



Minutes  
Redondo Beach City Council  
Tuesday, March 10, 2026  
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: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Emily Bodkin, Administrative Specialist

### 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

Liaison Bodkin reported no eComments and no Zoom attendees.

### F. RECESS TO CLOSED SESSION – 4:34 P.M.

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

One potential case

#### F.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

**AGENCY NEGOTIATOR:**  
Mike Witzansky, City Manager  
Katherine Buck, Acting Waterfront & Economic Development Director  
Jon Goetz, Redwood Public Law

**PROPERTY:**  
230 Portofino Way, Redondo Beach, CA 90277  
(a portion of APN: 7503-029-903)

**NEGOTIATING PARTIES:**  
John Warner, Marine Mammal Care Center Los Angeles, a non-profit corporation

**UNDER NEGOTIATION:**  
Terms

- F.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**  
Mike Witzansky, City Manager  
Katherine Buck, Acting Waterfront & Economic Development Director  
Jon Goetz, Redwood Public Law

**PROPERTY:**  
110-151 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-934)

**NEGOTIATING PARTIES:**  
James Kwon, HK Pacific, LLC

**UNDER NEGOTIATION:**  
Lease Status and Terms

- F.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**  
Mike Witzansky, City Manager  
Elizabeth Hause, Community Services Director  
Katherine Buck, Acting Waterfront & Economic Development Director

**PROPERTY:**  
Portions of the Redondo Beach Marina Parking Lot  
(portions of APN #s: 7503-029-900 and 7503-029-903)  
Portions of King Harbor turn basin and hand launch

**NEGOTIATING PARTIES:**

**Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator**

**UNDER NEGOTIATION:**

**Price and Terms**

Administrative Specialist Bodkin read titles to be discussed at Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Public Works Director Andy Winje, Outside Legal Counsel John Goetz, Acting W.E.D. Director Katherine Buck, and Community Services Director Elizabeth Hause.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to recess to Closed Session at 4:43pm.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:17 p.m.

**H. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Emily Bodkin, Administrative Specialist/Liaison

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky reported no reportable action for Closed Session.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Open Session at 6:18 p.m.

Motion carried 5-0 by voice vote.

**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 6:18 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt,  
Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Emily Bodkin, Administrative Specialist/Liaison

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

Mayor Light invited veterans and active-duty military to stand and be recognized for their service. None were present that evening.

Councilmember Kaluderovic led in the Pledge of Allegiance.

Mayor Light asked all to remain standing for a moment of silent invocation.

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

Mayor Light mentioned the NRB Bike Path ribbon cutting that happened on Friday; attended the first model rocket launching by RUHS; met with Cal Cities regarding a bill on housing sponsored by Assemblymember Muratsuchi; attended the quarterly roundtable luncheon that featured both Rbfd and Rbpd; attended the Public Safety Open House hosted by the First Responders and the Kite Festival on Sunday.

Councilmember Waller reported attending the Cal Cities meeting, the roundtable presentations, the Public Safety Open House and thanked all the internal and external organizations that participated in the event; noted that the Celebration of the World War II veteran was featured on NBC Nightly News; announced the free rabies vaccination clinic for dogs and cats would be at the Dog Park on Saturday, March 14<sup>th</sup> from 4:00 to 5:30 p.m. and the Nike Invitational track meet would be at RUHS on Friday and Saturday; announced the Wilderness Park lower pond ribbon cutting on March 19<sup>th</sup> at 2:00 p.m. and the Alta Vista Pickleball Courts ribbon cutting on March 18<sup>th</sup> at 1:00 p.m.

Councilmember Castle reported attending the Public Safety Open House, the Kite Festival, the Redondo Beach roundtable luncheon, and the North Redondo Beach bike path extension ribbon cutting; attended the South Bay Friends Foundation Quick Pitch fundraiser and reported that Keep the Esplanade Beautiful won a \$500 scholarship donation; announced the 5K St. Patrick's Day on Saturday at the Riviera.

Councilmember Kaluderovic gave a shout out to Lila Omura who was given the Woman of the Year recognition by Supervisor Mitchell on March 9, 2026 and reported that Assemblymember Muratsuchi had also recognized her on a separate occasion; went into more detail on the work Lila Omura has done regarding the unhoused in the City.

Councilmember Obagi reported District 4 was the host of the ribbon cutting for the Redondo Beach bike path extension; gave a shout out to the Public Works Department and Director Andy Winje as well as the City Manager; explained that the project was funded by grant money awarded to the Public Works Department for Measure M dollars from Metro through the COG; thanked Council for approving funding for the brand new fence along Grant Ave.

