



Minutes  
Redondo Beach City Council  
Tuesday, February 11, 2025  
Closed Session - Adjourned Regular Meeting 4:30 p.m.  
Open Session – Regular Meeting 6:00 p.m.

## **4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING**

### **A. CALL MEETING TO ORDER**

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:30 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

### **B. ROLL CALL**

Councilmembers Present: Behrendt, Kaluderovic (via Zoom), Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Mike Witzansky, City Manager  
Melissa Villa, Analyst

### **C. SALUTE TO THE FLAG AND INVOCATION - None**

### **D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None**

### **E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS - None**

### **F. RECESS TO CLOSED SESSION – 4:35 p.m.**

#### **F.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**City of Redondo Beach, et al. v. California State Water Resources Control Board**

**Case Number: 20STCP03193**

#### **F.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**In re 9300 Wilshire LLC**

**Bankruptcy C.D. Cal. Case Number: 2:23-bk-10918-ER**

- F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive  
Case Number: 23STCP02189**

- F.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive  
Case Number: 23TRCP00325**

- F.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive  
Case Number: 23STCV10146**

- F.6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach  
Case Number: 22TRCP00203**

- F.7. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.**

**Case Number: 23STCP00426**

- F.8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of Case:**

**Shannon, Jennifer v. City of Redondo Beach, City of Lawndale, Mary Shannon, Tracy Rose, and DOES 1-75**

**Case Number: 24TRCV04346**

- F.9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:**

**Portions of the Redondo Beach Marina Parking Lot, Seaside Lagoon, and California Surf Club 239 & 245 N. Harbor Drive, Redondo Beach, CA 90277 (portions of APN #s: 7503-029-900 and 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, BeachLife Festival**

**UNDER NEGOTIATION:**

**Price and Terms**

Analyst Villa read title to the items to be considered in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, W.E.D. Director Greg Kapovich, Human Resources Director Diane Strickfaden, Public Works Director Andy Winje and Outside Legal Counsels Abby O'Brient and Jon Welner.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and carried by voice vote, to recess to Closed Session at 4:35 p.m.

The motion carried 5-0.

## **G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:00 p.m.

**H. ROLL CALL**

Councilmembers Present: Behrendt, Kaluderovic (via Zoom), Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Cheryl Park, Assistant City Attorney

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced that under Item No. F.8 City Council unanimously authorized the City Attorney to defend the City in the matter.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Loewenstein, seconded by Councilmember Obagi, and carried by voice vote, to adjourn to the regular meeting at 6:01 p.m.

The motion carried 5-0.

**6:00 PM – OPEN SESSION – REGULAR MEETING**

**A. CALL TO ORDER**

A Regular Meeting of the Redondo Beach City Council was called to order at 6:01 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Councilmembers Present: Behrendt, Kaluderovic (via Zoom), Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Eleanor Manzano, City Clerk  
Mike Webb, City Attorney  
Mike Witzansky, City Manager

Mayor Light reported Councilmember Kaluderovic is attending remotely, for just cause and Council has been advised appropriately.

**C. SALUTE TO THE FLAG AND INVOCATION**

Mayor Light invited Veterans and Active Military to stand and recognized them for their service.

Councilmember Loewenstein led in the salute to the flag.

Mayor Light called for a moment of silence.

**D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/AB 1234 TRAVEL EXPENSE REPORTS**

Mayor Light announced the After School Program has a zero-waiting list; noted that all parents have been accommodated for their children and staff is looking into expanding it; reported attending a meeting with residents at North Prospect with Councilmember Kaluderovic regarding the median; commented on the recent Super Bowl 10K.

Councilmember Nehrenheim spoke about the recent community meeting and thanked First Responders helping in the recent fires; discussed Ranked Choice Voting (RCV) ballots and explained how to fill them out; announced an upcoming meeting with the League of Women Voters where RCV will be discussed; commented on the Super Bowl 10K and the one-year anniversary of Mayor Brand's passing.

Councilmember Loewenstein spoke about starting the Super Bowl 5K and announced his final District 2 community meeting will be held February 19, on Zoom; noted items that will be discussed and reported three Mayoral Candidates will be in attendance to answer questions from the public. He added that there will be an in-person celebration at the Main Library conference room and more details will follow.

Councilmember Obagi announced that the Redondo Ballet Company is putting on Snow Queen at the Performing Arts Center; reported that the Easy Reader and BeachLife are holding a candidate forum round table at the Historic Library on February 20, 2025; expressed his wishes for a happy Black History Month and spoke about the City's continued value of diversity and inclusion. Additionally, he thanked Ryan Liu with the Public Works Department, for fixing the speed radar detector on Ford.

