



Minutes
Redondo Beach Public Amenities Commission
Wednesday, August 13, 2025
Regular Meeting 6:30 p.m.

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

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Edward (E.J.) Caldwell, Desiree M. Galassi, Mara Lang, Ron Maroko, Christopher McCauley, Jeffrey E. Rowe, Chair Masood K. Yousufzai

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

C. SALUTE TO THE FLAG

Chair Yousufzai led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Commissioner Maroko requested moving Item No. L.1 to after Item No. E.1.

Discussion followed regarding moving both Items No. L.1 and L.2 prior to Item No. J.

Motion by Commissioner Maroko, seconded by Commissioner Galassi and approved by voice vote, the order of the agenda, as amended, to move Items No. L.1 after Item No. E.1 and L.2 prior to Item No. H.

The motion carried 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 For Blue Folder Documents

Library Director Vinke reported four Blue Folder Items which were included in the folder and emailed.

It was noted that the Blue Folder Items all pertain to Item No. J.2.

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

The motion carried 7-0.

Chair Yousufzai moved to Item No. L.1.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MEETING OF AUGUST 13, 2025

F.2. APPROVE THE REDONDO BEACH PUBLIC AMENITIES COMMISSION MINUTES OF JULY 9, 2025

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

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

There were no public comments on this item.

Motion by Commissioner Galassi, seconded by Commissioner McCauley and approved by voice vote, to approve the Consent Calendar, as presented.

The motion carried 7-0.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

Chair Yousufzai moved to Item No. L.2.

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 Lang and one of the property owners.

Chair Yousufzai moved to Item No. J.2.

J. PUBLIC HEARINGS

- J.1. A PUBLIC HEARING CONSIDERING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS application FOR THE demolition of a POTENTIALLY HISTORIC single-family residential structure, AND SEPARATE CONSIDERATION OF REMOVAL FROM THE POTENTIAL HISTORIC RESOURCES LIST AT 1811 Clark lane, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.**

**APPLICANT: Ronald Carl Seydel
ADDRESS: 1811 Clark Lane
APPLICATION NO: 2025-0091**

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 to remove the property from the Potential Historic Resources List subject to the findings and conditions contained therein, but if denied; then**
- 5. Adopt a resolution by title only approving the Certificate of Appropriateness for the demolition of the residence at 1811 Clark Lane.**

A. A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE REMOVAL OF A PROPERTY AT 1811 CLARK LANE FROM THE POTENTIALLY HISTORIC RESOURCES INVENTORY, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

B. A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS THE demolition of a POTENTIALLY HISTORIC single-family residential structure AT 1811 Clark lane, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

Commissioner Maroko approved motion to open public hearing.
The motion carried 7-0.

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

Discussion followed regarding including third party content in staff reports and staff's reliance on reports from third-party consultants and typically summarizing professional reports, subjectivity and objectivity of reports, the need to consider the source of the information and the possibility of obtaining skewed information, industry standards and city requirements.

Director of Community Development Wiener explained the process for hiring third-party consultants; noted staff will question anything that seems out of place and mentioned that in this case, there is nothing out of place that would make staff question why the property should be historic and spoke about needing to possess high artistic value, represent the work of an important creative individual as well as other standards.

Discussion followed regarding federal, state and city criteria, standards for voluntary listing, the criteria for mandating listing and evaluations based on state criteria.

Commissioner Maroko offered his services to do research on the history of properties; mentioned there are two properties on the property; spoke about availability of a list of prior occupants and talked about staff including more information in future reports regarding why properties may be important in relation to people. He pointed out this is an A-rated property and questioned why it needs to be destroyed.

Director of Community Development Wiener explained it is based on the professional reports and on information in the historic context statement.

Commissioner Maroko referenced a 1905 property that was historical; reported someone did not do their due diligence and the property ended up demolished and expressed concerns about destroying a structure that does not consider the historical significance, thoroughly.

Director of Community Development Wiener agreed the topic needs a broader discussion and reiterated that City Council will review it in an upcoming meeting and suggested reviewing the application based on its merits and not whether the topic will come before Council as it is planned to be on the agenda during strategic planning discussions. He added that the City Attorney's office is reviewing the list and where it stands and hoped that within the next year, staff will have clear policy direction and return to the Commission with additional information.

Discussion followed regarding use of a historical inquiry form created in 2019.

Chair Yousufzai invited public comments.

Ron Seydel, trustee of the Seydel Family Trust, stated he feels defeated as it sounds like there is no process in place for a smooth, streamlined settlement; reported his situation is identical to the prior applicant's; claimed there are no permits related to the work done in 2000; talked about changes in code requirements and permits over the years and noted that based on age, the house could be historical but based on quality

and usability, the house is ready to fall down. Additionally, he reported hiring an expensive consultant to research the history of the house and following all of the instructions provided by the City and reiterated concerns about the lack of a process.