Councilmember Behrendt announced the joint meeting that he and Councilmember Obagi would be hosting on Wednesday, April 1, 2026 at 6:00 p.m. at the RBPAC, which is part 2 of the Pillars of Public Safety series; reported that Rbfd would be their special guests and refreshments would be served.

Mayor Light spoke about a new firefighter recruit named Robert Buckley that demoed the jaws of life on Sunday.

#### **E. APPROVE ORDER OF AGENDA**

Motion by Councilmember Castle, seconded by Councilmember Kaluderovic, to approve the order of the agenda as written.

Motion carried 5-0 by voice vote.

#### **F. AGENCY RECESS - None**

#### **G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

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

Liaison Bodkin reported Blue Folder items for J.1, N.1 and N.2.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to receive and file the Blue Folder items.

Motion carried 5-0 by voice vote.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MARCH 10, 2026**

**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: NONE**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

- 1. APPROVE AN AGREEMENT WITH VORTEX INDUSTRIES, LLC FOR THE PURCHASE AND INSTALLATION OF A GARAGE DOOR AT THE TRANSIT OPERATIONS AND MAINTENANCE BUILDING IN AN AMOUNT NOT TO EXCEED \$22,560.31 FOR THE TERM MARCH 11, 2026 TO MARCH 10, 2027**

**CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR  
CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

**H.5. APPROVE AN AGREEMENT WITH AMERICAN GUARD SERVICES, INC. FOR REDONDO BEACH TRANSIT CENTER SECURITY SERVICES FOR AN AMOUNT NOT TO EXCEED \$212,331 AND THE TERM JANUARY 29, 2026 THROUGH JANUARY 29, 2028**

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

**H.6. APPROVE A SECOND AMENDMENT TO THE AGREEMENT FOR PROJECT SERVICES WITH LEWIS STANLEY, INC., DBA MINUTEMAN PRESS REDONDO BEACH, TO EXTEND THE TERM THROUGH SEPTEMBER 19, 2027 AND INCREASE THE NOT TO EXCEED AMOUNT FROM \$64,999 TO \$124,999**

**CONTACT: MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR**

**H.7. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION REQUESTING AN EXEMPTION FROM COMPLIANCE WITH THE BUSINESS LICENSE TAX RATES ESTABLISHED IN REDONDO BEACH MUNICIPAL CODE SECTION 6-1.22, AS PER SECTION 6-1.08 OF THE CODE, SUBMITTED BY BIH, LLC FOR THE HOLI AT THE BEACH EVENT TO BE HELD AT THE**

## **SEASIDE LAGOON ON MARCH 14, 2026**

**CONTACT:** STEPHANE MEYER, FINANCE DIRECTOR

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the Consent Calendar as written.

Mayor Light invited public comments.

Liaison Bodkin reported no one online and no eComments.

Motion carried 5-0 by voice vote.

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

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

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

Lisa Happee-Cates, President of Keep the Esplanade Beautiful, reported the turn out at the last Saturday Sweep had over 60 people; noted that several groups were represented including a dance group, RBUSD, Superintendent Wesley, and other supervisors and directors; reported that 23 pounds of trash were picked up that day and they have been having more and more students attending; noted they have scholarship programs to offer and lots has been posted on social media platforms.

Ron Maroko, District 3, referenced the March 19, 2026 ribbon cutting at Hopkins Wilderness Park and asked if the Council could announce that the City is consenting to have Wilderness Park designated as a historic landmark at that event; stated a few months ago he requested to have a park named after former Councilmember Joe Dawidziak and hoped to see that move forward; noted that this coming Fourth of July is our country's 250<sup>th</sup> anniversary and asked if they could put pictures of the former people connected to Redondo that served in the military between Memorial Day and July 4<sup>th</sup>; reported that other cities do it and offered the Public Amenities Commission's help and ideas for fundraising if needed; reported attending a three-hour program on building effective historical preservation ordinances and wanted to propose a pathway to make the City's Potential Historical Resources Inventory more meaningful; said he spoke to the City Manager regarding how to make the City's historic surveys more cost effective; asked to submit some information.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file.

Motion carried 5-0 by voice vote.

Kathleen Fisher stated she has been doing the marketing for the Riviera Village

Association since 2018 and coordinates the Board of Directors and wanted to introduce herself; reported at their last board meeting they decided to have a representative of the RBA attend Council meetings once a month to provide updates and discuss things that the Riviera Village can do to work with the City; announced they are trying to organize a Dine-Around-Riviera Village using Robyn Garfield Consultants for early June.