Councilmember Behrendt reported attending the League of California Cities Housing Community and Economic Development Policy Committee meeting last month; noted he did incur travel expenses and they are available for review by the public if needed.

**E. APPROVE ORDER OF AGENDA**

Mayor Light announced that Councilmember Kaluderovic requested moving Item No. L.1, prior to the Consent Calendar.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, to approve the order of the agenda, as amended hearing Items No. J, L.1 and then H.

The motion carried 5-0.

**F. AGENCY RECESS – None**

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

**G.1 For Blue Folder Documents Approved at the City Council Meeting**

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, to receive and file Blue Folder Items including items submitted by Councilmember Obagi.

The motion carried 5-0.

Mayor Light moved to Item No. J.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF FEBRUARY 11, 2025**

**CONTACT:** ELEANOR MANZANO, CITY CLERK

**H.2. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA**

**CONTACT:** ELEANOR MANZANO, CITY CLERK

**H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: A. OCTOBER 1, 2024 ADJOURNED AND REGULAR MEETING (REVISED) B. OCTOBER 8, 2024 ADJOURNED AND REGULAR MEETING C. OCTOBER 15, 2025 ADJOURNED AND REGULAR MEETING**

**CONTACT:** ELEANOR MANZANO, CITY CLERK

**H.4. APPROVE CONTRACTS UNDER \$35,000:**

**1. APPROVE AN AMENDMENT TO THE AGREEMENT WITH R.P. LAURAIN AND ASSOCIATES, INC. FOR THE APPRAISAL OF THREE ADDITIONAL PROPERTIES (APN 4158-033-900, APN 4150-024-901, APN 7520-001-902) INCREASING THE COMPENSATION BY \$19,800 FOR THE EXISTING TERM THROUGH SEPTEMBER 30, 2025**

**CONTACT:** STEPHANIE MEYER, INTERIM FINANCE DIRECTOR

**H.5. APPROVE CANCELLATION OF THE MARCH 4, 2025 REGULAR CITY COUNCIL MEETING AND AGENCY MEETINGS AND RESCHEDULE TO MARCH 11, 2025**

**CONTACT:** ELEANOR MANZANO, CITY CLERK

**H.6. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2502-003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF SENIOR RECREATION COORDINATOR**

**CONTACT:** ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Mayor Light invited public comments on the Consent Calendar.

Ron Maroko, District 3, referenced approval of the minutes from the City Council meeting of October 1, 2024 and questioned why it is before Council once again when only one comment from Vanessa Poster was revised; read a letter he wrote on February 2nd and claimed he sent to City Clerk Manzano and for which he has not received a response; spoke about meetings where no minutes were available for review and approval; alleged failure in providing meeting minutes in a timely manner, to Council and the public and complained that when minutes are approved, there is a delay in posting them on the City's website. In addition, he offered suggestions, including forming a Minute Committee (composed of two Councilmembers), having AI produce the minutes and having the City Manager monitor and control the person preparing the minutes or have an ordinance regarding the timeliness of the minutes.

There were no other public comments on the Consent Calendar.

Motion by Councilmember Loewenstein, seconded by Councilmember Behrendt, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 4-0. Councilmember Kaluderovic was absent.

**I. EXCLUDED CONSENT CALENDAR ITEMS - None**

Mayor Light moved to Item No. N.1.

**J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**J.1 For eComments and Emails Received from the Public**

Sara Martin, Redondo Beach resident, spoke about good governance, focusing on transparency, accountability, responsiveness to the public and good faith; noted her remarks tonight are paraphrased from Kelly O'Donnell's essay on accountability for the

core humanitarian standard alliance and discussed tactics used to avoid accountability.

Lisa Rodriguez noted that even when there are disagreements, people should treat each other respectfully; hoped residents will vote wisely to restore honor, integrity and responsible leadership for Redondo Beach; commented on Jim Light and Nils Nehrenheim having a long track record of lying to residents, suing the City, and prioritizing special interests and urged residents to remember who drained the budget.

Carol Martin, representing senior citizens that are residents of 123 S. Catalina Avenue, spoke in opposition to the location of the Super Bowl run; reported that during the event, residents are unable to leave their property and read an eComment she submitted into the record; stated she is not against the event just the location of it.