Motion by Commissioner Maroko, seconded by Chair Yousufzai and approved by voice vote, to extend Ron Seydel's time for speaking by 1 minute.

The motion carried 7-0.

Ron Seydel continued noting that the house is old and not of much value as it exists.

Commissioner Lang spoke about the importance of the PAC to do its due diligence and talked about determining whether there is a path forward to preserve what it can.

Discussion followed regarding incentives offered by the Mills Act.

There were no other public comments.

Motion to close the public hearing was made by Chair Yousufzai and seconded by Commissioner Maroko.

The motion carried 7-0.

Commissioner Caldwell spoke about the importance of preservation in the City; felt the City does not have the needed resources or dedicated resources to prioritize preservation; stated he would expect the word to spread and alleged there will be many people coming to the City with similar requests. He reiterated the City should do public outreach to let residents know they are on the list and address the limitations and provide residents with the opportunity to take advantage of tax incentives.

Commissioner Maroko commented on the grade of the property adding that he has never seen an A grade property be demolished.

In reply to questions from Commissioner Lang, Ron Seydel reported that his plan is to sell the property to a developer.

Commissioner Rowe indicated he is in favor of removing the historical designation of the home.

Commissioner Galassi agreed with removing the house from the historic resource designation and did not feel comfortable with demolishing it.

Motion by Chair Yousufzai and approved by roll call vote, to adopt a resolution by title as follows: A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE REMOVAL OF A PROPERTY AT 1811 CLARK LANE FROM THE POTENTIALLY HISTORIC

RESOURCES INVENTORY, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

The motion carried, 7-0, as follows:

AYES: Commissioners Caldwell, Galassi, Lang, Maroko, McCauley, Rowe,
Chair Yousufzai
NOES: None
ABSTAIN: None
ABSENT: None

Chair Yousufzai moved to Item No. K.

J.2. A PUBLIC HEARING CONSIDERING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE DEMOLITION OF A POTENTIALLY HISTORIC SINGLE-FAMILY RESIDENTIAL STRUCTURE, AND SEPARATE CONSIDERATION OF REMOVAL FROM THE POTENTIAL HISTORIC RESOURCES LIST AT 1224 HARPER AVENUE, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

APPLICANT: Mickel Khayat
ADDRESS: 1224 Harper Avenue
APPLICATION NO: 2025-0255

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 to remove the property from the Potential Historic Resources List subject to the findings and conditions contained therein, but if denied; then**
- 5. Adopt a resolution by title only approving the Certificate of Appropriateness for the demolition of the residence at 1224 Harper Avenue.**

A. A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE REMOVAL OF A PROPERTY AT 1224 HARPER AVENUE FROM THE POTENTIALLY HISTORIC RESOURCES INVENTORY, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

B. A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS

THE demolition of a POTENTIALLY HISTORIC single-family residential structure AT 1224 Harper avenue, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

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

The motion carried 7-0.

Commissioner Lang left the chambers.

Senior Planner Steven Giang, narrated a PowerPoint presentation with details of the Administrative Report including the recommended resolutions and actions required.

Commissioner Lang returned to the chambers.

Discussion followed regarding ownership of the property.

Carrie Chasteen, Chronicle Heritage, reported that the Drake Family owns the property, which is up for sale and Mickel Khayat (applicant) is the buyer. She added that the person living in Canoga Park is the trustee of the estate who has the authority to sign the affidavit.

Commissioner Galassi requested clarification regarding the two resolutions and Senior Planner Steven Giang reported that the applicant may still request a demolition, even if it is on the list and the Commission is considering a second action, based on the criteria presented, to demolish the structure.

Director of Community Development Wiener talked about the code providing two separate processes, one for the removal from the potentially historic list (separate from demolition) and the other the demolition. He added that both resolutions are discretionary, and the Commission is not required to approve the second resolution if it does not approve the first resolution.

Commissioner Caldwell spoke about the two alternatives requested by the applicant, specific criteria related to making the required findings for each, the Commission's ability to deny both resolutions, impacts of merging the various Commissions in terms of Members having different areas of expertise, the Commission's desire and need for knowledge and the importance of the decisions being made.

Discussion followed regarding a history of the house, when it was surveyed, when it was placed on the list and when alterations were made.

Chair Yousufzai invited public comments.

Carrie Chasteen, Chronicle Heritage, Senior Architectural Historian, reported she is

being paid, and her role is to be an objective, third-party peer reviewer; noted the permits for the alterations were issued in 2000; spoke about the alterations and felt the entirety of the building has been severely compromised and no longer reflects the early history of Redondo Beach. She addressed association with significant events and offered to respond to questions from the PAC.