Andre LeRoux stated 13 years ago the City approved his landscaping plan and he planted exactly the trees that the City authorized; reported he is now facing misdemeanor criminal charges and potential jail time because the City is stretching a vague ordinance that was never written for trees; said to comply he trimmed and removed branches which took five weeks to dispose of and the storms caused the trees' leaves to leaf-out; stated that arborists refused to cut them down to six feet because doing that would kill the trees; said, despite the remediation, the City claimed it wasn't good enough and because the law is so unclear it is left to one person's subjective interpretation; reported that the neighbor, who originally called the City asking for a light trim off the top, did not withdraw his complaint but wrote him a letter telling him that he loves the trees and other neighbors have followed his lead and written similar letters; said the letters state they want to keep the trees for shade, privacy, comfort, and sound insulation; spoke of how the City has changed over the last 50 years regarding density but has not changed tree and landscaping laws to match; noted that six new \$2.8 million homes have been approved with the same style of trees and in six to eight years they will have the same issue; reported that he has started a website called Green Redondo Beach and the Council has the power to make the changes.

Liaison Bodkin reported no hands raised on Zoom and one eComment for J.1.

**K. EX PARTE COMMUNICATIONS – None**

**L. PUBLIC HEARINGS - None**

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

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

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING JOINING THE SOUTH BAY REGIONAL HOUSING TRUST AND SELECTING A CITY REPRESENTATIVE TO SERVE ON THE SOUTH BAY REGIONAL HOUSING TRUST BOARD OF DIRECTORS**

**CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER**

Jane Chung, Assistant to the City Manager, reviewed what she would be discussing that evening:

- 1) Overview
- 2) Background
- 3) Purpose

- 4) Governance Structure
- 5) Membership & Withdrawal
- 6) SB 1444
- 7) Participation Status
- 8) Recommendations

Jane Chung stated that on February 3, 2026, the City Council directed staff to return with the South Bay Regional Housing Trust Joint Powers Agreement (JPA) after seeing what other agencies interests were; reported that they received an update that morning that five cities have signed the JPA and three additional cities have approved participation and the signed agreement is pending; recapped that, in September 2024, SCAG awarded the SBCCOG \$570,000 in REAP 2.0 funds, which supported a feasibility study for forming a regional housing trust; noted the SBRHT would operate as the independent joint powers authority to support affordable housing projects supported by member cities; stated the purpose of the Trust is to receive and leverage public and private funding for affordable housing projects, support development of projects, and coordinate regional housing efforts without affecting local-land use authority; highlighted what the Trust does not have the authority to do: it cannot regulate zoning or development approvals, impose fees or taxes, require inclusionary zoning, obligate cities to dedicate funding, and cannot approve projects that the host city does not support; stated that the Trust will be governed by a Board of Directors made up of one elected official from each of the member agencies, and two policy experts appointed by the COG City Managers Committee in either Housing or Homelessness; noted that the term is for two years but with no term limit; stated that the Board may: hire staff and consultants, apply for grants and loans, issue non-recourse debt, and acquire or dispose of property for affordable housing; noted that administrative services may be provided by a member agency who is part of the Trust or the COG; reported membership cities joined by signing the JPA and stated that is what is being presented to Council that evening; reported that currently there is no cost to join (but future dues may be required if the Board decides to pursue future dues), cities may withdraw by adopting a resolution, paying outstanding administrative fees, and providing a 90 day notice; stated that the JPA would sunset if no administrative funding is secured by the end of the year or the JPA may be terminated by a majority vote of member cities or agencies; spoke of the COG and their legal team working with Senator Allen's office on a potential amendment seeking to address issues identified during the feasibility process and once that draft legislation is ready they will request letters of support from member agencies; reported, as of that morning, the five cities that have signed the JPA are: El Segundo, Hawthorne, Inglewood, Lomita, and Rancho Palos Verdes; reported that Lawndale, Manhattan Beach, and Torrance have approved to join pending the final signed agreement; noted that the COG has given the other 16 cities until the end of the month to sign the agreement, submit the signed agreement, and designate a representative; announced the first Board Meeting is scheduled for April 23, 2026; said that the COG did circulate a revised agreement since some concerns were raised by the City Attorney's office after the City's February 3<sup>rd</sup> meeting, but those remain unresolved and given that eight cities have already approved the agreement further revisions are not expected and the agreement is presented "as is" for the City Council's

consideration.

Mayor Light asked the City Attorney if she felt any were so egregious she would not recommend the City to join.

City Attorney Ford replied no.

Jane Chung stated that staff's recommendations would be to approve the JPA and select a representative to serve on the SBRHT Board of Directors.

Mayor Light spoke in support of the City joining the JPA and recommended appointing Councilmember Kaluderovic as the City's representative.

Councilmember Obagi agreed with Mayor Light and mentioned he nominated Councilmember Kaluderovic for another board; voiced concern that she may become overwhelmed being on too many boards.