Lilly Lucas, resident of 123 S. Catalina Avenue, spoke against the location of the Super Bowl run, noting it prevents residents from being able to leave their property to visit family, or have family or friends visit or attend church services; commented that she doesn't want her taxes to pay for events like this.

Carissa Robinson, Redondo Beach resident, acknowledged the one-year anniversary to Mayor Bill Brand's passing; spoke in support of Nils Nehrenheim as the next Mayor and gave examples of why he is the best candidate for the position; urged residents to vote for Nils Nehrenheim for Mayor.

Brenton Reger, Project Barley, leaseholder of 136 International Boardwalk, reported an ongoing issue with a leaky roof; talked about the damage done to the structure and their kitchen; he was told by the landlord that they need to fix the leaks from within the structure but he feels the roof needs to be fixed on the outside; asked for help and guidance in the matter.

Joan Irvine, District 1, Mayoral Candidate, talked about reflecting on the best advice she ever received in business was, "You either grow, or you die"; mentioned the City has been needing tax revenue for many years and addressed the need to grow; reflected on lessons learned from her father.

Chris Ahearn (via Zoom) spoke about Blue Zones, Project Moai and other social connection programs provided by BCHD.

City Clerk Manzano reported receiving one eComment.

There were no other public comments.

## **K. EX PARTE COMMUNICATIONS**

Councilmember Nehrenheim reported speaking with the public and City staff regarding Item No. L.1.



Councilmember Loewenstein spoke with members of the public and City staff.

Councilmember Obagi reported speaking with members of the public, Public Safety Commissioner Nancy Skiba and City staff.

Councilmember Behrendt spoke with members of the public, City staff and Mayor Light.

Councilmember Kaluderovic reported speaking with members of the public, City staff and Mayor Light.

Mayor Light reported discussions with members of the public, City staff and several Councilmembers.

## **L. PUBLIC HEARINGS**

### **L.1. PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCES AMENDING TITLE 6 BUSINESSES, PROFESSIONS, AND TRADES, TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO CANNABIS REGULATIONS, ADOPTION OF A RESOLUTION AMENDING THE CITY'S COASTAL LAND USE PLAN, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE AMENDMENTS**

#### **PROCEDURES:**

- 1. Open the public hearing, take testimony and deliberate;**
- 2. Close the public hearing; and**
- 3. Introduce the following three ordinances and adopt the following resolution:**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3287-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADDING CHAPTER 6 TO TITLE 6 OF THE REDONDO BEACH MUNICIPAL CODE TO REGULATE COMMERCIAL CANNABIS BUSINESSES**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3288-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2 SECTION 10-2.1626 OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO COMMERCIAL CANNABIS ACTIVITIES INLAND ZONES OF THE CITY**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3289-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH,**

**CALIFORNIA, AMENDING TITLE 10, CHAPTER 5 SECTION 10-5.1626 OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO COMMERCIAL CANNABIS ACTIVITIES IN COASTAL ZONES OF THE CITY**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2502-004, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO THE COASTAL LAND USE PLAN IMPLEMENTATION ORDINANCE (TITLE 10, CHAPTER 5 OF THE MUNICIPAL CODE) CONSISTENT WITH STATE LAW, WHICH IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE OF REGULATIONS**

**CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR**

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, and approved by voice vote, to open the public hearing.

Motion carried 5-0.

Community Services Director Hause narrated a PowerPoint presentation with details of the Administrative Report; mentioned that Council has been working on updating the ordinances since December 2023 when staff had identified some discrepancies and some gaps in the existing ordinances; stated the cannabis regulations have been on the City Council's agenda a total of 10 times since December 2023; stated Council gave direction on January 21, 2025; went over the three ordinances that staff is updating; reviewed the Planning Commissions recommendations and language updates to the ordinances.

Councilmember Kaluderovic thanked staff for the work; reported she does not want to do anything that will endanger children or anything to create any kind of quality of life issue in the City; reminded everyone of her referral to regulate smoke shops in the City; talked about the cannabis ordinance that was passed in September 2022 and stated all the work that has been done is to refine, improve and close any loopholes in the process and address all of the community concerns that have been voiced. Additionally, she explained Measure E; addressed the importance of having an ordinance, delivery and enforcement; commented on district lines not being permanent and recommended changing the location to be "by zip code" and spoke in support of the 1,000 foot separation, recommended by the Planning Commission.

In reply to Councilmember Behrendt's question, Community Services Director Hause reported she understood that cannabis delivery cannot be banned for either recreational or medicinal uses.

City Attorney Webb (via Zoom) asked if he could review the information and return shortly with a response.

