



Minutes  
Redondo Beach Public Amenities Commission  
Wednesday, April 9, 2025  
Regular Meeting 6:30 p.m.

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

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

A Regular Meeting of the Redondo Beach Public Amenities Commission was called to order at 6:32 p.m. by Chair Yousufzai in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

### **B. ROLL CALL**

Commissioners Present: Desiree M. Galassi, Mara Lang, Ron Maroko,  
Jeffrey E. Rowe,  
Chair Masood K. Yousufzai

Commissioners Absent: Edward (E.J.) Caldwell, Christopher McCauley

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

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

Chair Yousufzai led in the Salute to the Flag.

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

Motion by Commissioner Maroko, seconded by Chair Yousufzai and approved by voice vote, the order of the agenda, as amended, moving Item No. L.1 to immediately after Item No. F.

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

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

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

Library Director Vinke reported receiving two Blue Folder Items regarding Items No. J.2 and L.3.

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

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF APRIL 9, 2025**

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

**F.3. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF FEBRUARY 12, 2025 AND MARCH 19, 2025**

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

There were no public comments on this item.

Motion by Commissioner Galassi, seconded by Chair Yousufzai and approved by voice vote, the Consent Calendar, as presented.

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

**G. EXCLUDED CONSENT CALENDAR ITEMS – None**

Chair Yousufzai moved to Item No. L.1.

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

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

There were no public comments on this item.

**I. EX PARTE COMMUNICATION**

Commissioner Maroko reported speaking with Commissioner Galassi and a member of the public.

**J. PUBLIC HEARINGS**

**J.1. A PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGNATION OF THE PROPERTY LOCATED AT 102, 104, 106 N. BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) AS A LOCAL HISTORIC LANDMARK, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE  
APPLICANT: Ehab Marcos**

**ADDRESS: 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET**

**RECOMMENDATION:**

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

**A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

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

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

Planning Manager Scully introduced the item and deferred to staff for a report.

Senior Planner Svitek narrated a PowerPoint presentation with details of the proposed project.

Commissioner Maroko commented positively regarding staff's research and wondered why not proceed with implementing a historic district or overlay.

Senior Planner Svitek reported designating it as a Historic Landmark offers the same level of benefit and projection, individually.

Commissioner Galassi spoke about plans for the light fixtures and the door with the half-moon window, having the Minor Alternations Subcommittee review the matter and having staff work with the property owner to assist with any necessary changes.

There were no public comments on this item.

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

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

Motion by Commissioner Galassi, seconded by Commissioner Maroko, and

approved by voice vote, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein, A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE, subject to review by the Minor Alterations Subcommittee of the lighting fixtures, windows and door.

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

**J.2. A PUBLIC HEARING CONSIDERING AN EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS APPLICATION FOR AN ADDITION TO THE DESIGNATED HISTORIC PROPERTY LOCATED AT 510 GARNET STREET**

**RECOMMENDATION:**

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

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

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

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

Senior Planner Svitek narrated a PowerPoint presentation with details of the proposed project.

Commissioner Maroko referenced a brochure, from 1993 entitled, "Tax incentive law for historic properties"; mentioned it simplifies the process and talked about the Mills Act and annual renewal processes; stated that staff has not provided any information regarding the history of the property and mentioned differences in various documents regarding the style of architecture (Queen Anne, Craftsman Colonial, or Bungalow).

Senior Planner Svitek defined it, "California Bungalow with Queen Anne influences" as



it was built in 1910 and responded to questions regarding the Garnet FAR comparison and keeping the existing garage doors.

Chair Yousufzai invited public comments.

Miles Pritzkat, Pritzkat & Johnson Architects, narrated a PowerPoint presentation with details of the proposed project, incorporating previous direction by the Commission. He responded to questions from the Commission regarding the garage doors; asserted that the proposal is not to change the carriage door at all and addressed changes in foundation materials including earthquake retrofitting and options for construction including phasing the work: doing selective areas until the work is completed. He continued responding to questions from the Commission regarding the view from El Camino Real.