Councilmember Kaluderovic stated she has thought about it and to give some perspective stated that the Measure A sales tax in the County, which brings in over \$1 billion a year, is split 40% to LACAHS and 60% to homeless services and she sits on ECRHA, which is the board that oversees that spending; noted that the Housing Trust, LACAHS, and ECRHA are all connected and she would like to serve on it because, as it is all implemented, having a seat at the table would be important so they can advocate and push back on how they use the money.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the Joint Powers Agreement and select Councilmember Kaluderovic to serve on the SBRHT Board of Directors.

Councilmember Waller spoke of being an early member of the JPA is important and noted some of the concerns raised by the City Attorney can be addressed by a member of the JPA; endorsed participation by Councilmember Kaluderovic and Redondo Beach.

Councilmember Behrendt mentioned that Councilmember Waller is on the COG and wanted to make sure if he had any interest that he was given the opportunity.

Councilmember Waller said he would have done it if no one else was interested.

Councilmember Kaluderovic welcomed someone else stepping into the role but saw the value of her being the person to help establish the rules and make sure they are formed and in place.

Discussion followed regarding designating an alternate.

Councilmember Obagi appended his motion to include Councilmember Waller as the alternate.

Councilmember Waller accepted.

Councilmember Kaluderovic added a friendly amendment to authorize the Mayor to sign a letter of support to Senator Allen's bill when it becomes appropriate so they don't have to have a discussion.

Councilmembers Obagi and Waller accepted the friendly amendment.

Mayor Light invited public comments.

Liaison Bodkin reported no hands raised on Zoom and one eComment in support.

Motion carried 5-0 by voice vote.

## **N.2. DISCUSSION AND POSSIBLE ACTION REGARDING AN ANALYSIS OF BEACH CITIES TRANSIT YOUTH RIDERSHIP AND PLANNED IMPROVEMENTS**

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

Community Services Director Hause introduced the item stating, as part of the Strategic Plan, Council asked the Community Services Department to evaluate ways that the City's transit system could better serve the teens and youths in the community; turned the floor over to Transit Manager Ty Gunn and Senior Management Analyst Paige Meyer.

Transit Manager Gunn provided a presentation on the Beach Cities Transit Youth Engagement and Ridership Improvement plan; outlined that he would be speaking about the current routes, constraints they discovered during their evaluation, route options evaluated, changes and improvements they are planning to implement, and recommendations; stated for the City's current routes they have Line 109 and Line 102 and explained the areas they operate; reported they attended the Youth Commission meeting on February 5<sup>th</sup> and they asked the Commission about other stops they would like to have beyond the areas they had listed on a slide; noted that the Youth Commission provided feedback for staff to consider; reported that RUHS is BCT's most utilized stop and that the school trips are operated as extensions of Line 102; turned the presentation over to Senior Analyst Meyer.

Senior Analyst Meyer reported that they took a look at the current state of youth ridership by specifically analyzing the fare counts of the student bus pass holders but noted that does not capture an accurate count if the students are paying by cash or use tap cards; stated that student bus pass holders make up approximately 43% of weekday ridership on Line 102 and that declines to 3% on the weekends so students are not choosing to ride the bus for recreational purposes; stated they have a number of constraints: funding allocated is based on ridership which comes from local, state, and federal transit specific funding, annual revenue service hours are fully allocated, bus

fleets have some maneuverability limitations on City streets so it limits places they can go, and the FTA does not allow any agency that takes in federal transit money to compete with a private charter so they have to stick to a fixed route model; noted that any area expansions would cause a reduction to existing service or ridership would need to grow; provided a slide showing the routes they evaluated and went over where they could add service and how they could improve service; reported that they looked into what it would take to add service to the Teen Center, Adams Middle School, and Parras Middle School with the goal of connecting teens to the Teen Center; explained why adding a Teen Center stop and Adams Middle School would not be feasible and stated Parras Middle School would be a potential new stop in the future but currently conflicting bell schedules with the RUHS and limited revenue service hours prevent implementation at this time; stated one of the Youth Commissioners asked about having a stop on the south side of the high school on Vincent to be of service during football games and said it would be logistically feasible when they have the hours available; spoke about working within the constraints by improving current service routes to RUHS, the Pier, and Riviera Village; provided slides showing what staff is proposing as minor route adjustments to the three service routes mentioned and explained how they would implement the adjustments; reported with the adjustments Line 109 would be shortened and Line 102 would be lengthened and in doing so it would span the entire length of the City and impacts would be minimal; announced they plan to implement this change in June of 2026 and will post notices at all the affected bus stops at least one month prior; noted staff will leverage the City's social media accounts, update brochures, put out ads, and return to the Youth Commission to do as much messaging as possible.

Mayor Light asked for some clarification on the adjustments and whether the changes would increase ridership on both lines.