Councilmember Obagi agreed with Councilmember Kaluderovic's comments; talked about Measure E; spoke in support of separating the retailers by zip code and agreed with the 1,000 foot separation recommended by the Planning Commission.

Councilmember Loewenstein agreed with separation by zip code as well as with the 1,000-foot buffer; explained how Measure E was voted down; mentioned Measure CT and the cannabis steering committee; spoke about his work in the School District to ensure that the City's youth are safe; noted Council has been at this for many years and have had many meetings on the topic.

Discussion followed regarding adopting the resolutions as amended to add the separation by zip code and the 1,000 foot buffer separation.

City Attorney Webb (via Zoom) reported Council may make substantive changes during the first reading and stated the City is preempted by the State in terms of delivery, when it comes to medicinal cannabis; stated he will do more research on the topic.

Discussion followed regarding distinguishing between medicinal and recreational cannabis and how it relates to HIPAA law and a delivery ad observed in connection with BeachLife Festival.

RBPD Chief Hoffman reported the ad was in a BeachLife licensed publication and the wording of the ad did not explicitly say there would be delivery during the BeachLife event. He added that he was not aware of any complaints or calls related to the delivery of cannabis during BeachLife; reported the promoters have chosen not to move forward with that ad in the future.

In reply to Councilmember Loewenstein's question, Chief Hoffman spoke about a robbery incident, two years ago, related to an illegal cannabis operation; reported legal establishments are well-run and produce revenue compared to illegal establishments which drain resources.

Councilmember Nehrenheim commented on delivery companies delivering in North and South Redondo; spoke about being a proponent of enforcement and the importance of the City taking control under Council's own rules; discussed the need to protect the City and not have bad actors directing the City on what to do; corrected some information that was given at the Planning Commission meeting and addressed the portions of Districts 4 and 5 on Artesia Boulevard; mentioned he would rather separate the stores, per district.

Discussion followed regarding the location of exclusion zones, protections in place with restrictions on outside advertising and requirements for design review.

Councilmember Behrendt believes that having retail cannabis shops in Redondo Beach is a bad idea; talked about a lot of residents feeling the same; opined they send the wrong message of cannabis acceptance to young people and felt that teenagers already have enough challenges with which to deal. He acknowledged that it contributes to revenues but wondered at what cost to the community; stated Artesia Blvd between Aviation and Inglewood is absolutely unfit for a storefront retail cannabis shop; reported cannabis retail shops are not contemplated in the Artesia Corridor ACAP; stated Artesia Boulevard is one of the safest walking streets in the City for students but is already oversaturated with smoke, vape shops, and liquor stores. Additionally, he opined that cannabis shops would not contribute to the revitalization of Artesia Boulevard and supported delivery only into the City, with track and trace, and no storefront retail shops; strongly opposed to having a cannabis retail store on Artesia Boulevard, especially between Inglewood and Aviation.

Councilmember Obagi felt an ideal location would be east of Inglewood Avenue on Artesia Boulevard; spoke about preserving the Galleria; took an informal poll of attending students; noted cannabis is already in the community; talked about the need for revenue for education and police enforcement and against moving backwards on this issue.

Councilmember Nehrenheim indicated he would rather keep the separation as one per district rather than by zip code; stated that by zoning certain properties out, they are made more valuable and mentioned keeping the buffer zones as they are.

Mayor Light noted a preference separation by zip code, for acceptance of the 1,000 foot buffer zone recommended by the Planning Commission and mentioned Councilmember Behrendt's request to exclude the area of Artesia Boulevard, between Inglewood and Aviation.

Councilmember Obagi asked that the exclusion be inclusive of Aviation Boulevard and west of Inglewood.

Mayor Light invited public comments.

Melissa DeChandt thanked Council for addressing the smoke shops; reported Redondo does not have to have retail cannabis in the City; talked about tax deficits related to cannabis companies and referenced peer reviewed data available about the dangers of cannabis use. Additionally, she stated she preferred a delivery-only model with taxation, in Redondo Beach.

Nikki Vasquez, District 3, spoke in strong opposition to retail cannabis storefronts in the City; felt that if the City must do something, it should implement a delivery-only model like neighboring cities; urged Council to do the right thing for the children and the City.

Jose Iuan Iniguez spoke about Redondo Beach voting, “No” to cannabis dispensaries; stated he voted for taxing it but understood that it would be for deliveries only; referenced articles and studies about increased use among teens as a result of retail dispensaries; felt the presence of dispensaries normalizes cannabis use; spoke about the dangers the substance has to brain development in youths up to age 25; noted that parents have the responsibility to protect the youth from these risks.

