enclosure of the front porch, placement of asbestos siding, and infilling of one window opening on the west elevation.

The history of the garage is not documented with permits or historical record, but is thought to be constructed in the 1920's.

Design and Architecture

The nominated structure is a simple example of the Craftsman style of architecture. This style of architecture was popular in the United States from 1905 until the early '20s. It is also the historic architectural style that is most prevalent in Redondo Beach.

Craftsman homes feature functional, informal floor plans and simple box-like shapes. Bungalows generally harmonize with surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The two-story residential structure at 505 Garnet Street features two front gables on the first story and a cross gable roof design on the second floor. The residence reflects modest Craftsman architecture. The roof details include wide unenclosed eave overhangs, and some exposed wood rafter tails. Fascia boards are present of the out-looking gable ends. Chamfer cut beam ends are exposed at the corners of the north elevation near the area of the enclosed porch. The front porch, which extends along the western portion of the front elevation, has a front-facing gable roof extending from the front facade. A centered, multi-pane, window has been used for the enclosure. An aluminum awning projects forward over this window and a screen door, roof gutter and downspout has been installed on the east side of the enclosure.

The front façade also features a grouping of three double hung windows with wide wood surrounds. Windows throughout the structure with the exception of the front porch area are the original wood-frame, double hung windows.

The structure's footprint and floor plan are rectangular, with a front door opening directly into the living room. The first floor rooms consist of one bedroom, one bath, a kitchen, and living room with dining area. The existing 15.5 foot by 18 foot second story provides two bedrooms. The interior of the structure is in good condition and the owners have taken care to preserve and restore moldings and other features rather than replace them where possible. The kitchen cabinetry was replaced prior to the current owner.

The house is on a raised foundation, with concrete stairs leading to the front porch and entry.

A driveway runs along the west side of the property to a detached, two-car garage behind the house, which is shared with the adjacent property. The rear garage's clapboard wood siding matches the house. The low-pitched garage roof has a front-facing gable, asphalt shingles, and wide exposed eaves and rafters. The garage doors may be original or may have been replaced. This is a preserved example of an accessory garage in the neighborhood. This structure is also recommended for recognition in the designation of the property as an historic landmark.

The structures at 505 Garnet Street embody distinctive characteristics of a style, type, period or method of construction, and are valuable examples of the use of indigenous materials or craftsmanship.

Historical Background

The 1923 and 1925 City Directories list A. G. McFadden, an oil worker as the owner. Thereafter, Elmer and Gertrude Low, clerk by occupation, are listed in the 1927-1936 directories. From 1947 through 1952 Everett L. Prowse and his wife Ella M. were owners. The Prowse's also owned a local business, Modern Mattress and Upholstering.

This property reflects special elements of the City's cultural, social, and economic history. In the early 1900's, houses on Garnet were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is five blocks away, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and their families. This small bungalow served as the home for working class families who served in the community. This property, a simple residence, is representative of the early period of growth and development in Redondo Beach.

Certificate of Appropriateness-Description of Proposal

The applicant proposes a first and second story addition to the rear of the existing residence and various preservation and restoration actions. The 540 square foot second story addition would be located to the rear of the residence and have dimensions of 20 feet by 27 feet. Two new bedrooms and one bathroom are proposed. On the first floor, the addition extends the rear wall of the residence 7 feet. These proposed changes in floor plan allow for the addition of a guest bathroom, and enlarged master bathroom and closet.

Staff has worked extensively with the applicant to design the addition in conformance with the Secretary of Interior Standards. Toward this goal, the addition is designed to be compatible in form with the existing structure, yet to be easily differentiated.

As shown on the plans and described in the attached itemized list of alterations, the project will repair and if necessary (as a last resort) replace many period features of the building.

The most notable exterior alterations include:

- Removal of all asbestos siding materials
- Restoration of the front entry porch
- Replacement of all missing corner boards and trim
- Removal of a window infill on the east elevation and replacement with a salvaged window
- Relocation of the water heater to the garage
- Relocation of the electric panel to permit the porch restoration

The building would receive a new shadow gray color composition roof and feature atrium white trim with American green color siding. To further differentiate the addition, the applicant proposes to reverse the color scheme on the addition and utilize hardyshake, straight edge, notched panel shingles on the exterior.

Standards

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. There are ten standards that must be followed, and are part of a contractual requirement under Mills Act Agreements. The Secretary of Interior Standards that most closely relate to the proposed changes include:

- #2 *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- #5 *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- # 6 *Deteriorated historic features shall be repaired rather than replaced.*
- # 9 *New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
- #10 *New additions, and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403, states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

"In the case of a landmark, the proposed work:

- 1) *Conforms to the prescriptive standards adopted by the Commission; and*
- 2) *Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and*
- 3) *Will retain the essential elements that make the resource significant."*

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

Analysis of Proposed Alterations

The property owner is proposing additions to the rear portion of the historic structure. Overall, the project presents design elements that are compatible with the historic character of the property. The proposed additions to the structure are generally consistent with the Craftsman architectural style.