Senior Analyst Meyer stated it would improve efficiency.

Mayor Light opined that more people would want to go from Riviera Village to Manhattan and Hermosa rather than what staff is proposing and noted they would have to hop onto two busses to do that; asked if they would then have to drop kids off at school first, go down and get the South Redondo kids, and then go back to RUHS to drop them.

Senior Analyst Meyer clarified that they have special school tripper service that would not be altered at all; added that this plan was originally proposed in a transit study done a few years ago but never implemented and it was found not many riders utilized that portion of Line 109 to travel onward.

Transit Manager Gunn reviewed other service improvements that staff is hoping to implement which are: on-time performance, online tracking, school-year student bus passes, changes in social media/outreach platforms, contactless fare, and transition to smaller busses; explained that currently they have 12 32-foot busses and two 25-foot cutaways and, although full-size busses provide higher capacity, they are less

maneuverable and can feel imposing to first time riders; reported that cutaways cost significantly less than full-size busses which will allow BCT to acquire more vehicles and increase service flexibility.

Mayor Light asked if they ever exceed capacity in cutaway buses.

Senior Analyst Meyer replied that they do exceed but stated the introduction of additional cutaways won't come at the expense of ridership and will keep enough full-size buses to accommodate the City's peak travel times and keep the school trippers as well.

Mayor Light reported they received an email, which is in the Blue Folder, regarding ridership and appreciated staff addressing it; asked if the new buses would be environmentally friendly.

Senior Analyst Meyer responded that all of the buses are CNG and they do have a zero-emission bus rollout plan that is established; noted it is reliant on staff building the infrastructure to be able to charge; reported that four of the existing large buses are coming to the end of their useful life and those are the ones they plan on procuring at this time; stated that their goal with the improvements is to increase ridership, which would provide more flexibility to add new stops and reduce wait times between each bus and they would like to positively impact all riders not just the youth; stated staff's recommendation would be to receive and file the BCT Youth Engagement and Ridership Improvements Report.

Mayor Light asked if there was any other action Council needed to take to implement the new routes and the new buying habits.

Community Services Director Hause replied that they welcomed any feedback and thoughts but were confident in their analysis and with their proposal.

City Manager Witzansky added the items presented could be administratively implemented by staff so there are no actions required for the Council to proceed; noted as they procure different buses and implement other features those would come before the Council for their consideration.

Councilmember Obagi asked if they would ensure that the 109 bus stops at the Pier Circle before the 102 so that the transfer time is not prolonged.

Transit Manager Gunn responded that the contractor plans for short wait times without overlap of arrival times.

Councilmember Obagi spoke in support of the item and suggested to Director Hause that they cross collaborate social media posts by RB teens and BCT on information regarding stops in relation to the Teen Center.

Councilmember Waller commented that, in regards to adding Parras to the route, it is an interesting idea but with the existing route he felt it would take a bigger route adjustment than what they are doing; stated it's a great idea connecting North Redondo Beach to the Village because so many students hang out there; mentioned doing a 12-month bus pass option because so many students like to go to the Village and that may increase ridership during the summertime months; asked Director Hause if RBUSD still need to approve action regarding tap cards.

Community Services Director Hause clarified that he may be referring to the Metro GoPass, which is the item the School District would encumber the cost for and they have not approved yet but the City has accepted on their buses.

Councilmember Waller noted some students were in the audience and commented that during public comment it would be great to hear from them.

Mayor Light commented that, with the change in route, more North Redondo kids would have access to the Teen Center.

Councilmember Kaluderovic spoke about the need to increase ridership in order to add more stops and stated anything the Council could do to help promote that to let them know; noted that the bus route would pass near the new Allcove campus and would love to have Parras and Adams part of the route but understood they need to increase riders before that could happen.

Councilmember Castle spoke of the Kite Festival where the parking lots were completely filled and reported that they will have several events at the Waterfront; asked if there was a way to have BCT coordinate with the City to provide extra services or to promote using BCT for the City's special events.

Transit Manager Gunn responded that as long as it is within the route they can do some adjustments but it cannot be considered shuttle service.

More discussion followed regarding using the BCT service for the City's special events.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to receive and file.

Mayor Light invited public comments.

Grace Peng (via Zoom), District 5, spoke of her and her daughter using the 102; stated that, although she supports having the 109 connect to the Riviera Village, she felt it would take extra time and service hours are limited; reported that living in District 5 meant you already pay a 20-minute time tax to go to the Galleria and back and that the buses are so full that kids can't even get on at Rindge and Artesia; suggested BCT run the bus straight and have it turn around and rear back between the K-line Station, Redondo Beach, and the Riviera Village then run a separate bus for the Artesia line that

goes between the Galleria to Aviation; commented that the people that work at the Riviera Village should also have a direct route to their jobs; reported that the comments are turned off on social media so she is unable to ask questions and no one can interact with staff; stated that the 109 suffers from really long headways because it snakes through the shopping center and opined they do not need to replicate that on the 102 just to help kids get to Parras and Adams and explained that the current stops are already walkable; Grace Peng's time was up so she was unable to finish her comment.