Sam Jurist, Hashery, thanked Council for the work they have done to get to this point; spoke about his company’s intent to apply for a license in South Redondo Beach; mentioned attending the City’s commission meeting on February 3<sup>rd</sup> where the topic of changes to the existing Blue Zones were a topic of discussion; suggested the Council and Planning Commission consider a modification to the 1,500 foot distance from a high school prior to presenting the final application; reported California State Law requires a 600 foot minimum distance from all schools; discussed a property on Catalina that sits on the edge of a Blue Zone and addressed plans to remodel and make improvements to the building.

Robert Merkelbach, Hashery, spoke about having a business in Torrance that does solventless manufacturing; explained that they process their product in the store and they do not use any chemicals, they only use water, heat and pressure to make their products; reported the store focuses on education and believes in the medicinal values of cannabis; agreed that having products sold through a licensed, compliant store is the best way to manage it safely for residents; talked about getting products off the black market through a legal business; discussed the potential location for their store (same location referenced by Sam Jurist) which is approximately 1,250 feet from a high school and affirmed the State law requires a 600 foot minimum distance from schools.

Tijen Loubert, District 1, spoke in strong opposition to allowing cannabis dispensaries in Redondo Beach; agreed with a delivery-only, tax model; stated studies have shown that exposure to cannabis has direct negative impacts; stated she supports the legalization of cannabis but spoke about detrimental things happening to young brains. She urged Council to listen to their constituents and not approve cannabis retail shops in the City.

Councilmember Obagi left the chambers.

Timothy Dodd, CEO and Co-Founder of Sweet Flower, reported that one of the requirements for cannabis shops is that landlords need to not have an FDIC insured mortgage or note; mentioned they are taking away all locations on Artesia Boulevard that might meet it; noted many properties are distressed and blighted; asserted that cannabis dispensaries force out smoke shops and urged Council not to exclude cannabis dispensaries from an area of concern; asked to submit for the record this document on how Pasadena shut down all of its illegal dispensaries.

Councilmember Obagi returned to the chambers.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, and approved by voice vote, to receive and file documents submitted by Timothy Dodd.

The motion carried 5-0.

Timothy Dodd expressed concerns with the proliferation of illegal activity if the ordinance is not passed; presented a product he purchased today at one of the smoke shops that has 5 times more than the legal limit of THC. Additionally, he responded to questions from Council regarding delivery and his operation in the City of Pasadena; mentioned delivery is only 10% of his revenue, most of his customers come into his shop to purchase.

Eric Lightman, General Counsel for Embark, thanked Council for addressing this item; expressed confidence that the ordinance sets the City up for success; talked about cannabis already being in the City; felt a delivery-only model will not work and reported that failing businesses have been solely focused on the delivery-only model. Additionally, he spoke about legal businesses being so discreet people probably pass by them all the time without knowing it is a cannabis store; spoke about the dispensaries being 21 and over and anyone under the age will not be able to purchase products from the legal stores; noted the need for sensible regulations and urged the City to move forward; responded to questions from Council regarding delivery-only models and benefits of the retail model.

Paul Furie, District 3 and parent of students at RUHS, strongly opposed the opening of storefront cannabis retailers in Redondo Beach; felt it normalizes cannabis use by the youth and they will pass these stores on a regular basis and is supported and promoted by respected City leaders; supports the delivery-only model; voiced his concerns on how this will change the brand of the City and is not worth the 5% take.

Georgette Gantner spoke about cannabis delivery services; wondered whether the City needs two dispensaries; commented on Riviera Village wanting one; talked about District 4 needing improvement and that there is money budgeted to improve the area; shared that in her campaign trail, many residents are urging her to let the City know residents are not in favor of storefront retail cannabis, especially along Artesia.

Jimena Cabrera, District 3, spoke in opposition to retail cannabis dispensaries in the City; urged Council to listen to the people; mentioned legal cannabis will not eliminate the black market; reported RUSD was voted the best in the area and urged Council to be the leaders the youth deserve and not allow cannabis dispensaries in the City. She thanked Councilmember Behrendt for listening to the people.

Joan Irvine, District 1, spoke favorably about the ordinance; expressed surprise that so many people are debating whether to have dispensaries in the City at all; talked about her volunteer advocacy and turning down the support of the PTA because of ethics; mentioned investors are not from out of town; stated although she is an advocate for cannabis, when she becomes Mayor, she will do the will of the people.