Senior Planner Pritzkat talked about the need to preserve character-defining features; stated staff believes those are primarily along the Garnet frontage and the applicant is meeting that criteria and addressed removal of one existing tree.

Kim Davidson, applicant, spoke in support of removing the tree as it is causing plumbing issues on her property.

Discussion whether windows are included in the differentiation from the original structure, the fine line between "looking consistent" but also "differentiating", having the windows indicate that portion of the house is newer, concerns from a resident regarding the windows on that elevation changing the character of the neighborhood, whether there is a cap on square footage that can be added, under the Mills Act, concerns about the size of the addition and issues under the PAC's jurisdiction.

Chair Yousufzai confirmed that the PAC's purview does not involve the size of the project and there is no cap in the Mills Act, on the addition of square footage.

Commissioner Galassi referenced the west elevation and talked about visibility of the original house and the need to maintain it.

Miles Pritzkat mentioned a detail feature that is being added to the front elevation to indicate where the original house ends, and the new part begins and involving siding changes.

Commissioner Galassi mentioned opportunities to create a historic district; noted the neighborhood is unique and talked about elements on the proposed property that may not be compatible with the neighborhood. She thanked the applicant for addressing the Commission's concerns.

Gary Townsend, owner, 512 Garnet Street, expressed concerns with the size and massing of the proposed addition; reported that the septic system was built years ago, runs through his backyard and that the new proposal is to build directly over those old

septic lines and wondered if there are contingency plans to mitigate any negative impacts. Additionally, he mentioned the lack of setbacks that are necessary for fire access.

Tessa Bodey asked about the location of the chimney and weather vane; asserted that the west elevation should be taken into consideration as the house is situated on a corner and it is visible from the street; mentioned the carriage house and the existing ADU; spoke in support of establishing a historic district and updating the City's Historical Inventory and suggested enacting an interim preservation ordinance prohibiting the demolition and new construction on the block until the City has a chance to study and make considerations for the future of the 500 block of Garnet.

Discussion followed regarding the existing ADU under State law provisions for ADUs.

Laura Martinez, 511 Garnet, expressed concerns regarding the look and feel of the neighborhood; spoke about her family's roots in the South Bay; reported speaking with the applicant and signing in support of the renovations; mentioned concerns with the addition over the garage and felt the additions are not in keeping with the character of the neighborhood, and asked that her name be withdrawn from the approval of the project by neighbors, submitted by the applicant.

Kimberly Albright, 512 Garnet, talked about old homes being renovated without losing their charm; questioned the foundation materials, how much the addition will change views and why the tree to be removed is shown in the renderings; talked about the removal of the tree impacting trees around it; mentioned the second story behind the ADU and asked about the proposed guardrail and plans for a future door connecting the house and the ADU. Additionally, she asked about the existing lemon tree; expressed concerns that the proposed additions will make the house less quaint and charming and stated she supports something but was unsure whether this is the right proposal.

In reply to Commissioner Lang's inquiry, Senior Planner Scully reported that all of the engineering work will be based on geotechnical work and completed studies that would identify soil components, etc., and how the foundation would not have an impact on adjacent properties.

Commissioner Maroko talked about needing an EIR on the proposed construction and opined that there are unintended consequences coming out of the construction.

Chair Yousufzai pointed out that it would be part of the foundation plans.

Senior Planner Scully added that it is an engineering issue rather than an environmental issue.

Commissioner Maroko disagreed and added there seems to be major impacts on the neighborhood involving the foundation, trees and septic lines.

Senior Planner Scully reported that with respect to the sewer, the survey would identify that, would need to be dealt with and no construction would be able to occur over any infrastructure from another property.

Miles Pritzkat clarified the terminology in terms of sewer connections, not septic lines; mentioned that the issue of an easement would need to be explored and if there is no easement, there is no reason for sewer lines to go across the property and no one should have a septic tank in Redondo Beach.

Kimberly Albright and Gary Townsend talked about sewage problems because of an existing tree.

