

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
JANUARY 6, 2016**

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: Caldwell, Jackson, Mayebdadash, Matsuno

Commissioners Absent: Ritums, Freeman

Officials Present: Aaron Jones, Community Development Director
Stacy Kinsella, Associate Planner
Sean Scully, Planning Manager
Margareet Wood, Recording Secretary

APPROVAL OF THE ORDER OF AGENDA

The motion by Commissioner Matsuno and seconded by Commissioner Caldwell to consider Agenda item 8, Public Hearing for Certificate of Appropriateness, at the beginning of the meeting was unanimously approved.

PUBLIC HEARINGS

A Public Hearing to consider a Certificate of Appropriateness requesting removal of the property from the list of Potential Historic Resources and proposing a one-story addition pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA)

The motion by Commissioner Mayebdadash and seconded by Commissioner Matsuno to open the public hearing was unanimously approved.

Upon inquiry by Chairperson Jackson, the Commissioners reported no ex parte communications.

Planner Kinsella described the location, zoning, and history of the property, pointing out that the structure has been relocated from another site. She displayed photos of the structure and adjacent properties. She cited the historic resource study and construction history, which she said deem the property ineligible for a *B* rating. She displayed the conceptual plans for remodeling, the proposed site plan, and conceptual elevations. She concluded by recommending approval of the Certificate of Appropriateness.

Jennifer Spenser, property owner, spoke in favor of the request. She explained she and her husband have no plans to alter the style of the house; however she said an additional bedroom and bathroom will better accommodate her family.

In response to Chairperson Jackson who asked about the process, Director Jones said the Preservation Commission is authorized to review A and B rated properties on the Potential Historic List. He said removal from the list will prevent potential conflicts. He recalled several similar cases over the past 10 years and added that sometimes removal is requested along with the demolition request. He said the owners desire to preserve the property and he felt this is a good option.

Commissioner Matsuno spoke in favor of the proposed remodel project.

Director Jones stated that historic property owners are encouraged to make reasonable alterations, thereby investing in the properties. He said it has been shown the property is not eligible for the B rating. He said the remodel plans are reasonable and he recommended approval of the request.

In response to Commissioner Caldwell regarding the historic designation, Planner Kinsella explained the existing ratings were determined via windshield survey conducted in 1984 by a historic resources consultant.

Chairperson Jackson added that many structures were missed and mislabeled in the survey; and the goal is to obtain an accurate and detailed survey.

Glen Salcedo, project architect, supported the project and said the property is a provocative piece of architecture.

In response to Commissioner Mayebdadash, Planner Kinsella, said there is no record of the original location of the structure.

The motion by Commissioner Caldwell and seconded by Commissioner Mayebdadash to close the public hearing and approve the request for Certificate of Appropriateness was unanimously approved.

SALUTE TO THE FLAG

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

CONSENT CALENDAR

- Approval of Affidavit of Posting for the Preservation Commission Regular Meeting of January 6, 2016
- Approval of minutes of the March 4, 2015 regular Preservation Commission meeting
- Receive and file the December 15, 2015 Strategic Plan Update
- Receive and file written communications

The motion by Commissioner Mayebdadash and seconded by Commissioner Matsuno to approve the Consent Calendar was unanimously approved with Commissioner Caldwell abstaining from approval of the minutes because he was not present.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Preservation Commission Nominations and Election of Chair and Secretary

The item was continued to the March meeting due to the absence of 2 members.

Director Jones stated the positions do not have term limits. He advised the members not to speak with more than 1 other commissioner outside the meeting; and he suggested Chairperson Jackson as the contact to express interest. He planned to meet with Chairperson Jackson prior to the next meeting.

Chairperson Jackson also suggested postponing committee appointments until the next meeting.

SUBCOMMITTEE REPORTS

Education Subcommittee

Commissioner Matsuno reported he is working with the Library Director to schedule a public viewing in March or April of the film *Bungalow Heaven* about the historic district in Pasadena. He hoped the Preservation Commissioners and City staff can attend and he said he will report further details.

Chairperson Jackson reported that he recently visited Portland, Oregon and was impressed with the historical homes there.

COMMISSION ITEMS AND REFERRALS TO STAFF

In response to Commissioner Jackson regarding meeting requirements, Director Jones clarified the Preservation Commission is scheduled to meet every other month; however the Commission is not jeopardized when meetings are canceled. He said there were no matters requiring the Commission's attention during the interlude since the last meeting.

ITEMS FROM STAFF

Director Jones introduced recently-hired staff members Stacy Kinsella, Associate Planner and Sean Scully, Planning Manager.

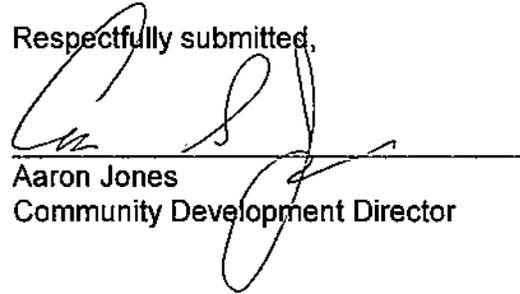
Director Jones advised the City Manager will attend the March 2 Commission meeting to solicit input on the 2016-17 budget and CIP; and he requested the members to be prepared to provide input.

Director Jones said a review of meeting procedures and agenda format will be provided. He said he is always available to meet with the members.

The motion by Commissioner Matsuno and seconded by Commissioner Caldwell to adjourn to the next meeting on March 2, 2016 was unanimously approved.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'A. Jones', is written over a horizontal line. The signature is stylized and extends above and below the line.

Aaron Jones
Community Development Director