Discussion followed regarding permits for the front porch, whether the City's Preservation Commission review the project prior to the alterations being made, staff's ability to review alterations administratively, the scarcity of available public records in compiling ownership history and research sources reviewed.

Commissioner Maroko reported this is the number 4 oldest building in Redondo Beach and is over 100 years old; announced the person who owned the home prior to the Drake Family was Ellen Miller, a long-time resident of the area and provided a history of her family; noted this is all public information that could be gleaned from newspapers and census reports; opined the report is incomplete and listed his concerns and continued providing a history of the home and its prior owners. He expressed concerns that there has not been enough effort to figure out the significance of the persons prior to the annexation of the property into Redondo Beach in 1927/1928; spoke about the Miller Family having strong ties into Hermosa Beach; referenced Warren Miller and reiterated that the report does not explore historically significant people; felt this is a Hermosa Beach preservation issue as well and that the report is deficient.

Carrie Chasteen, Chronicle Heritage, Senior Architectural Historian, offered to add the history as part of the report but noted her evaluation will still declare the building has been substantially altered (2000) and does not convey an association to that important history any longer.

Discussion followed regarding a construction history for siding and window changes and the general scope of work in the permits for the changes made in 2000.

David Drake, Drake Family Trust, provided a history of his family's time of residence in the home; addressed alterations and listed problems with the house.

Motion by Commissioner Caldwell, seconded by Commissioner Maroko, to extend David Drake's time for public comment.

David Drake continued listing details of the alterations made over time; talked about the Commission's decision having a big impact to his family noting his he and his brothers need to sell the house for as much as possible and spoke about the great memories his family made living there.

David Drake responded to questions regarding his family's awareness of the survey, other houses in the neighborhood and the fireplace.

Commissioner Maroko spoke about the possibility of the owner donating the original

structure to the City and moving it to the third pad in Dominguez Park which was set up to have a historic home there and the costs could be shared by the City and the seller to be turned into a visual art center for the community.

David Drake stated he is open to a solution that is agreed to by all parties.

Chair Yousufzai pointed out that when extending a speaker's time, the motion should include a time specification and needs to be voted on.

Josh Mata, Real Estate Broker, spoke about the Drake Family; noted that the home is meaningful to them but has not been a true example of a historical home and asserted that historical designation was set in place by inaccurate information and was a possibly placed on the list by a drive-by designation without notification to the owner. He addressed alternations during the years, delayed maintenance and an unsafe, settling foundation, financial impacts to the remaining family and spoke in support of allowing the owners to remove the structure in preparation for sale of the property.

Motion by Commissioner Maroko, to extend Josh Mata's time for public comment by 2 minutes.

Substitute motion by Chair Yousufzai, seconded by Commissioner Maroko, and approved by voice vote, to extend Josh Mata's time by 1 minute.

The motion carried 7-0.

Josh Mata urged the PAC to remove the historical designation for the benefit of the Family, the City and community.

Edward Moore, shared a statement about his friend and neighbor, Jack Drake, who passed away last January and owned the subject house; reported he was a grandfather for his children and voiced support for the Drake Family during this difficult time to pay homage to Jack and honor the memory of his kindness, generosity and sincerity. Additionally, he felt the historical designation of the property represents a potential overreach when other properties in the neighborhood can be completely torn down for new construction to be put in its place and hoped the PAC will exercise fairness and discernment in consideration of statements along with letters of support and signatures of neighbors and friends who have endorsed lifting the designation.

Motion by Chair Yousufzai, seconded by Commissioner Maroko, and approved by voice vote, to extend Edward Moore's time by 1 minute.

The motion carried 7-0.

Edward Moore read a letter into the record from neighbor Janet Reynolds in support of the Drake Family's request. He distributed copies of the letter for the Commission.

Commissioner Maroko expressed concern there will be no more historical homes in North Redondo and in response to his question about the possibility of having a historical home on the property, Edward Moore stated he deferred to the wishes of the family and the executor of the estate.

Christopher Drake clarified the border between Redondo Beach and Hermosa Beach; spoke about new developments in surrounding properties; mentioned when the Craftsman designation was applied to the house and in response to Commissioner Maroko's about moving the structure to another location, he did not believe the house provides anything historical to society or the community about the City's past nor is the endeavor worth the while.

Brief discussion followed regarding the timeline for demolition if permits are issued.

John Drake, via Zoom, referenced a letter he submitted in support of removing the house from historical designation and noted that in terms of financial considerations, this is something that is needed in order to secure the brothers' retirement in their old age.

Adam Cannella, via Zoom, godson of Jack Drake and trustee of the estate, spoke about his duty to fulfill his godfather's explicit wishes; confirmed that he was never informed that his property had a historic designation and that the designation currently in place does not align with his vision and intentions or his rights as the property's owner and asked that the Commission remove the historic designation so that he may fulfill his legal and moral responsibility to carry out Mr. Drake's will, as he intended.