Tiffany Markarian spoke about her experience living in Redondo Beach and with the applicant; thanked staff and the Commission for its consideration and work; expressed support for the project and urged the Commission to approve the plan.

Discussion followed regarding review of the project by the Planning Commission in terms of zoning regulations and meeting minimum setback requirements.

Kim Davidson, applicant, reported that no new structures are proposed on the west side of the house addressed meeting minimum setbacks and the existing ADU; stated that the plan is for her father to live in the ADU; addressed the door shown on the plans as a way the two structures could connect; explained there is no addition over the garage but that it is on the existing structure; discussed the reinforcement of the foundation in order to support the renovation and other necessary improvements and asked the Commission's approval to ensure the home is around in another 125 years.

Brett Anderson spoke in support of the applicant and the project; discussed property values increasing and the applicant's intent to restore the historical integrity of the house; noted the value of the land is much higher than the structures and hoped the Commission will approve the project.

There were no other public comments.

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

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

Commissioner Rowe spoke in favor of the improvements; mentioned it is not a homogeneous neighborhood; addressed precedence and garage structures and voiced his approval.

Commissioner Galassi reported she had no knowledge of the ADU and expressed concerns about sewer lines running under the subject property and asked about the windows on the west elevation, ground floor.



Planning Manager Scully reported it was included in the plans the first time this project was considered and agreed a condition could be added to address the sewer lines prior to the issuance of a building permit. He confirmed the windows on the west elevation, ground floor will not go away.

Commissioner Maroko opposed the project; felt the project is a complete remodel; questioned whether the old and new are being properly differentiated and opined it is premature for the Commission to sign off on it.

Commissioner Lang felt the historical elements of the house will not be visible because of the new additions, talked about the house being right next to the side yard of the adjacent house.

Planning Manager Scully reported that it meets setbacks, but the that property line is against the adjacent house next door.

Chair Yousufzai commended the applicant for incorporating the Commission's recommendations; talked about the need to be objective, especially when it comes to denying projects and believed this project meets the threshold to qualify for the Mills Act.

Commissioner Maroko spoke about qualifying for property tax reduction.

Commissioner Lang spoke about review by the Planning Commission.

Motion by Commissioner Galassi, seconded by Chair Yousufzai, and approved by voice vote, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein: A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO THE DESIGNATED HISTORIC PROPERTY LOCATED AT 510 GARNET STREET PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE, pending inspection of the sewer lines from adjacent properties prior to the issuance of a building permit.

The motion carried 4-1. Commissioner Maroko was opposed, and Commissioners Caldwell and McCauley were absent.

Chair Yousufzai moved to Item No. L.2.

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

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

**L.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR 25-26 BUDGET INPUT TO THE CITY MANAGER**



City Manager Witzansky introduced the item and sought input from the Commission regarding the Fiscal Year 2025/2026 Budget in preparation for presenting the item to City Council. He addressed expenditure pressures, the waterfront area, labor agreement adjustments, revenues and upcoming projects expected to generate TOT, property tax revenue, national uncertainty and the need to use caution going forward.

Discussion followed regarding the process for obtaining input and communicating the Commission's comments to Council.

Commissioner Lang commented on the Snack Shack bathrooms at Alta Vista Park and suggesting allotting money for a feasibility study regarding installing sports courts under the SCE power lines.

In reply, City Manager Witzansky spoke about challenges getting SCE to approve active play under their power lines.

Commissioner Lang mentioned building a community garden in North Redondo.

Commissioner Maroko suggested a path along Freeman Avenue that goes into the shopping center and has no egress or access to it as a good location for a garden.

Commissioner Lang added the Alta Vista playground surface to the list as well as funding for more trees.

Commissioner Galassi suggested an area along Aviation alongside the track, would be a good place for a community garden; referenced Council's approval to convert one of the tennis courts at Alta Vista Park into pickleball courts and asked for an update.

City Manager Witzansky reported a vendor has been chosen, the item will be brought to City Council soon and the vendor will conduct a study that would allow the City to proceed with the project and spoke about a potential timeline.

