

**A. CALL TO ORDER**

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, and teleconference.

**B. ROLL CALL**

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

Commissioners Absent: Galassi and Taner

Officials Present: Antonio Gardea, Senior Planner  
Stacey Kinsella, Associate Planner

**SALUTE TO THE FLAG**

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

**C. APPROVE ORDER OF AGENDA**

Motion by Commissioner Matsuno, seconded by Commissioner Aziz, to approve the order of the agenda. Motion carried unanimously, with the following roll call vote:

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

**D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. RECEIVE AND FILE BLUE FOLDER ITEMS**

None.

**E. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF JULY 6, 2022**

**F.2. APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MAY 4, 2022**

Motion by Commissioner Matsuno, seconded by Commissioner Jackson, to approve the Consent Calendar. Motion carried unanimously, with no objection:

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

## **F. EXCLUDED CONSENT CALENDAR ITEMS**

None.

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

### **H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS**

Chair Caldwell opened the floor to public comments.

Associate Planner Kinsella confirmed that there were no eComments or Public Comments.

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

## **H. EX PARTE COMMUNICATION**

Associate Planner Kinsella provided clarification what an ex parte communication means for the Preservation Commission.

Commissioner Matsuno reported that he inquired about the Curtis Avenue information from staff.

## **I. PUBLIC HEARING**

### **J.1. PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR DESIGNATION OF THE BUILDING AND PROPERTY AT 415 MIRAMAR DRIVE AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

#### **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 AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 415 MIRAMAR DRIVE**

Motion by Commissioner Matsuno, seconded by Commissioner Aziz, to open the Public Hearing. Motion carried unanimously, with no objection:

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

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

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 415 Miramar Drive. The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Style & Building Records
- Owners/Residents
- Criteria (10-4.201)
- Staff Recommendation

Associate Planner Kinsella responded to the Commissioners' questions and provided clarification.

Discussion followed regarding the process of approval.

Applicant Mary Hall asked for the Commission's consent for the historical landmark request.

Chair Caldwell opened the floor to public comments.

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

Motion by Commissioner Matsuno, seconded by Commissioner McNearny to close the Public Hearing. Motion carried unanimously, with no objection.

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

Discussion followed regarding the properties next to the property in question.

Associate Planner Kinsella responded to the Commissioners' questions and provided clarification.

Motion by Commissioner McNearny, seconded by Commissioner Jackson, to adopt the resolution of the Preservation Commission of the City of Redondo Beach, California, approving an exemption declaration and granting the request for a landmark designation for the property located at 415 Miramar Drive. Motion carried unanimously, with the following roll call vote:

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

## **J.2. PUBLIC HEARING FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUESTING REMOVAL OF THE PROPERTY FROM**

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**THE LIST OF POTENTIAL HISTORIC RESOURCES, AND FINDING THAT SAID ACTIONS ARE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**RECOMMENDATION:**

- 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties and deliberate;**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution to approve or deny the request**

Motion by Commissioner McNearny, seconded by Commissioner Aziz, to open the Public Hearing. Motion carried unanimously, with no objection:

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

Chair Caldwell confirmed that the oath for individuals wishing to address the Preservation Commission on the following Public Hearings was administered.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Certificate of Appropriateness for Removal from the List of Potential Historic Resources: 2501 Curtis Avenue. The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Staff Assessment
- Preservation Ordinance
- GPA Consulting
- Potential Development
- Staff Recommendation

Applicant Charles Spence and GPA, Associate Architectural Historian Audrey Von Ahrens confirmed the information provided to the Preservation Commission regarding the property.

Discussion followed regarding when the property was obtained, whom has occupied the property, the reason for requesting the property to be a historical landmark, the number of units of the property, comparison to the Lumis House (owner builder) in Los Angeles, standards at the federal and local level, distinct home characteristics, construction history of permits, restoration of home as an option with rental units on the back or Accessory Dwelling Units (AUD), and request of demolition from owner.

Associate Architectural Historian Von Ahrens and Applicant Spence responded and provided clarification to the Commissioners' questions.

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

Lakesha Bierden asked about the property being on the market on and off for a long time. Asked when in fact did the owner moved out from the property?

Planning Analyst Carrillo confirmed that there were no eComments received.

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

Motion by Commissioner McNearny, seconded by Commissioner Aziz to close the Public Hearing. Motion carried unanimously, with no objection.

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

NOES: None

ABSENT: Galassi and Taner

Discussion followed regarding the removal without the subsequent plans, possibly require the applicant to return to the Preservation Commission for approval at a later date, variances and Accessory Dwelling Units (ADUs), specific recommendation from staff, and craftsman features at the properties reviewed by staff.

Associate Planner Kinsella and Senior Planner Gardea responded to the Commissioners' questions and provided clarification.

Associate Planner Kinsella confirmed that if the Preservation Commission denies the request, the Applicant can appeal the Preservation's Commission decision with City Council.

Associate Planner Kinsella stated the following findings for the record:

- Property is very distinctive and one of a kind.
- Characteristics represent a certain method of construction.
- Site one of the first houses built in North Redondo Beach.
- The owner that built the property was feature in the Los Angeles Times at least twice.
- While modifications were made to the structure, the shape and form of the building remains intact.

Motion by Commissioner Matsuno, seconded by Chair Caldwell, to adopt the resolution of the Preservation Commission of the City of Redondo Beach, California, denying the request for the removal of property located at 2501 Curtis Avenue from the list of potential historic resources pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Commissioner Matsuno, and Chair Caldwell

NOES: Jackson

ABSENT: Galassi and Taner

**J. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

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

None.

**L. ITEMS FROM STAFF**

Associate Planner Kinsella reported that during the last meeting of May 4, 2022, there were brief discussions regarding the Library and staff is more involved. There will be future updates as determinations are made.

**M. COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Matsuno inquired about the Landmark No. 59 at 9219 Emerald Street has had construction fencing for over four years, including portable toilets. Asked for an update.

Associate Planner Kinsella responded that information has been provided to the City Attorney regarding the property and are now waiting for a determination regarding the property.

**N. ADJOURNMENT**

Motion by Commissioner McNearny, seconded by Commissioner Matsuno, to adjourn the meeting at 8:11 PM. Motion carried unanimously, with no objection.

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

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 PM on September 7, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and 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