Carol Martin spoke in opposition to the Super Bowl 5K and 10K runs as it prevents senior residents from being able to leave their homes; wondered what happens to the presentation she provided earlier; wondered whether the Council or City will contact her to follow up; voiced her opposition to cannabis dispensaries in the City and wondered what she can do to follow up and ensure she is heard.

Councilmember Loewenstein urged her to contact him for follow up.

Robin Eisenberg spoke about dispensaries not going into the Galleria because of lease and financing requirements.

Councilmember Behrendt believed that a fair and reasonable solution was proposed by Councilmember Obagi; not to have cannabis retail shops on Artesia, from Inglewood East on Artesia Boulevard or in the area identified by Councilmember Obagi on Aviation Boulevard and expressed his support.

Councilmember Obagi thanked Councilmember Behrendt for his willingness to compromise. He referenced the Leaf in Palm Desert noting there is nothing indicating it is a cannabis shop; talked about security, the proliferation of smoke shops along Artesia and places along Artesia that need invigoration, but stated he agrees with keeping cannabis away from the youth.

Carissa Robinson, District 3, disclosed she is a licensed therapist; spoke in opposition to opening retail cannabis dispensaries in the City; discussed increased cannabis use, the normalization effect and questioned the urgency of the decision; urged Council to prioritize the health and safety of residents, particularly the youth.

Susan Reuben opposed to having retail cannabis dispensaries in the City and felt the billboards advertising cannabis make the City look cheap.

Jonatan Cvetko shared a story about the difference between knowledge and wisdom; emphasized that he has given multiple reasons why the City should not move forward with cannabis dispensaries; talked about the failing industry and public health risks with unsafe products and hoped Council will listen to the truth. Additionally, he responded to questions from Council regarding his cannabis delivery business in other cities and the taxing structure.

Nancy Skiba (via Zoom) spoke in support of Councilmember Behrendt's comments; preferred a delivery-only model and talked about contaminated products and problems with testing.

Kyle Johnson (via Zoom), District 1, spoke in support of retail cannabis dispensaries in the City and discussed revenues to pay for essential City services.

City Clerk Manzano reported receiving 68 eComments: 61 opposed to retail cannabis

dispensaries, 1 neutral and the rest did not choose a preference.

There were no other public comments on this item.

Councilmember Kaluderovic (via Zoom) acknowledged comments by residents; noted she is aware of problems with testing and pesticides, but that a delivery-only model would be selling the same products; reported the approval of the ordinance is not opening the application process but rather closing loopholes in an ordinance that was approved in 2022 so that it will be ready, in the future, should Council decide to open up the application period.

Councilmember Nehrenheim referenced the map of South Redondo and in response to his inquiry, Councilmember Behrendt explained his proposal not to have cannabis retail shops on Artesia, from Inglewood East on Artesia Boulevard or in the area identified by Councilmember Obagi on Aviation Boulevard and spoke about the amount of traffic and dense saturation of smoke shops in the area and plans to re-energize Artesia Boulevard.

Councilmember Nehrenheim commented on the smoke shops and massage parlors along PCH and spoke about investments in the area and opportunities on Artesia Boulevard.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, to close the public hearing.

The motion carried 5-0.

Councilmember Obagi agreed with Councilmember Nehrenheim that the number of locations that would be available in 90278 would drop to most-likely ten spots and talked about the Galleria not being able to secure such a lessee in light of financing requirements.

Discussion followed regarding residents' concerns about Artesia Boulevard, the possibility of allowing them on Aviation and the need to revisit the 90278 and 90277 split.

Councilmember Obagi proposed separating by different districts and specifying no more than one in 90278.

Discussion followed regarding whether to keep or omit the exclusion of "west of Artesia and Inglewood" and other potential locations in the City.

Councilmember Obagi accepted excluding the portion west of Artesia Boulevard, from Inglewood through Aviation and leaving Aviation as zoned.

Mayor Light opposed separation by district; noted Councilmember Kaluderovic's point that the City is due for a redistricting and they could move.



Councilmember Behrendt mentioned the addition of the definition of “School”; referenced the section discussion location (4Db), “No retailer shall be established or located within 1,500 feet of a public or private high school” and suggested it should be amended to “within 1,500 feet of any School that is a public or private high school”.