Liaison Bodkin reported no other hands raised on Zoom and two eComments: one in support and one in opposition.

Councilmember Obagi referred to the comment regarding travelling south from North Redondo (District 5) and asked staff if a person exited the bus on Vail and Artesia Blvd., crossed the street to another bus stop, would they catch a new bus or would they end up waiting for the same bus to come back around.

Transit Manager Gunn responded that it would be the same bus.

Councilmember Behrendt asked if staff studied the feasibility and appropriateness of the 102 going down Rindge and then going straight to the Riviera Village.

Senior Analyst Meyer replied that her first concern would be by doing that they would bypass the Transit Center that people rely on for connections.

Transit Manager Gunn noted that they were suggesting a type of express bus service that goes strictly from North to South Redondo and they haven't looked into that option because the line connects to too many different routes that people rely on from the Transit Center; asked that they keep in mind any additional service hours will exceed their limitations until they increase the ridership.

Community Services Director Hause stated that the only way to potentially explore it as an option would be to take existing times and routes, convert them to express, and provide strong notification to those that use it during those peak hours; said they need to find a way to assess the impact of doing that to those that use it to connect to the transit centers; confirmed with Transit Manager Gunn that they could look into that.

Councilmember Behrendt stated the concept would be the K-line down Rindge and instead of going east on Artesia it continues down Rindge; asked City Manager Witzansky if staff had the bandwidth.

City Manager Witzansky responded that it seemed to be more repurposing existing resources to be more effective and efficient, but they would have to study it a bit first.

Mayor Light asked about the comments being turned off as the speaker mentioned.

Community Development Director Hause reported that the RBTC comments are on and

the speaker might be referring to the City of Redondo Beach Instagram.

Transit Manager Gunn noted that she could also email them with comments.

Motion carried 5-0 by voice vote.

**N.3. DISCUSSION AND POSSIBLE ACTION ON THE PLANNING COMMISSION'S RECOMMENDATIONS TO THE CITY COUNCIL ON THE DRAFT ZONING AMENDMENTS PROPOSED FOR ARTESIA AND AVIATION BOULEVARDS IN ASSOCIATION WITH THE GENERAL PLAN-LAND USE ELEMENT UPDATE**

**CONTACT:** MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Wiener stated he would be joined by John Ciampa for the presentation; provided background on the item: August 5, 2025, City Council provided guidance to increase FAR to 1.5 for Artesia/Aviation and create rooftop dining regulations for the AACP, January 6, 2026, City Council reviewed the draft amendments and provided input which is outlined in the Staff Report, and on February 19, 2026, staff presented the draft code amendments to the Planning Commission for review and recommendations to the City Council which they are presenting that evening; noted that it is a high priority item for the City so the turnaround is fairly quick and they are working within the timelines to get the General Plan Land Use Element adopted and head into the Article 27 vote in the Fall; recapped the development standards for AACAP for C-2 and C-2-PD:

- 1) Increase the FAR from 0.6 to 1.5
- 2) Increase the max stories from 2 to 3
- 3) Increase the max height from 30 ft. to 45 ft.
- 4) Require a 3<sup>rd</sup> floor setback of 5 ft. from the 2<sup>nd</sup> story face fronting Artesia and Aviation Blvd.
- 5) Eliminate the 10% usable public open space requirement

Community Development Director Wiener reviewed the rooftop standards of the draft ordinance regarding rooftop dining:

- 1) AUP required
- 2) Operating standards – hours, alcohol service, limit amplified sound, noise mitigation, seating
- 3) Allow limited rooftop structures to a height max of 10 ft. above the height of the zone with the exception of elevators
- 4) 20 ft. setback from residential uses
- 5) Seek architectural compatibility and avoid lighting impacts

Community Development Director Wiener noted additional details are provided as attachments with the packet.

Mayor Light asked at what point rooftop deck structures essentially become a fourth story and can they differentiate that.

Community Development Director Wiener responded that the way it is written in the ordinance is it is for furniture or unenclosed structures such as a pergola and the only enclosed structure allowed is the elevator.

More discussion followed and Director Wiener stated they can define it more clearly.