Library Program Coordinator McNeely announced that 7 eComments were received in support of the demolition.

There were no other public comments on this item.

In reply to Commissioner Maroko's question, Library Director Vinke mentioned that eComments are included in the record and available for public review on the City website.

Commissioner Lang reported that in the past, the Commission would decide whether to have the eComments read aloud, or not.

Commissioner Galassi spoke about the difference between a property being a historic landmark and being on the list of potential historic resources and asserted this house has not been designated as a landmark.

There were no other public comments on this matter.

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

The motion carried 7-0.

Commissioner Caldwell asserted that if the City wants to preserve the community, it has to make investments; felt it is appalling that the City is asking community members to make these decisions and yet is not willing to do an adequate survey and talked about the Preservation Commission asking, on numerous occasions, for a survey and attending City Council meetings to implore the City Council to invest in a survey. Additionally, he questioned whether the current house would meet the qualifications for its current status; mentioned specific alterations including the front balcony and windows that would have never been allowed on a historic property and voiced support for Resolution A.

Commissioner Maroko agreed this could have been resolved with a more recent survey and found it appalling that people on the survey have not been notified by the City that they are on the survey; hoped that staff will send notice to everyone on the survey; reiterated concerns about running out of historic homes in North Redondo; spoke about the possibility of donating the structure and mentioned this is a good project to bring up the need for a survey to Council.

Commissioner Lang spoke about the value of older homes; expressed disappointment with how the City is categorizing architecture in Redondo that was built over 100 years ago and labeling them in a way where they seem less valuable and noted she struggles with taking these homes off the historical resources list, mentioned bungalows that are not forced into one categorization and are still seen as valuable.

Commissioner Rowe indicated he is in favor of removing the historical designation; opined it would be incredibly costly to make the existing house, livable and felt the City should let the property owners do as they wish.

Commissioner Galassi expressed concerns about notification to all people on the list of homes with potential historic resources and felt the City should have a record of the notification; felt the City did not do its job when it allowed changes to occur without research; confirmed that three family homes will be built on the property if the demolition goes through; wondered how that will impact CEQA relative to parking, the neighborhood and the school district; mentioned the deficient report and thanked Commission Maroko for the added information and alleged that moving the house will take time and money. Additionally, she talked about clarification of what moving it and returning it to the original look entails; questioned whether the City would want to engage in such a project when so many architectural elements are missing; spoke about the Commission meeting its requirements and the need to make decisions without an emotional component.

Commissioner McCauley felt this case highlights issues that need to be resolved; suggested residents Google, "Redondo Beach Historical Survey List"; noted it was unfortunate for the property owner not to have been notified; affirmed that he takes staff's recommendation, seriously; imagined more and more people will make similar requests to have their property removed from the list and talked about avoiding what this family

has endured, in the future.

Commissioner Rowe mentioned the idea of moving the house would have been a great solution if it had been feasible and thanked Commissioner Maroko.

Chair Yousufzai agreed that an update of the potential historic resources list is overdue and in response to his inquiry, Director of Community Development Wiener reported this is an eligibility list that flags properties to warrant additional professional review; noted the list is updated as actions are taken, that City Council approved funds for an updated survey which will progress throughout the next year.

Discussion followed regarding making judgements based on the evidence provided in professional reports.

Chair Yousufzai spoke about notifying people that are on the list, updating it and voiced support for Resolution A and about relying on the City's recommendations.

Discussion followed regarding the firm performing the survey and the process to flag potential historic properties in the City.

Commissioner Maroko spoke about the Morrell House as an example of moving a historic structure and noted it can be done.

Discussion followed regarding moving and restoration costs, the possibility of exploring the option going forward, needing to have a better process in place, getting an estimate of all costs, investigating the Hermosa Beach interest in the property and the PAC's options for action at this time.

Commissioner Caldwell stated he does not know if the Commission has a say on this topic; listed options available to the City if it would like to pursue the project and those available to the property owner; claimed the PAC has no say in telling the property owner what to do with that structure and summarized the recommended actions.

Discussion followed regarding the appeal process and potential timeline.

Motion by Commissioner Caldwell, seconded by Commissioner McCauley, and approved by voice vote, to adopt a resolution by title as follows: A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE REMOVAL OF A PROPERTY AT 1224 HARPER AVENUE FROM THE POTENTIALLY HISTORIC RESOURCES INVENTORY, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

The motion carried 4-3-0. Commissioners Galassi, Lang and Maroko were opposed.

