

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
MAY 5, 2021**

A. CALL TO ORDER

A regular, virtual meeting of the Preservation Commission was called to order by Chair Caldwell at 7:00 p.m. pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020.

B. ROLL CALL

Commissioners Present: Aziz, Caldwell, Gittens, Jackson, Matsuno

Commissioners Absent: McNearney

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

C. SALUTE TO THE FLAG

Commissioner Jackson led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Vice Chair Matsuno to approve the order of the agenda, as amended, with the removal of Item No. J.1. The motion carried unanimously, by roll call vote.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1 Receive and File Blue Folder Items

F. CONSENT CALENDAR

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION
COMMISSION REGULAR MEETING OF MAY 5, 2021**

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

**F.3. READOPT BY TITLE ONLY RESOLUTION NO. 2021-03-PR-02 A
RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF
REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND
APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR**

MODIFICATIONS TO A BUILDING DESIGNATED AS A LOCAL HISTORIC LANDMARK PURSUANT TO TITLE 4, CHAPTER 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 601 GARNET STREET

Senior Planner Gardea discussed Item No. F.3; noted the City Attorney wanted to make clear that the storefront windows would be modified.

Motion by Vice Chair Matsuno, seconded by Commissioner Jackson to approve the Consent Calendar, as presented. The motion carried unanimously, by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

Commissioner Gittens arrived at this juncture.

I. EX PARTE COMMUNICATION – None

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

J. PUBLIC HEARINGS

J.1. PUBLIC HEARING FOR CONSIDERATION OF THE 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 224 AVENUE C (CASE NO. LM-2021-02)

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 224 Avenue C**

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

This item was removed from the agenda by prior action.

J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS FOR THE REMODEL OF A POTENTIALLY HISTORIC CHURCH SITE PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR

PROPERTY LOCATED AT 100 N. PACIFIC COAST HIGHWAY (CASE NO. COA-2021-04)

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt a resolution by title only approving the Exemption Declaration and Certificate of Appropriateness for the remodel of a potentially historic church site pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 100 N. Pacific Coast Highway**

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Motion by Chair Caldwell, seconded by Commissioner Jackson to open the Public Hearing. The motion carried unanimously, by roll call vote.

Associate Planner Stacey Kinsella presented the Administrative Report; discussed the project site, existing conditions, architectural features, site status, details of the proposed project, elevations, analysis, and staff recommendations.

Paul Packman, applicant, spoke about wanting to bring back elements of the original design and offered to respond to questions from the Commission.

Discussion followed regarding the ramp versus the proposed lift and plans for modifications to the interior of the church and the inner courtyard, the roof between the two structures, the material of the retaining wall, the existing east-side entry and security.

There were no other public comments.

Motion by Commissioner Gittens, seconded by Commissioner Aziz to close the Public Hearing. The motion carried unanimously, by roll call vote.

Discussion followed regarding considering the 1960s additions as historic elements, the site's historic value and ADA compliance.

Motion by Vice Chair Matsuno, seconded by Commissioner Gittens to adopt a resolution by title only approving the Exemption Declaration and Certificate of Appropriateness for the remodel of a potentially historic church site pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 100 N. Pacific Coast Highway. The motion carried unanimously, by roll call vote.

J.3. PUBLIC HEARING FOR CONSIDERATION OF THE 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 523 S. CATALINA AVENUE (CASE NO. LM-2021-03)

RECOMMENDATION:

- 1. Open the public hearing, administer oath, take testimony, and deliberate;**
- 2. Close the public hearing; and**
- 3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 523 S. Catalina Avenue**

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Vice Chair Matsuno, seconded by Commissioner Gittens to open the Public Hearing. The motion carried unanimously, by roll call vote.

Senior Planner Antonio Gardea narrated a PowerPoint presentation regarding the Historic Landmark Designation of the property at 523 S. Catalina Avenue and addressed a short history, original owners, zoning, surrounding uses, existing conditions, architectural design and materials, subsequent alterations, and staff recommendations.

Julie Goldberg, applicant, commented on her family's love of the property and offered to respond to questions from the Commission. She discussed the need for an exemption declaration from CEQA regarding the stairs.

Discussion followed regarding the original glass in the front window and the original brick pillars.

There were no other public comments.

Motion by Vice Chair Matsuno, seconded by Commissioner Jackson to close the Public Hearing. The motion carried unanimously, by roll call vote.

Motion by Commissioner Gittens, seconded by Commissioner Jackson to adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 523 S. Catalina Avenue. The motion carried unanimously, by roll call vote.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS (UNFINISHED BUSINESS)
- None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION (NEW BUSINESS)

L.1. DISCUSSION AND POSSIBLE ACTION ON THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020 RECEIVE AND FILE CLG PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Associate Planner Kinsella presented the Administrative Report and addressed the designation of three landmarks, last year and other accomplishments.

The Commission concurred to receive and file the report.

M. ITEMS FROM STAFF

Associate Planner Kinsella reported the City will be hosting Preservation Commission meetings in July and September.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

In reply to Vice Chair Matsuno's question regarding why the applicant in Avenue C decided not to move forward with the historic designation and Associate Planner Kinsella reported they changed their minds.

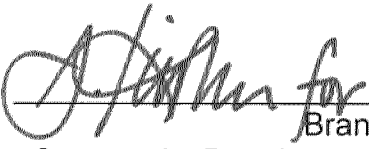
Vice Chair Matsuno reported property at 102 N. Juanita is a potential historic property and commented on a recent filming on the property.

O. ADJOURNMENT

Motion by Vice Chair Matsuno, seconded by Commissioner Gittens to adjourn the meeting at 8:14 p.m. The motion carried unanimously, by roll call vote.

The next meeting of the Redondo Beach Preservation Commission will be a regular meeting to be held at 7 p.m. on July 7, 2021, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

Respectfully Submitted,



Brandy Forbes
Community Development Director