Discussion followed regarding excluding Artesia Boulevard, west of Inglewood Avenue and excluding adult schools from the 1,500 foot requirement.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to introduce by title only Ordinance No. 3287-25, introduce by title only Ordinance No. 3288-25, introduce by title only Ordinance No. 3289-25, and adopt by title only Resolution No. CC-2502-004, as amended, accepting the Planning Commission’s recommendation of a separation of a 1,000 foot buffer zone, approve the updated language as presented, having no more than one dispensary per zip code, modifying Section 4Db to “within 1,500 feet of any school that is a public or private middle or high school” and prohibiting dispensaries on Artesia Boulevard between Inglewood and Aviation.

Councilmember Nehrenheim talked about the 1,000 foot buffer zone and recalled it had to do with scoring and the percentage points and did not agree with keeping it in the ordinance as it limits the number of qualified properties.

Mayor Light stated that since this is not a vote of the people, the ordinance can be changed later, if it does not work out.

Councilmember Loewenstein stated that it is a specific area, and the point is to not concentrate them in one particular area.

Councilmember Nehrenheim expressed concerns about limiting so many areas; disagreed with the 1,000 foot separation recommended by the Planning Commission and the number of properties on Artesia Boulevard that are being excluded and spoke about the thought and work put into zoning.

Mayor Light expressed his personal opposition to cannabis; felt that storefronts will look better than most developments and much better than smoke shops; spoke about the City having control; noted he does not like passing things onto other communities and asserted this can be used as a model for the future.

The motion carried 4-1, with the following Roll Call vote:

AYES:	Behrendt, Kaluderovic (via Zoom), Loewenstein, Obagi
NOES:	Nehrenheim
ABSTAIN:	None
ABSENT:	None

City Clerk Manzano read titles to Ordinances No. 3287-25, 3288-25, 3289-25 and

Resolution No. CC-2502-004.

Councilmember Kaluderovic (via Zoom) expressed her appreciation for being able to participate, remotely; excused herself and left the meeting.

### **RECESS/RECONVENE**

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, and approved by voice vote, to recess at 8:53 p.m.

The motion carried 3-1-1. Councilmember Nehrenheim was opposed, and Councilmember Kaluderovic was absent.

Mayor Light reconvened the meeting at 9:04 p.m.

### **ROLL CALL**

Councilmembers Present: Behrendt, Loewenstein, Nehrenheim, Obagi,  
Mayor Light

Councilmembers Absent: Kaluderovic

Mayor Light returned to Item No. H.

**M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

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

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY'S  
STORMWATER CAPTURE POLICIES AND PROJECTS**

**CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR**

Public Works Director Winje introduced the item; noted it is part of the Strategic Plan objective and deferred to Public Works Specialist Geraldine Trivedi for a report.

Public Works Specialist Trivedi narrated a PowerPoint presentation with details of the Administrative Report which included:

- N1- Stormwater Capture Policy and Projects
- Stormwater Capture and Infiltration – Benefits
  - Flood Control
  - Urban Runoff Water Quality
  - Conservation of Resources
- Regulatory Compliance
  - LATWQCB NPDES Permit

- Typical private property LID capture & infiltrations strategies
- Cost Estimate for Redondo's WMP Projects
- Possible Options to Expand Stormwater Capture

Discussion followed regarding funding for the Fulton Playfield Infiltration Project.

City Manager Witzansky commented favorably about the work being done throughout the City to date; reported the City will continue to work with its partners to pursue capital funds to help alleviate any shortfalls; noted everything being done complies with MPDS permit obligations and asked for policy direction should Council wish to do more; noted the City is meeting their obligations currently at the State and Federal level with A grades.

Discussion followed regarding improvement in grades received from Heal the Bay, expected capture at first flush, revising commercial and residential design guidelines, low-flow diversion systems, storm drain impact fees, existing mechanisms in place and homing in on the ordinance to capture uncaptured properties and take advantage of development across the City.

Councilmember Behrendt thanked staff for their work and in reply to his inquiry, City Manager Witzansky addressed the developer impact fee study being done for the Community Development Review and noted the work being done for the General Plan Phase 2 items and some other elements that are being considered fit right in.

Councilmember Behrendt spoke about not eliminating parking with curb cuts since parking is already impacted; talked about being careful not to increase the cost of housing in the City; mentioned consideration of a Prop 218 fee increase to residents and questioned the need for an ordinance considering the General Plan Phase 2 update.

Councilmember Nehrenheim mentioned the storm drains on the Avenues; spoke about the possibility of getting grants for funding; noted there are concrete structures that are falling apart and asked about the water infiltration on the alley off Broadway and Catalina, between Pearl and Topaz.

Public Works Director Winje recalled it worked well in the beginning but has not been vacuum swept recently and noted it is a good opportunity to use alleys for permeable surfaces; talked about Measure W being the biggest funding source and addressed other potential funding options.