The first floor addition would occur at the rear of the house, which is not visible from the street. The second-story addition would be located behind the existing second-story and would be setback approximately 23 feet from the front building wall. The addition would only be minimally visible as it is slightly wider than the existing second story. The proposed scale, massing, size and architectural features are compatible with the existing structure and the height of the structure is a modest 25 feet.

In terms of architecture and materials, the proposed design is compatible with existing structures. The shingle exterior and roof will coordinate with the existing improvements. The design details for the additions are complementary to the existing architecture with a low-pitched gable roof. Building massing is appropriate, but differentiated from the original with materials changes and color contrast. This addition would be compatible with other properties in the district.

As proposed, the character-defining features of the main house are maintained and enhanced.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA guidelines state that historic rehabilitation projects are exempt from environmental review if the changes to historic buildings are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties (Section 15331). If the Commission decides to approve changes that are not in keeping with the Secretary of the Interior's Standards, further CEQA analysis may be necessary.

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 505 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. The detached garage is a good example of early accessory buildings. This property also reflects special elements of the City's cultural, social and economic history. The structures serve to make the property a valuable historical resource to the community; the

Administrative Report

Mills Act Agreement for 505 N. Garnet Ave.

Page 7

December 7, 2004

property merits designation as a landmark. The proposed restoration and improvement work is eligible for issuance of a Certificate of Appropriateness.

If approved, this landmark will be referred to as the "McFadden House" after the first known residents.

COORDINATION**FISCAL IMPACT**

None.

Submitted by:

Aaron Jones
Associate Planner

Attachments:

- Draft Resolutions
- Summary of Redondo Beach City Directory Records
- Primary Record
- Applications
- Itemized list of improvements/alterations
- Plans- existing and proposed
- Photographs
- Building Permit Card

Attachment 6:
509 Garnet Landmark Report

City of Redondo Beach
September 28, 1995

TO: Preservation Commission

FROM: Anita Kroeger, Associate Planner

SUBJECT: Landmark Application No. 95-5: 509 Garnet Street (District #2)

RECOMMENDATION:

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the buildings and property at 509 Garnet Street (legal description on file) as a landmark, subject to the conditions set forth therein.

SUMMARY:

Description of Nominated Building

The nominated building is a one story single-family residence of a simple bungalow design with some elements of the Craftsman style of architecture. Based on building permit information the house was constructed in 1913, while the garage was constructed in 1920. The buildings appear to be well maintained and preserved, and it does not appear that any major alterations have been made. The house is situated on a 2,960-square foot (37' x 80') lot in an R-3, Low Density Multi-Family Residential zone.

Historic Resources Survey Rating

The subject property was not included in the 1986 survey for reasons that are not known since most of the other properties on the block, which are of similar age and style, were included in the survey.

Design and Architecture

The nominated structure is a California bungalow which exhibits certain elements of the Craftsman style of design, a residential building style that was the dominant in the United States between 1905 and 1920. It is also the style that is among the most prevalent historic architecture in the City of Redondo Beach.

The building features a low-pitched, front-gabled roof, which is common to about one-third of all Craftsman houses. Typical of the Craftsman style, the building has a wide, unenclosed eave overhang; exposed roof rafters which extend past the eave; false beams under the gables; and a porch with a roof supported by square upper columns. A simple design of wood trim surrounds the top of the front porch area.

There are two fixed picture windows that consist of a large window pane topped by a narrow rectangular window pane. The remainder of the windows in the house are double hung wood frame windows, many of which have had aluminum screens installed in them. The interior front door is a wooden door which has four symmetrically placed square windows. Although the style of the door suggests that it is the original door, the condition of the wood suggests that it may not be. The owners have installed a new screen door in front of the original front entrance to allow for better ventilation. This new screen door blends in relatively well due to the fact that it is has a wooden frame that has been painted white to match the other trim.

The exterior of the house is currently finished with asbestos siding which is covering the original wood clapboard. It is not known with certainty when this was installed, however, it was probably done some time during the 1940's or 1950's. It is recommended that the exterior finish be restored to its original condition if and when the current or future owners decide to rehabilitate the exterior of the building.

A single car garage is located at the rear of the property which is accessible by a driveway that runs along the western property line. It does not appear to have been altered from its original design.