Community Development Director Wiener reviewed the Planning Commission's recommendations for the AACAP development standards:

- 1) Initiate a public outreach visioning process
- 2) Develop visual photo simulations to depict the streetscape
- 3) Consider treating Artesia Blvd. and Aviation Blvd. differently
- 4) The maximum development potential should not be granted automatically, but should be contingent upon certain design criteria and use of the upper floors
- 5) All levels above the first-floor should have additional setbacks; stated staff's concern with this recommendation is potentially having a uniformed look in architecture
- 6) Design standards should require variations in the wall planes on all three levels of the building
- 7) A first floor 10-foot front yard setback should be considered due to narrow sidewalks and to create more public space; voiced concern that Public Works requires a dedication for new builds along Artesia and Aviation so that would establish a new property line and noted it would be important to have an urban edge that engages the pedestrian so staff recommended keeping it at five-feet.

Discussion followed to define where the setback starts and what that would mean with the additional five-foot setback; noted that it starts at the property line or the edge of the sidewalk which would be about 12 to 13 feet from the street.

Community Development Director Wiener reported that the Planning Commission also recommended a CUP be required for the rooftop dining as opposed to the AUP; noted that a CUP would require a full hearing with the Planning Commission; recalled that the last time Council discussed rooftop dining they wanted to keep it streamlined and straightforward but the Planning Commission felt that a more public process would be prudent for it; stated that the Planning Commission recommended including the rooftop dining area in the allowed FAR; reported that the 1.5 FAR allowance is what is triggering the Article 27 vote, since it increases intensity and allows for more square footage, and in what he had read the building envelope standards don't necessarily need to go to the vote it is the FAR and said they could discuss that offline; opined if the rooftop dining is considered separate from the FAR that would be additional square footage and would generate more traffic and the ordinance for rooftop dining would need to go to an Article 27 vote.

Mayor Light disagreed and stated he wrote Measure DD with Bill Brand and said the FAR does drive intensity.

Community Development Director Wiener stated that is what he was saying, that it is the 1.5 FAR that is triggering the vote; clarified that if they incorporated the rooftop dining into the 1.5 FAR allowance it would be covered under the Article 27 vote but if it's in addition to the 1.5 it would be separate.

Councilmember Castle asked if it is included in the FAR it's under 1.5 but if it's outside of the FAR it triggers the intensity development.

Community Development Director Wiener responded yes and it would increase traffic and occupancy.

City Manager Witzansky added it would force the City to do supplemental traffic analysis and it would be a standalone Article 27 analysis which would add more time; strongly recommended that Council incorporate rooftop dining as part of the commercial floor ratio calculation which would allow them to get to the vote more quickly, allows the City to post their Article 27 impacts analysis more quickly, and allows Council to take administrative action; noted if they treat it as a separate item it will take more time.

Some discussion followed.

Community Development Director Wiener continued with the presentation; stated the other recommendation was to increase the setback of the rooftop dining from 20 to 30 ft from residential uses and said the Planning Commission didn't have a strong sentiment about this; stated staff's opinion is the 20 ft. would be sufficient and that there are provisions in the ordinance that require screening from residential on that side; reported that the Planning Commission also recommended that the elevators be included in the allowed height.

Mayor Light pointed out that achieving three stories would be difficult if the elevator shaft has to go above the top story.

City Manager Witzansky stated they would have to pinch the ceiling height on the first floor and they have noted that one distinction for successful ground floor commercial is high ceilings.

Community Development Director Wiener said they could consider implementing a standard that the elevator be shifted towards the middle, rear, or away from the street so it is not as visible to the street; provided a slide with AB2011 considerations and noted it a new state law was applied to it and that under AB2011 a developer would be allowed to build housing projects on Artesia and Aviation and explained what that would allow; opined Council needed to keep in mind there are state laws that are in effect that would have similar impact to what is being proposed.

Mayor Light stated if they make it too hard to do what the City wants to do with the AACAP it almost forces AB2011.

City Manager Witzansky opined they would want to create as much flexibility with the City's commercial apparatus as possible so it can be successful financially for developers.

Community Development Director Wiener pointed out that AB2011 applies to zones that only allow commercial so if there was some amount of residential allowed within the zones AB2011 would not apply.

City Manager Witzansky added if the City were to consider that they would want to receive credit for it in their housing element unit calculation as part of the seven-cycle update when the time comes.

Community Development Director Wiener stated staff's recommendations were to receive and file the report, consider the Planning Commission's recommendations, and provide direction to staff; noted that staff would specifically recommend Council have the rooftop dining be included in the FAR cap.

Councilmember Behrendt thanked staff and the Planning Commission for all their work; noted that he did watch the Planning Commission meeting and felt that the public comment was thoughtful; supported the recommendation on the FAR and supported incorporating rooftop dining in the FAR cap; agreed with the AUP and stated he trusted staff.

