

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION MEETING  
MARCH 4, 2015**

**CALL TO ORDER**

A regular meeting of the Preservation Commission was called to order at 7:00 p.m. at City Hall, 415 Diamond Street, by Chairperson Jackson.

**ROLL CALL**

Commissioners Present: Freeman, Jackson, Matsuno, Penner-More, Ritums  
Commissioners Absent: Callahan  
Officials Present: Alex Plascencia, Assistant Planner  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

Commissioner Matsuno led the members in the salute to the flag.

**APPROVAL OF THE ORDER OF AGENDA**

It was the consensus to approve the order of agenda.

**CONSENT CALENDAR**

- Approval of affidavit of posting for the March 4, 2015 regular Preservation Commission meeting agenda
- Approval of minutes of the November 5, 2014 regular Preservation Commission meeting
- Receive and file the February 17, 2015 Strategic Plan Update
- Receive and file written communications

The motion by Chairperson Jackson and seconded by Commissioner Ritums to approve the Consent Calendar carried unanimously.

**ORAL COMMUNICATIONS**

None.

**EXCLUDED CONSENT CALENDAR**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

**EX PARTE COMMUNICATIONS**

None.

## **PUBLIC HEARINGS**

### **A Public Hearing to Consider a Request for a Certificate of Appropriateness and Exemption Declaration to Allow Construction of a One-Story Accessory Structure on the Site with a Historically Designated Building with Minor Exterior Improvements to the Main Structure and Accessory Structures at 417 Beryl Street**

Planner Plascencia said the project involves repair to existing structures and construction of a new detached structure to the Sweetser House, a flagship historic property. He provided the background, location, and zoning for the property. He said the property has an "A" historic rating and is the only example of the American Colonial Revival architectural style in the City. He displayed an aerial photo of the 18,000 sq. ft. property and described the existing accessory buildings and rose garden. He said the proposed accessory structure will be used as a restroom facility and the repairs to existing structures include replacing missing and damaged brick in the front walkway, new paint, repairing window shutters, reorienting rear entry steps, wood enclosure for solar equipment, and interior kitchen remodel. He said applicable Secretary of Interior standards include compatibility with architectural building style, alterations which are small in scale and easily removed, and consistent period style. He said repairs to accessory structure #1 include re-grading a portion of the driveway and interior work. He said repairs to accessory structure #2 include removing hedges, attaching a trellis structure, and installing soft-set pavers and an electric vehicle charger. He said the new accessory structure totals 304 square feet and will require removal of one diseased tree. He said the design includes wood siding and matching colors and materials. He said the 8-9 ft. trellis will be architecturally compatible. He displayed the site plan and explained the new structure is away from public view. He showed photos of the buildings, grounds, and location of the new structure. He concluded by recommending approval of the request.

In response to Chairperson Jackson, Planner Plascencia explained that soft set pavers are small pavers that are set on the ground.

Commissioner Matsuno questioned whether another plan was considered which would not require removing the trees.

The motion by Chairperson Jackson and seconded by Commissioner Ritums to open the public hearing carried unanimously.

Property owner Scott Leonard said the property was in disrepair when he purchased it in 2004 and he spent over 2 years renovating. He explained his intention to render it more viable as a commercial property with the additional 4 bathrooms and handicapped access. He said an arborist determined the 2 trees are dying and removing them now allows the building to be set back and not impact the property.

Commissioner Matsuno understood the practical necessity for removing the trees and he appreciated the effort to preserve the property.

In response to Commissioner Freeman, Mr. Leonard confirmed the diseased trees will not be relocated. He said that solar panels located on the roof were previously approved by the Preservation Commission.

Planner Plascencia added that State law prohibits denial of solar panel installation. He said specific orientation is required for energy production; however a discrete location is also a consideration on historic buildings.

In response to Chairperson Jackson regarding long-term plans for the property, Mr. Leonard said improvements and continued investment make the property viable and reduce the chances for destruction.

In response to Commissioner Freeman, Mr. Leonard confirmed he has held children's parties on the property; however he said he refuses wedding requests because of noise complaints and disruption to his business.

In response to Chairperson Jackson, Mr. Leonard said the 2 existing accessory structures are currently used by an attorney and a property management company.

Commissioner Penner-More complimented the building and recalled previously observing a safe there.

The motion by Chairperson Jackson and seconded by Commissioner Penner-More to close the public hearing was unanimously approved.

The motion by Chairperson Jackson and seconded by Commissioner Freeman to approve the proposal as requested was unanimously approved.

#### **UNFINISHED BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **SUBCOMMITTEE REPORTS**

Planner Plascencia recited the existing subcommittees and members.

Commissioner Penner-More volunteered for the Redondo Stairway subcommittee.

Planner Plascencia advised he will notify the Minor Alterations subcommittee about an upcoming meeting to discuss a window removal on a historic building. He also said the Legislative subcommittee will convene to discuss possible Mills Act contract amendments.

Commissioner Matsuno corrected his statement on page 2 of the November 5, 2014 minutes to indicate that he purchased his historic home after joining the Preservation Commission.

In response to Commissioner Matsuno, Planner Plascencia confirmed it is within the mission of the Education/Incentives subcommittee to draft an informational brochure for distribution to owners of historic homes that are not yet landmarked. He planned to provide an existing brochure which he said can be updated.

**COMMISSION ITEMS AND REFERRALS TO STAFF**

Chairperson Jackson requested a presentation on the Brown Act with an emphasis on permitted interaction relative to subcommittees

**ITEMS FROM STAFF**

Planner Plascencia announced the following:

- Commissioner conflict-of-interest statements are due to the City Clerk
- March 3 final election results will be available next week.
- A large project at 1700 South PCH will be considered by the Planning Commission this month

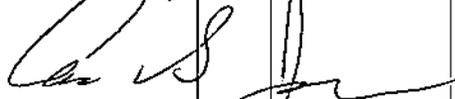
He also noted the project list included in the agenda packet

**ADJOURNMENT**

The motion by Chairperson Jackson and seconded by Commissioner Matsuno to adjourn was unanimously approved.

Chairperson Jackson adjourned the meeting at 7:50 p.m.

Respectfully submitted,



Aaron Jones  
Community Development Director