Chair Yousufzai moved to Item No. J.1.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS – None

Chair Yousufzai moved to Item No. L.3.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. PRESENTATION OF VOLUNTEER ACKNOWLEDGEMENT CERTIFICATES TO CARL LEACH AND MATTHEW MCCAULEY

CONTACT: KELLY ORTA, DEPUTY COMMUNITY SERVICES DIRECTOR

On behalf of the Commission, Chair Yousufzai presented a certificate in acknowledgement to Carl Leach and Matthew McCauley of their volunteer services to the community.

Chair Yousufzai returned to Item No. F.

L.2. STAFF PRESENTATION AND OVERVIEW OF THE CITY'S HISTORIC PRESERVATION PROGRAM

Item L.2 was moved before Item H.

Community Development Director Wiener introduced Associate Planner Sean O'Rourke and noted he will be the new liaison to the Commission going forward; reported he would be providing a PowerPoint presentation with an overview of the City's Historic Preservation Program; noted that there were a few new members to the Commission and wanted to make sure everyone was trained and could ask any questions they had; explained the Historic Preservation Program consists of three primary documents: 1) Historic Preservation Ordinance, which is in the Municipal Code, 2) Historic Context Statement, which is the guide to determining whether a property should be historic, and 3) Historic Preservation Plan, provides guidelines for making historic modifications to buildings; mentioned all three are posted on the City's website; provided a slide with the purpose for the Historical Preservation Plan Program and highlighted certain ones including: it's to safeguard the City's heritage and protect the City's landmarks, enhance the visual character of the City by preserving diverse architectural styles reflecting the past, and also taking reasonable and necessary steps to safeguard property rights of the owners; detailed the nomination process per the City's ordinance and noted that only the owner of the property could give consent and the structure must be 50 years old or older with a few exceptions; stated there is also a process for forming a Historic District, which also requires property owner consent; reported there are 154 properties currently landmarked, noted one reason owners place their property on the list is because they are seeking a Mills Act contract; stated there are criteria for listing as a landmark and those can be found in the municipal code; reported the City has a list of Potentially Historic Properties which are not designated by the owner but the City did a historic resources inventory in 1986 and 1996, and there are 1024 properties listed on it, 173 of them are rated A or B, the rest

are C, D, or no rating; stated this is significant because, pursuant to the municipal code if you want to demolish or alter a building that is potentially historic, it requires a Certificate of Appropriateness from the Commission; stated there is limited ability to impose historic requirements on these properties and provided the reasons:

- 1) There's a statute that says that inventory that the City has needs to be updated every five years for the purposes of CEQA to create a presumption that the property is historic
- 2) It does conflict with the requirements for owner consent in the City's municipal code, however, it does state that in order to demolish or make alterations it requires a Certificate of Appropriateness.

Community Development Director Wiener provided a slide regarding the Certificate of Appropriateness (COA) and the criteria required; commented that they are standards and subjective and jurisdictions will apply them differently; provided the Secretary of Interior's standards for rehabilitation, noted there are 10 of them and covered the ones he felt come up most often; noted it is really up to the Commission and the City to interpret the standards and how they are applied to the properties; provided more information on CEQA and provided the four criteria required by the State Register; recommendation by staff is for the Commission to receive and file the report.

Commissioner Lang stated she would like to have seen more on the process that the City goes through in receiving, seeing the applicants in the agenda, and reading the reports; felt staff do not always provide reports on the property.

Community Development Director Wiener stated that any project that comes before the Commission includes a staff report, and he is not aware of any instance where one was not provided; asked Commissioner Lang if she had anything specific in mind.

Commissioner Lang stated she was looking for the staff reports on both of the projects they are seeing that evening; noted she saw a recommendation and a report from the private firm but not one from staff.

Community Development Director Wiener explained where she could locate the report.

Commissioner Lang asked who the point person is that works on the applications.

Community Development Director Wiener reported that Sean O'Rourke would be the person taking on that role moving forward.

Commissioner Galassi stated she served on the Preservation Commission and noted that the staff representative, Stacy, provided reports to them in PowerPoint format and it was much clearer and more helpful.

Commissioner Maroko stated what led to tonight's request for a presentation was subjective decisions vs objective decisions and noted that Community Development Director Wiener stated the guidelines are subjective; felt the only objective decision is whether the property is eligible at 50 years or not and everything else is all really

subjective because the Mills Act takes away from city property taxes; mentioned there's a balance between having too many historic landmarks and not having enough; asked if he is missing anything on the subjective vs objective.

Community Development Director Wiener responded that the Mills act is an incentive to landmarking and doesn't think the City is trying to limit it or balance it out in relation to tax revenue impacts; felt Mr. Maroko is correct that when it comes to making modifications and listing a property that is subjective; stated he has seen dueling historical preservation reports that have completely different takes on a property; opined that it's all subjective but with the right guidance he hopes decision makers go down the right path.