Historical Background

According to the 1915/16 City directory the house was built and first occupied by Lewis J. Cholvin who was listed as a billiard hall proprietor. According to City directories and building permit information, Mr. Cholvin built and then occupied the house at 501 Garnet Street in 1919. Although there is no factual evidence to support this theory, it is possible that Cholvin also built the residence at 505 Garnet Street. As is indicated on the attached directory listing, 509 Garnet Street was occupied by a wide variety of individuals during the period from 1920 to 1960.

Additional Background Information

It should be noted that the subject property was among nine properties, including those located at 501, 505, 509, 511, 512, 513, 514, 516, and 517 Garnet Street that were deemed as eligible to qualify as an historic district by the Preservation Commission in December of 1989. The historic district was however, never officially designated because of concerns of the property owners regarding the criteria for future alterations which had not yet been developed. Since that time two of the properties from the proposed district, 510 and 513 Garnet Street, have been designated as historic landmarks.

Mills Act Contract

The applicant has made application for designation as a landmark contingent upon City approval of a Mills Act agreement. If the Commission were to approve this designation, a Mills Act agreement will subsequently be considered by the City Council.

Summary and Conclusion

This report has documented that the house at 509 Garnet Street is a representative example of a simple California bungalow with some elements of the Craftsman style of architecture, which was a prevalent style during the early development of Redondo Beach. This, combined with the fact that the house has been well maintained and preserved, and that the house is located within an area that was deemed as eligible to qualify as an historic district, serves to make the property a valuable historical resource to the community and merits its designation as a landmark.

It is, however, recommended that the owners of the property restore the exterior of the house to its original finish, which was wood clapboard and exists under the asbestos siding, if and when such exterior modifications are undertaken.

If approved, this landmark will be referred to as the Cholvin House in honor of the first owner and occupant of the residence.

Prepared by:

Anita G. Kroeger

Associate Planner

preserv\rptlm\gar509

Attachments:

Draft Resolution

Directory listings (prepared by Commissioner Snyder)

Application

Attachment 6:
511 Garnet Landmark Report



Preservation Commission Staff Report

DATE: April 4, 2001

SUBJECT: Landmark Application No. 01-1, 511 Garnet Street

RECOMMENDATION

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the property at 511 Garnet Street (legal description on file) as a landmark, subject to the conditions set forth therein.

BACKGROUND

Designation Criteria

An application has been filed to designate 511 Garnet Street as an historic landmark. In order to be eligible for consideration, it must be at least fifty years of age and meet one or more of the following criteria for designation, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.
- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is at least 50 years of age and meets the aforementioned criteria.

Description of Nominated Property

The nominated property consists of a one-story, single-family residence. The architectural style of the building is Craftsman. The residential structure was constructed in 1913, according to building permit records. A garage straddles the property line on the northeast portion of the lot, and is shared with the adjacent neighbor. Although there are no permits for this garage structure, the construction date is estimated as 1920's.

The property is located on the north side of Garnet, between South Francisca and Guadalupe Avenues. The rectangular-shaped parcel has a front property line dimension of 37 feet and side dimensions of 80 feet, for a total lot size of 2,960 square feet. The zoning of the property is Low Density Multi-Family Residential (R-3). Several properties on the street are landmarks including 513, 509, 512 and 510 Garnet.

ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was given a "C" rating. According to the Survey Report, "C" buildings reveal much of their original architectural style (not substantially altered), but are fairly modest in style or design. While these buildings are less likely to have historical importance, most are good candidates as contributing structures in an historic district.

Construction History

Building permits indicate that construction for the one-story house occurred in 1913, through permit #654. The estimated cost of the house construction as listed on the permit was \$1,000.

The history of the garage is not documented with permits or historical record, but is thought to be constructed in the 1920's.

Design and Architecture

The nominated structure is a simple example of the Craftsman style of architecture. This style of architecture was popular in the United States from 1905 until the early '20s. It is also the historic architectural style that is most prevalent in Redondo Beach.

Craftsman homes feature functional, informal floor plans and simple box-like shapes. Bungalows generally harmonize with surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The one-story residential structure at 511 Garnet Street features a moderate, front-gabled roof with asphalt shingles. The roof is hipped on the rear portion of the house. The roof details include wide unenclosed eave overhangs, exposed wood rafter tails, and decorative braces under the gables. The front porch, which extends along the west half of the house, has a front-facing gable roof extending from the front facade. Tapered square columns support the roof at the corners of the porch atop a solid balustrade. A centered, multi-pane, false window punctures the front porch gable.

The front façade has matching double-hung windows on either side of the front door. The front door has six glass lights on the upper quarter and three solid vertical panels below. The structure's footprint is a simple rectangle and floor plan, with a front door opening directly into the living room. The rooms consist of one bedroom, one bath, a kitchen, and living room. The interior has been remodeled and is not worthy of preservation.