Councilmember Nehrenheim requested a copy of the PowerPoint presentation and in reply to his questions, Wayne Craig, District 1, addressed the alley infiltration near his residence and noted it works well and there are no complaints.

Public Works Specialist Trivedi responded to questions from Councilmember Obagi regarding the process by which water flows into the dry wells through the existing detention basin, using gravity flow; stated that in terms of bio swells, parking could still exist at the curb cuts.

Discussion followed regarding considering the soil composition, routing into gardens, the well concept and less expensive infiltration systems and the importance of capturing the first flush.

Councilmember Loewenstein spoke about cutting the time and expense down.

Mayor Light suggested moving forward with the smaller projects that reduce the need for the larger projects.

There were no public comments on this item.

## **O. CITY MANAGER ITEMS**

City Manager Witzansky reported attending the Cal Cities City Managers Conference last week and commented favorably about it.

## **P. MAYOR AND COUNCIL ITEMS**

### **P.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY COUNCIL'S POLICY POSITION ON CALIFORNIA SENATE BILL (SB) 71 (WIENER) WHICH SEEKS TO MAKE PERMANENT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTIONS FOR ACTIVE TRANSPORTATION AND PUBLIC TRANSPORTATION INFRASTRUCTURE PROJECTS NOW GRANTED ON A TEMPORARY BASIS UNDER SB 288**

#### **DIRECTION TO STAFF REGARDING THE PREPARATION OF A LETTER AND/OR RESOLUTION ARTICULATING THE COUNCIL'S POSITION ON THE BILL**

Councilmember Behrendt announced that, for reasons previously stated, he will recuse himself from this item and left the chambers.

Assistant to the City Manager Smude presented details of the Administrative Report.

Discussion followed regarding making CEQA exemptions permanent to encourage long-term projects.

Councilmember Loewenstein explained this will encourage the ability to build mass-dense projects near transportation projects; noted he wholeheartedly opposes the bill and felt Senator Scott Wiener is the enemy of the people.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, to approve the letter presented by staff, as amended, adding, specifically, the environmental concerns about collocating the Metro C-Line extension with a freight liner carrying hazardous materials and the negative impacts to adjacent residents including noise and

daily vibration.

Mayor Light invited public comments.

Kyle Johnson (via Zoom) spoke in favor of the bill and opposed having the City send a letter of opposition.

City Clerk Manzano reported receiving three eComments, one in support and two opposed.

There were no other public comments on this item.

The motion carried by 3-0-2, by voice vote. Councilmembers Behrendt was recused and Kaluderovic was absent.

Councilmember Behrendt returned to the chambers.

#### **Q. MAYOR AND COUNCIL REFERRALS TO STAFF**

Councilmember Nehrenheim asked about the status of the plaques at Veterans Park and City Manager Witzansky confirmed staff will present a BRR on the estimated cost to replace the plaques.

Councilmember Obagi asked for a BRR on the cost of painting the Redondo Beach logo at the Riviera or in front of the pier, similar to what Manhattan Beach and Hermosa Beach have done. Additionally, he spoke about recognizing Black History Month and Mayor Light noted a proclamation is forthcoming.

Councilmember Behrendt spoke about the possibility of considering forming a Minutes Committee.

City Manager Witzansky stated it could be part of the upcoming budget discussions and spoke about the need to approach the subject, systematically and mentioned there may be solutions and recommended it be a BRR for 2025/2026. He reported the topic of FAR will be before Council in March.

Mayor Light commented on a meeting regarding the feeder road off Prospect frontage and the possibility of installing k-rails for improved safety and City Manager Witzansky noted it may be a 2025/2026 item and that a BRR was requested by Councilmember Kaluderovic.

#### **R. RECESS TO CLOSED SESSION**

The Closed Session meeting was cancelled.

#### **S. RECONVENE TO OPEN SESSION - None**

The Closed Session meeting was cancelled.

**T. ADJOURNMENT** – 10:08 p.m.

There being no further business to come before the City Council, motion by Councilmember Obagi, seconded by Councilmember Loewenstein , to adjourn the meeting at 10:08 p.m. to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, February 18, 2025 in the Redondo Beach City Hall Council Chambers, 415 N. Pacific Coast Hwy., Redondo Beach, California, in memory of Former Mayor Bill Brand.

The motion carried, 4-0. Councilmember Kaluderovic was absent.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

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Eleanor Manzano, CMC  
City Clerk