Commissioner Maroko asked if Director Wiener views the Commissions role as proactive or reactive in the community promoting historic preservation. The application was brought to the commission.

Community Development Director Wiener stated he would need to get back to the Commission on that since the duties and roles of Commissions were merged but stated that he knows their role is to review the applications for listing and delisting properties and for making modifications and demolitions on an individual project basis; stated, if they would like, he can look into the duties of the Commission in terms of providing policy input to the Council or being advocates.

Commissioner Maroko referenced slide 6 of Director Wiener's presentation regarding historic resources surveys must be updated every five years and asked, since theirs is over a quarter of a century old and the properties from the 1950s through the 1970s had the potential of being demolished without any input from the Commission, does he think the City's preservation statute and policies are being served.

Community Development Director Wiener responded that he thinks it is due for an update and noted that the Council has funded it; mentioned that the policy discussion and the survey is coming back to Council in the next few months and the Council is in the process of updating the City's General Plan land use element which has policy language on historic preservation; noted that staff is seeking policy direction from the Council since the language regarding the historically eligible list is vague and he wanted the Commission to know it would be addressed by the Council soon.

Commissioner Maroko voiced concern over a number homes from the 50s that are being demolished and there's no process that seems in place to bring it to the attention that they may be potential historic resources; reported he wrote to Sean Scully asking for information on the building and background but has not heard back; stated he is concerned that the 50s homes that are rated A or B are going to end up being demolished and asked what kind of safeguards could they get from the Community Development Department.

Community Development Director Wiener stated the code explicitly states the owner has to nominate the property and states an objective to protect property rights but, at the same time, states objectives to preserve history; noted it is a voluntary program and CEQA, supported by professional analysis, would be the only other protection outside of the code.

Commissioner Maroko mentioned there was supposed to be a quarterly newsletter on preservation and efforts for preservation; asked how members of the public know they are on the Historic Resource Service Survey, and what effort is done by the Community Development Department to notify people that they might be eligible for landmark status.

Community Development Director Wiener noted that outreach in promoting the program is lacking at the moment, noted that the list is posted on the City's website for anyone to view, and that the ones that are on the Register were volunteered and the owner knows and it would be carried on to new ownership; stated the ones done in the 1996 survey may not know and may be unaware that they are on the list of over 1,000 properties; noted that is an item they will take to Council as a policy discussion and will be seeking guidance and direction for the program from them; agreed that there is more the City could do to promote the programs particularly the Mills Act Program.

Commissioner Maroko stated there's a state historic report called The Certified Local Government Annual Report that includes information on the Commissioners and staff on the classes and courses everyone has taken; mentioned a requirement for an annual class; stated he requested a copy of it from staff and believes that the report due in March 2025 has not been completed or submitted to the state.

Community Development Director Wiener stated it has not been submitted but they intend to get back on track with submitting the reports to the state; noted that it had been sidelined and explained they do not lose their certification status due to it.

More discussion followed regarding when the City plans to get back on track with it, that the consequences of not submitting it are not dire.

Commissioner Maroko stated the LA Conservancy has a grading scale and that Redondo Beach is getting zeros; spoke of the LA Conservancy implying that owner consent is not necessarily needed to get on the historical landmark stuff; also referenced the list of approved landmarks on the City's website and asked what the Historical Overlay Zone in the ordinance means; noted it has only been used once for landmark #2.

Community Development Director Wiener responded that he would need to look into that and get back to the Commission at a later date.

Commissioner Maroko asked Chair Yousufzai if he has ever signed a resolution since he has been Chair that adopted the landmark stuff.

Chair Yousufzai stated he has not. Commissioner Maroko asked Director Wiener why it hasn't happened.

Community Development Director Wiener stated he would need to look into that since it gets processed through the City Clerk's office not just theirs.

Commissioner Maroko referenced Commissioner Lang's question about process and asked how long it typically takes from the time the Commission approves a resolution to the time of a Mills Act Contract is approved by the City Council.

Community Development Director Wiener said based on his experience typically two months and, after Council approves the agreement, it doesn't go into effect until the next calendar year.

Commissioner Maroko asked if post landmark inspections are done in the City.

Community Development Director Wiener stated since he has been there, he is not aware of any; mentioned it is something he intends to look into with the Mills Act agreements.

Commissioner Maroko felt the process to get on the Historic Resource List is just somebody driving by and saying it looks old; commented that there are no property restrictions other than if you want to demolish it and asked if that was a true statement.

Community Development Director Wiener stated that is correct and said it was a windshield survey where a historic preservation professional driving through town, flags sites and provides thin statements on why the property could potentially be historic.

Commissioner Maroko asked about the restrictions on remodeling when an owner applies to become a landmark property.

