A. CALL TO ORDER

Via teleconference, a Special 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: Aziz, Jackson, Galassi, Matsuno, Taner and Chair Caldwell.

Commissioners Absent: McNearney.

Officials Present: Brandy Forbes, AICP, Community Development Director
Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Gregg Kettles, Special Counsel (Best, Best & Krieger)
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Jackson led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Vice Chair Matsuno, seconded by Jackson, to approve the agenda as presented. Motion carried unanimously by the following roll call vote:

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

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

E.I. RECEIVE AND FILE BLUE FOLDER ITEMS

Chair Caldwell reported that emails/letters were received regarding the Catalina Village Project.

Motion by Commissioner Aziz, seconded by Vice Chair Matsuno, to approve the Blue Folder Items. Motion carried unanimously by the following roll call vote:

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

F. CONSENT CALENDAR

F.I. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF APRIL 18, 2022

Motion by Commissioner Jackson, seconded by Vice Chair Matsuno, to receive and file the Consent Calendar. Motion carried unanimously, with the following roll call vote:

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

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Caldwell opened the floor to public comments.

Planning Analyst Portolese confirmed that there were no eComments received.

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

I. EX PARTE COMMUNICATION

Commissioner Taner reported for the general knowledge of the Commission that the City of Redondo Beach is looking for repurposing proposals for the old library at the park, and how much involvement should the Preservation Commission have in this process.

J. PUBLIC HEARINGS

J.1 A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR HISTORICA DISTRICT FORMATION, REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR MODIFICATIONS TO EXISTING POTENTIAL HISTORICA RESOURCES, FOR THE CONSTRUCTION OF 30 NEW RESIDENTIAL UNITS ADJACENT TO AND BEHIND THE POTENTIAL HISTORIC RESOURCES, AND FOR THE REMOVAL OF A STRUCTURE WITHIN A POTENTIAL HISTORIC DISTRICT, AND CONSIDERATION OF A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING PARKING FOR THE POTENTIALLY HISTORIC PROPERTIES LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE AT 100-132 N. CATALINA AVENUE, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

RECOMMENDATION:

1. **Open Public Hearinq, administer oath, take testimony from staff, the applicant, other interested parties, and deliberate:**
2. **Close the Public Hearinq; and**

3. **Adopt seven (7) resolutions by title only approving the entitlements subject to each set of findings and conditions contained therein:**

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

Motion by Commissioner Galassi, seconded by Commissioner Aziz, to open the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Historic District Formation Certificate of Appropriateness Historic Variance for 100-132 North Catalina Avenue. The PowerPoint presentation included the following details:

- Project Site
- Current Property Plans
- Images of the Property
- Proposed Project
- Proposed Site Plan
- Renderings
- Environmental
- History
- Historic District
- Certificate of Appropriateness
- Historic Variance
- Staff Recommendation

Associate Planner Kinsella and Applicant, Founder & CEO of Beach City Capital Jason Muller responded to the Commissioners questions regarding the property and proposed changes.

Applicant Mueller provided a brief introduction regarding the project and its history.

Consultant, Pam O'Conner of Kaplan Chen Kaplan provided details on the design for the proposed project.

Discussion followed regarding the proposed number allocated for affordable housing, details about the project, architectural design, uniqueness of the historic proposals, and preservation of historic buildings.

Senior Planner Gardea, Applicant Muller, and Associate Planner Kinsella responded to the Commissioners questions.

Chair Caldwell opened the floor to public comments.

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

Discussion following regarding the proposed parking modifications, average square footage per unit, architectural difference and the overlay, and parking spot for residents and additional parking for visitors.

Applicant Muller responded to the Commissioners questions.

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to close the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Associate Planner Kinsella, Senior Planner Gardea, and Special Counsel from Best Best & Krieger, Kettles, provided clarification as the Commissioners decisions and directions for staff regarding this project and responded to process and application questions.

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to adopt the resolution approving the designation of a historic district to include four properties located at 112, 124, 126, and 132 North Catalina Avenue pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. The motion carried by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Taner, and Vice Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

Associate Planner Kinsella, Community Development Director Forbes, and Senior Planner

Motion by Vice Chair Matsuno, seconded by Commissioner Taner, to adopt the following resolutions; a) approving the certificate of appropriateness for modifications to and adaptive re-use of a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 112 North Catalina Avenue; b) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 124 North Catalina Avenue; c) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 126 North Catalina Avenue; d) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 132 North Catalina Avenue; and with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion carried by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Taner, and Vice Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

Motion by Vice-Chair Matsuno, seconded by Commissioner Taner, to adopt the resolution approving a certificate of appropriateness for the demolition of a noncontributing structure located within a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 116 North Catalina Avenue. The motion carried by the following roll call vote:

AYES: Jackson, Galassi, Taner, and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSTAIN: Aziz
ABSENT: McNearney.

Motion by Vice-Chair Matsuno, seconded by Commissioner Taner, to adopt the resolution approving a certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue, with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion failed by the following roll call vote:

AYES: Aziz, Taner, and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSTAIN: Jackson and Galassi.
ABSENT: McNearney.

Special Counsel Kettles provided clarification regarding the term of “Abstaining” from a vote.

Commissioner Jackson abstained due to the largeness of the project and the additional pending questions on the proposed project.

Special Counsel Kettles provided details to the items for the Preservation Commissions consideration.

Chair Caldwell voted no due to the totality of the project.

Commissioner Galassi abstained due to similar reasons as provided by Commissioner Jackson, in addition, there is not much information provided to make a decision.

Commissioner Jackson proposed that due to the complexity of the proposed project, additional information is needed.

Community Development Director Forbes provided options as to what the Commission can do regarding this project.

Motion by Commissioner Jackson, seconded by Chair Caldwell, to re-open the public hearing regarding the certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue. Hearing no objections, Chair Caldwell so ordered.

Applicant Muller responded to the Commissioners questions regarding the proposed residential units, affordable rental units, and guarantee that the Applicant will work close with City staff in order to ensure that the Preservation Commission will be pleased with the proposed architectural designs.

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

Alex Smith

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

Motion by Commissioner Jackson, seconded by Vice-Chair Matsuno, to close the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Commissioner Jackson changed his vote to “Aye” after hearing the Applicant’s explanation.

Commissioner Galassi changed her vote to “Aye.”

Motion by Vice-Chair Matsuno, seconded by Commissioner Aziz, to adopt the resolution approving a certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue, with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion failed by the following roll call vote:

AYES: Jackson, Aziz, Taner, Galassi and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

Associate Planner Kinsella reported that Senior Planner Gardea has been working with the Assessor’s Office and has a potential item in May for Commissioners consideration.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

M. ITEMS FROM STAFF

Associate Planner Kinsella reminded Commissioners that the City’s budget meeting will take place in May.

Commissioner Galassi reported that she has a scheduling conflict on May 4, 2022, and cannot attend that meeting.

Commissioner Taner inquired if the budget meeting will also be via Zoom.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Chair Caldwell reminded staff about the historic item as requested by Commissioner Taner to return at a future meeting.

O. ADJOURNMENT

Motion by Vice Chair Matsuno, seconded by Commissioner Jackson, to adjourn the meeting at 10:00 PM. Motion carried unanimously, with the following roll call vote:

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

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