All of the exterior walls are finished with a siding of wide redwood clapboard and corner boards.

There are a variety of windows throughout the structure, including original wood-framed, double-hung windows. French doors open onto the back yard. The window and door trim includes simple wood sills and wide wood surrounds.

The house is on a raised foundation, with concrete stairs leading to the front porch and entry. A wood deck has been added to the rear of the house.

A driveway runs along the east side of the property to a detached, two-car garage behind the house, that is shared with the adjacent property. The rear garage's clapboard wood siding and corner boards match the house. The low-pitched garage roof has a front-facing gable, asphalt shingles, and wide exposed eaves and rafters. The garage doors do not appear to be original. This is a preserved example of an accessory garage in the neighborhood. This structure is also recommended for recognition in the designation of the property as an historic landmark.

The structures at 511 Garnet Street embody distinctive characteristics of a style, type, period or method of construction, and are valuable examples of the use of indigenous materials or craftsmanship.

Historical Background

When the building permit was issued in 1913, the property was owned by T. J. Hoyt, a local merchant. Thomas J. Hoyt was listed in City directories as a salesman of general merchandise at a location on Pacific Avenue, and later as a grocer on S. Elena. The house at 511 Garnet did not serve as the residence of Mr. Hoyt; the house construction appears to have been a speculative venture.

The first known residents of the house were Amelia and Richard Wolfsberg, a power salesman for Southern California Edison. They were listed as residents in the 1915-16 City directory. Other early residents of the home included a druggist, a pipefitter for Standard Oil Co., an aircraft worker, and a supervisor at Metlox Manufacturing in Manhattan Beach.

This property reflects special elements of the City's cultural, social, and economic history. In the early 1900's, houses on Garnet were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is five blocks away, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and their families. This small bungalow served as the home for working class families who served in the community. This property, a simple residence, is representative of the early period of growth and development in Redondo Beach.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 511 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. The detached garage is a good example of early accessory buildings. This property also reflects special elements of the City's cultural, social and economic history. The structures serve to make the property a valuable historical resource to the community; the property merits designation as a landmark.

If approved, this landmark will be referred to as the "Wolfsberg House" after the first known residents of the residence.

Prepared by:

Teresa Gianos
Associate Planner

Attachments:

Draft Resolution
Summary of Archival Building Permits and Redondo Beach City Directory Records
Property Location Map
Application
Building Permit Card
Descriptions of Bungalow and Craftsman architectural styles

Garnet Street Historic District

District Street View



501 Garnet Street



505 Garnet Street



509 Garnet Street



511 Garnet Street





Administrative Report

L.1., File # PA26-0189

Meeting Date: 2/11/2026

TO: PUBLIC AMENITIES COMMISSION

FROM: DANA VINKE, LIBRARY DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL NORTH REDONDO BEACH FARMERS MARKET



Administrative Report

L.2., File # PA26-0187

Meeting Date: 2/11/2026

TO: PUBLIC AMENITIES COMMISSION
FROM: DANA VINKE, LIBRARY DIRECTOR

TITLE

COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

RECOMMENDATION

Receive an update on each subcommittee's respective projects; and review and affirm each subcommittee's goals and those commissioners serving on each.

BACKGROUND

The Public Amenities Commission has a number of active subcommittees that are individually tasked with specific projects. As part of the commission's ongoing review of the work assigned to its subcommittees, a current subcommittee member may briefly describe the mission of each subcommittee and any projects currently in process. The discussion will provide an opportunity to inform the commission of the current progress of each project; allow commissioners to express their interests, goals, and desires to be involved in committees that have a vacancy; propose new subcommittees for consideration; or modify the number of approved subcommittees. A maximum of three commissioners may serve on a single subcommittee. There are no limitations to the number of subcommittees a commissioner may serve.

Preservation - Minor Alterations Subcommittee

Commissioners Galassi and Lang

Facilities Users Subcommittee

Commissioners Yousufzai, McCauley and Lang

Volunteer Acknowledgement Program Subcommittee

Commissioners Rowe, Yousufzai, and Caldwell

Bringing History to the Community Subcommittee

Chair Maroko, Commissioners Lang and McCauley

Franklin Park Playground Subcommittee

Commissioners Lang, Caldwell, and Galassi

Alta Vista Park - Pickleball Subcommittee

Commissioner Galassi

Preservation Outreach Subcommittee
Commissioners Caldwell, Rowe, and Galassi

Recognition (Preservation) Subcommittee
Chair Maroko

Budget Committee
Commissioners Lang and Yousufzai

Subcommittee items requiring formal action or consideration of the Commission must be formally agendized prior to any action.