Community Development Director Wiener explained once a property becomes a landmark, any modifications would have to comply with the Secretary standards and guidelines; stated he would have to go through and look at the fine print in regard to the Mills Act contract but normally modifications have to be consistent with the Secretary's standards.

Commissioner Maroko asked if a landmark property becomes part of the historic district if additional restrictions apply to the property.

Community Development Director Wiener stated it follows a similar process to being a landmark property and would need a Certificate of Appropriateness for any alterations; noted he offered to do more research on other additional distinctions between the districts vs individual properties.

Commissioner Lang asked what constitutes a historic district.

Community Development Director Wiener stated it is defined in the code and gave more explanation.

Commissioner Maroko stated in December the Commission voted to agendaize a discussion to recommend to the City Wilderness Park to be designated a historic landmark, noted it is a City owned property, and asked when the item would be placed on the Commission agenda for discussion.

Community Development Director Wiener stated that staff have not received direction from the City Council to pursue that for City property; noted that the Commissions do not create assignments, projects, or send staff in certain policy direction and that the Commission could make a recommendation to the Council through the liaison who forwards those to the Council.

Discussion followed regarding the recommendation to the Council that Wilderness Park to be designated a historic landmark and that this recommendation could be revisited in Member Items for Staff.

Commissioner Maroko presented Director Wiener with a copy of the book The Little House by Virginia Lee Burton-a great book on preservation.

Commissioner Galassi stated the City has an ordinance that must be followed and there is a plan with tasks for the Preservation Commission and the City and asked how the plan is defined.

Community Development Director Wiener reported the ordinance is a local law passed by a legislative body; explained the plan is a guide in addition to the ordinance and is meant to cover gaps that are not covered by the ordinance; noted there is flexibility in how it is applied, and amendments can be made.

Commissioner Galassi stated she had read the plan three and a half years ago and recently reread it; noted that some of the questions Commissioner Maroko posed are answered in the plan; as an example, pointed out that communication with the community is addressed in the plan; referenced and read from Section 2.1.2 of the plan; commended Commissioner Maroko for his work researching and potentially identifying historic people; mentioned the upcoming 2028 Olympics and asked how will Redondo Beach position itself and provide information about the community and history; felt the City's website could do more in promoting and providing information regarding preservation; opined not enough is being done in that respect and asked whether the Commission can work in developing a plan or help or if that is something that the City must do.

Director of Community Development Wiener stated the plan is an advisory document and not a mandate; spoke about the Commission being activists in the community and participating in events and contacting the newspaper to feature certain properties; agreed that staff could use the help and reported he will research the topic and return to the Commission with a report.

Chair Yousufzai suggested that a subcommittee could be established for historic outreach.

Commissioner Galassi stated she is not looking to put additional work on the City but more that they want to help with things that matter; reported to Commissioner Maroko that training is addressed in Section 5.1.1 in the plan and that it would be useful to the Commission to have some training; referenced Section 3.1.1 of the plan; felt there is an opportunity to review demolition of un-surveyed properties that are 50 years of age and older for placement in the Historic Resources book or to prevent demolition; noted it does not address the 50-year starting point 1986 and wondered whether the City is missing any homes that were built in the 1970s and 1980s and whether anyone is evaluating that.

Community Development Director Wiener reported it is not part of the application process, and the City follows code procedure; stated it is a subject he intends to raise with City Council in terms of the policy direction going forward and mentioned it is trending towards being mandatory but currently it is a voluntary program; talked about the flip side of where it impacts the individuals that live in the homes and that they can be challenging situations for the City and Council; warned that they need to be very thoughtful and mindful of situations.

Discussion followed regarding room for modifications, having the City do more to educate the public, that the purpose is not to scare people away from being on the historic program and that some cities take a “more-relaxed” approach, allowing tolerance for changes and modifications and considering reductions in taxes under a Mills Act contract.

Commissioner Galassi spoke about a situation where a commercial property had done some work and then had come to the Commission for approvals but the work done did not conform to the required standards and said she asked the liaison at the time and found there was no penalty for having done that; asked how do they prevent things like that from happening.

Community Development Director Wiener noted it is addressed in the Municipal Code under Section 10-4.802, in the historic chapter Penalties which says it can be deemed a misdemeanor; mentioned it may be more a matter of enforcement and that the City has the tools and the code that give the City the authority.

Commissioner Galassi commented that there have been more examples of homes that were either on the Register of Historic Resources or a house that has been designated landmarked and proceeded with work without coming to the Commission first.

Community Development Director Wiener felt the discussion was very helpful and educational and looked forward to working with the Commission moving forward; mentioned that with more marketing and outreach they will have more people applying for the Mills Act Contract and voluntarily listing their property; felt the policy discussion with the City Council will help provide direction on the process for deeming properties historic.

