

**A. CALL TO ORDER**

Via teleconference, a Regular Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Commissioners Present: McNearney, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell

Commissioners Absent: Commissioner Galassi.

Officials Present: Antonio Gardea, Senior Planner  
Stacey Kinsella, Associate Planner  
Lina Portolese, Planning Analyst

**C. SALUTE TO THE FLAG**

Those assembled were led in a Salute to the Flag.

**D. APPROVE ORDER OF AGENDA**

Moved and seconded to approve the agenda as presented. Motion carried unanimously by the following roll call vote:

AYES: McNearney, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

**E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

None.

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION  
REGULAR MEETING OF MARCH 2 2022**

**F.2. APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING  
OF NOVEMBER 3 2021**

Moved and seconded to approve the Consent Calendar. Motion carried unanimously, with the following roll call vote:

AYES: McNearney, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

## **G. EXCLUDED CONSENT CALENDAR ITEMS**

None.

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

None.

## **I. EX PARTE COMMUNICATION**

Chair Caldwell asked members of the Commission to disclose any Ex Parte Communications on the public hearing items. There were none.

## **J. PUBLIC HEARINGS**

### **J.1 PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 228 AVENUE E (CASE NO. LM-2022-01)**

#### **RECOMMENDATION:**

- 1. Open Public Hearing and take testimony from staff, applicant, other interested parties, and deliberate:**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution by title only subject to the findings contained therein:**

**A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 228 AVENUE E PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

Motion by Commissioner McNearny, seconded by Vice Chair Matsuno to open the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Commissioner Galassi

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 228 Avenue E (Case No. LM-2022-01). The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Proposed Property Plans
- Architecture
- Building Records
- Site History
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' Gregory and Katherine McClain.

Applicant Gregory McClain thanked staff for their work on this landmark designation and detailed on the preservation of the property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the history regarding the previous approval and the current request, changes to the garages, changes to the windows, review by the accessors office, Mills Act program and calculations, the name of the property as the landmark, and interior elements in the house that might be kept as a historical landmark.

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny to close the Public Hearing. Motion carried, with no objection, by the following roll call vote.

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi, Jackson (Technical Difficulties)

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny, to adopt the resolution and approve a historic landmark designation for the property located at 228 Avenue E pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. Motion carried, with no objection, by the following roll call vote:

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None.  
ABSENT: Galassi, Jackson (Technical Difficulties)

**J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION , LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A NEW UNENCLOSED BALCONY IN AN EXISTING POTENTIALLY HISTORIC PROPERTY PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 415 S. GUADALUPE AVENUE (CASE NOS. LM-2022-02/COA-2022-03)**

**RECOMMENDATION:**

- 1. Open Public Hearing and take testimony from staff, applicant, other interested parties, and deliberate;**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution by title only subject to the findings and conditions contained therein:**

**A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR A LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A BALCONY ADDITION TO AN EXISTING POTENTIAL HISTORIC RESOURCE LOCATED AT 415 S. GUADALUPE AVENUE**

Motion by Vice Chair Matsumo, seconded by Commissioner McNearney, to open the Public Hearing. Motion carried unanimously, with no objection, by the following roll call vote:

AYES: McNearney, Aziz, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi, Jackson (Technical Difficulties)

Associate Planner Kinsella provided the PowerPoint presentation regarding the Landmark Designation and Certificate of Appropriateness for 415 S. Guadalupe (Case Nos. LM-2022-02/COA-2022-03). The PowerPoint presentation included the following details:

- Project Site
- Existing Character
- Images of the Property
- Proposed Project
- Proposed Site Plans
- COA Analysis
- Landmark Analysis
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' David and Carole Anne Hardy.

Applicant Carole Anne Hardy spoke about the property and the reason for the request to make the property a landmark/historic preservation property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the proposed name for the property, prior property owners' names, the view impact with the proposed balcony, and neighborhood discussion of becoming a historical neighborhood.

Motion by Commissioner McNearney, seconded by Commissioner Aziz, to close the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi

Motion by Commissioner Aziz, seconded by Commissioner McNearny, to adopt the resolution approving an exemption declaration and granting the requests for a landmark designation and certificate of appropriateness for a balcony addition to an existing potential historic resource located at 415 S. Guadalupe Avenue. Motion carried unanimously, with no objection.

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell  
NOES: None  
ABSENT: Galassi

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

Associate Planner Kinsella stated that the prior Applicant for 118 S. Helberta Avenue has withdrawn their request for their addition.

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

### **L.I. DISCUSSION REGARDING HISTORIC INQUIRY FORM PROCESS**

Associate Planner Kinsella shared the history and information regarding the “Historic Inquiry Form.”

Associate Planner Kinsella and Senior Planner Gardea responded to Commissioner questions regarding the “Historic Inquiry Form” and the process of the information obtained from the form.

Vice Chair Matsuno suggested that information regarding landmark, historical preservations, and Mills Act information is provided to realtors so they are better educated.

Chair Caldwell opened the floor to public comments. The following individual(s) spoke:

Gregory McClain

Seeing no further requests to speak, Chair Caldwell closed the floor to public comments.

## **M. ITEMS FROM STAFF**

Senior Planner Gardea informed the Commission that there is a density bonus project at the 100 N. Catalina block that will be presented to the Preservation Commission for series of entitlements such as designation, and appropriateness and parking variance.

## **N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Chair Caldwell inquired about staff sending emails to the Preservation Commissioners regarding meeting in-person or Zoom for future meetings.

Chair Caldwell commented that for all the Applicants that come before the Preservation Commission always completed the helpfulness of City of Redondo Beach staff when it comes to the planning and permit process.

## O. ADJOURNMENT

Motion by McNearny, seconded by Vice Chair Matsumo to adjourn the meeting at 8:25 PM. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell

NOES: None

ABSENT: Galassi

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 p.m. on May 4, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

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

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Brandy Forbes, AICP  
Community Development Director