Commissioner Galassi indicated she would like to attend the sound study.

Discussion followed regarding completion of the City's financial documents, whether the City is performing single audit, departments with dependency on grants, addressing unaccrued liabilities, reserves, the need for a new Historical Landmark Survey, moving the museum under the library, clearly addressing the Commission's role in terms of interacting with staff, the need for the Commission to receive status updates on projects that have been discussed (i.e., Ito open space, Path of History markers) and the need for the Commission to understand what to expect from staff.

City Manager Witzansky reported that Commissions have an advisory role to City Council and staff's work is driven by City Council priorities, the City budget and the Strategic Plan. He added that Council will adopt some of the Commissions' ideas and

include as a priority, capital projects or priority strategic planning efforts. Separate from that, there will be administrative and operating work items driven by management that will run in parallel with those priorities and City Manager Witzansky mentioned the total number of CIP projects; projected that staff will construct between 20 and 25 projects per year and design between 15 and 25 for construction in the following year; talked about this Commission having much staff support; noted that Commission ideas have to work themselves up through a queue and Commission suggestions must be filtered through the priorities of the City Council and the broader Strategic Plan.

Discussion followed regarding restoring trees on the Rockerfeller Lane greenway, SCE rules and regulations regarding plantings on their corridors, refreshing the database of all City trees and expanding the number of trees planted.

Chair Yousufzai returned to Item No. H.

## **L.2. DISCUSSION AND CONSIDERATION OF THE CITY COUNCIL STRATEGIC PLAN**

Library Director Vinke addressed two items related to the PAC that are included in the City's Strategic Plan.

Commissioner Maroko spoke about keeping the Historical Resources Survey fresh in the minds of City Council.

## **L.3. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE**

Commissioner Maroko spoke about progress being made with the Path of History markers.

Cultural Arts Manager Meyer announced the City's upcoming birthday celebration.

Discussion followed regarding whether the Historical Society will be distributing a flyer.

Deputy Community Services Director Orta addressed the Franklin Park Subcommittee.

Commissioner Galassi indicated she understood she was on the subcommittee.

It was noted that Commissioners Lang, Caldwell and Chair Yousufzai were on the subcommittee.

Chair Yousufzai withdrew from the subcommittee and Commissioner Galassi replaced him.

Discussion followed regarding working on the Commission by-laws after City Council has voted on the new rules of order for meetings and Commissions.

Commissioner Lang pointed out that her name should be added to the Facilities Users Subcommittee roster and Commissioner Galassi's name should be removed.

Commissioner Rowe mentioned features and activities in connection with the City's upcoming birthday celebration and invited everyone to attend.

Motion by Commissioner Maroko, seconded by Chair Yousufzai, and carried by voice vote, to receive and file all written and oral reports.

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

#### **M. ITEMS FROM STAFF**

Library Director Vinke urged members of the Commission to sign up for the Library newsletter.

#### **N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**

Library Director Vinke reported that various Library Staff will attend future PAC meetings to present regarding the Library and its programs.

Commissioner Lang asked Public Works to maintain the restrooms at Alta Vista Park.

Motion by Commissioner Galassi, seconded by Commissioner Maroko, and approved by voice vote, to place on a future agenda, a discussion regarding the possibility of installing a community garden on a strip of land at Aviation Park in North Redondo.

The motion carried 5-0. Commissioner Caldwell and McCauley were absent.


#### **O. ADJOURNMENT – 9:31 p.m.**

There being no further business to come before the Public Amenities Commission, motion by Commissioner Galassi, seconded by Chair Yousufzai, to adjourn the meeting at 9:31 p.m. to a regular meeting to be held at 6:30 p.m., on Wednesday, May 14, 2025, in the Redondo Beach City Hall Council Chambers 415 Diamond Street, Redondo Beach, California.

The motion carried 5-0. Commissioners Caldwell and McCauley were absent.

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

Respectfully submitted:



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Dana Vinke  
Library Director