Commissioner Galassi requested that Members of the PAC remain informed on issues pertaining to when Commission-related topics are presented to City Council.

Community Development Director Wiener stated he would be able to work with the Commission on that and plans on attending more of the meetings when historic preservation matters come up; stated he will look into the recommendation to list Wilderness Park as a historic landmark in the State register and addressed impacts to property values by designating a property as a historic landmark.

Commissioner Maroko asked if landmark homes increase property values, decrease property values, or have no impact on the value.

Community Development Director Wiener felt there is no one-size-fits-all answer and it depends on the circumstances, gave examples of where it could be positive and where it could be negative; stated he couldn't really answer that question.

Commissioner Caldwell spoke about his experience on the Preservation Commission; felt that when he learned more about each item, he was more confident in making decisions; stated he would like to reach out to staff and discuss his thoughts on the subject of promoting preservation.

Community Development Director Wiener suggested adding the topic to an upcoming agenda in terms of appointing a subcommittee to work with staff.

There were no public comments for this item.

Motion by Commissioner Caldwell, seconded by Commissioner McCauley, to receive and file the presentation.

The motion carried 7-0 by voice vote.

Chair Yousufzai moved to Item No. H.

L.3. COMMISSION SUBCOMMITTEE REVIEW AND PROJECT UPDATE

Library Director Vinke reported review of the Commission By-laws is still on hold.

Commissioner Maroko provided an update on the Bringing History to the Community Subcommittee and commended Cultural Arts Manager Jack Meyer for getting the National Parks Services to authorize the City to use two of the National Park signs related to the Japanese Internment in Ito Park.

Commissioner Galassi reported that the Franklin Park Playground Subcommittee has had two meetings, is moving towards doing a redesign where all of the units are combined, the shading will be more optimal and perimeter items will be added as well.

There were no public comments on this item.

M. ITEMS FROM STAFF

Director of Community Development Wiener commented on the meeting; noted preservation has his full attention and hoped that the City will have a smoother process going forward.

Library Director Vinke thanked Director Wiener and his team for attending tonight; encouraged the PAC to look at his Director's report and commented on upcoming Library tours and the status of the Open+ program.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Motion by Commissioner Maroko, seconded by Commissioner Galassi, and approved by voice vote, to agendize a future discussion regarding having the north side of Garnet Street being considered a historic district.

The motion carried 7-0.

Commissioner Maroko provided an update on Dawidziak Park; offered his help to staff with the Quarterly Newsletter and stated he would like to explore, with staff, the possibility of installing commemorative bricks in the sidewalk of historic landmark homes and privately raising funds for the bricks.

Library Director Vinke thanked Director Wiener recommended forming a subcommittee towards that effort.

Chair Yousufzai spoke about the need to have a conversation about subcommittees in general.

Motion by Commissioner Caldwell, seconded by Commissioner Lang, and approved by voice vote, to agendize a discussion about publicizing historic landmarks.

The motion carried 7-0.

Commissioner Lang suggested the discussion on subcommittees include the name and members of each.

Commissioner Galassi asked about maintaining a list of items the PAC wishes to agendaize and suggested creating a shared Google document to manage and update the list. Additionally, she announced that City Council voted on the sound study for Alta Vista; recalled she had previously requested to be informed when the sound study would occur and talked about people who were invited to participate but expressed concern that no one from the PAC was informed. She talked about the importance of improving communications moving forward; mentioned she found out about allowing the City to create a park on a property on Herondo and North Francisco and about Dominguez Park from Facebook and hoped that the PAC will be informed about these and other projects, regularly. She felt that the PAC is not being utilized as it should be.

Motion by Chair Yousufzai, seconded by Commissioner Lang, to form a subcommittee to address pickleball reservations, best practices and operations at Alta Vista Park and to have Commissioner Galassi as its member and not to exceed 6 months.

Discussion followed regarding the need to have a discussion regarding all subcommittees, in general, waiting to form another subcommittee until further clarification/direction from Council is provided, the need to make decisions, quickly, having a conversation with staff offline, the pros and cons of forming another subcommittee, ensuring that the PAC is not left out of the process, commenting with individual Council Members.

The motion carried 6-1-0. Commissioner Caldwell, abstained.

Chair Yousufzai spoke about the importance of having a thorough discussion of subcommittees in general, their members and schedules.

O. ADJOURNMENT – 10:30 p.m.

There being no further business to come before the Public Amenities Commission, motion by Commissioner Maroko, seconded by Commissioner Lang, to adjourn the meeting at 10:30 p.m. to a regular meeting to be held at 6:30 p.m., on Wednesday, September 10, 2025, in the Redondo Beach Council Chambers 415 N. Pacific Coast Hwy. Redondo Beach, California.

The motion carried 7-0.

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