Mayor Light asked if the AUP is appealable to the Council or to the Planning Commission.

Community Development Director Wiener responded that it is appealable to the Planning Commission and the City does have other sections in the code for certain uses; noted the code has a provision that gives the Director the ability to refer it.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to receive and file the report, consider the Planning Commission's recommendations, and provide direction to staff to incorporate the rooftop dining square footage in the FAR cap calculations and to move forward.

Councilmember Obagi thanked Director Wiener and the Planning Commission; agreed with what Councilmember Behrendt said and noted that he watched the Planning Commission meeting; reported that he and Councilmember Behrendt discussed the recommendations; said that the Planning Commission asked him if his residents understood his proposal of an intensity of a 1.5 FAR and mentioned he would like to verify that the residents know and it is their will; stated he tried to put it in the Blue Folder; spoke of seeing the Planning Commission's role as preserving what the City has and revitalize parts of it without supersizing it but that his role is different and he was elected to bring life to the Artesia Blvd.; provided on the screen a poll that was sent out right before the Planning Commission meeting; reviewed the questions and results from the poll and

stated that the public and constituents of the City mandated bold or more than bold action to bring about attracting investment to Artesia Blvd. and Aviation Blvd.; referenced AB2011 and stated that Larry Kosmont spoke at ICA about commercial retail being dead; noted that plan A is to bring about commercial redevelopment to Artesia Blvd. but that plan B would probably include some residential if plan A is not successful; said they are going to need RHNA credit for any residential that comes to Artesia so he wouldn't want a zone residential end so they defeat AB2011; commented that the vitalization of Artesia Blvd may include a mix of residential under AB2011 and commercial but that the residential would not dwarf the commercial.

Mayor Light invited public comments.

Teresa Mitchell stated that the survey Councilmember Obagi mentioned came out literally right before the Planning Commission hearing and pointed out that only 166 people took the survey out of 22,000; said she has spoken to her neighbors and they are not aware of the impacts that a 45-foot building would bring; stated under AB2011, Aviation would only be allowed 35-ft because it is a 78-foot corridor and not a 100-foot corridor; recommended that Artesia and Aviation are treated differently with different profiles since they are very different lot sizes and some backyards would be right up to the commercial; voiced support for the rooftop dining being incorporated into the height limits and into the FAR; felt that the Planning Commission had some very thoughtful approaches, asked that Council incorporate the community input since it would likely impact the residents for the next few decades; noted that they have time to hold one or two community meetings before November.

Councilmember Obagi stated that he has held two community meetings already and has another one coming up on April 1<sup>st</sup> with Councilmember Behrendt; commented that his meetings are not limited to certain items and he has notified over 9,000 people each time; reported that he has heard strong support for all of it and there's been ample opportunity for people.

Wayne Craig, Planning Commissioner, agreed with Teresa Mitchell that Aviation and Artesia are very different and that they may need to vote on them in that way; spoke about the AACAP being patterned by Colorado Blvd. in Pasadena and that he visited the area a couple of weeks ago and noted that it wasn't what he expected; suggested they go there and visit; agreed with Councilmember Obagi that people do want to have the change but people are having trouble visualizing it; stated if it isn't explained carefully and doesn't get voted in, it will fail; mentioned having an AI generated visualization of what it would look like so that people can see it and vote for it; stated that the reason the Planning Commission felt a 20 or 30 foot setback was needed for the rooftop dining is because the way the area is set up the dining would almost directly look into people's living rooms.

Shiela Lamb, District 4, reported that she spoke at the Planning Commission meeting regarding the proposed increase in FAR and height along Artesia Blvd. and supported the recommendation that the City include resident visioning sessions as part of the process; noted that the decision appears to be a technical zoning adjustment but it is

actually a decision about the future form of the entire corridor; agreed with Councilmember Obagi that residents are waiting and eager for the development to happen; stated that process matters and increasing FAR and height corridor-wide changes the physical DNA of the City and residents deserve an opportunity to weigh in before those entitlements are established; stated a corridor visioning process would allow residents to see visual options and support the work staff is doing; stated that cumulative impacts matter and that each policy change stack and that understanding the cumulative buildout scenario would help everyone see what Artesia could become if the entitlements are fully utilized; stated that consistency matters and the corridor should evolve with clear design standards so development occurs coherently rather than parcel by parcel; requested that the Council honor the Planning Commission and the staff's recommendation for visioning sessions for Artesia Blvd.

Grace Peng (via Zoom) stated she has lived on the Artesia corridor since 1997 and have been to too many community meetings and visioning meetings and is ready for extremely bold change; said she is not afraid of four story buildings and her and her husband are looking forward to rooftop dining on the fourth floor and walking home after a few drinks; congratulated the Aviation restaurants that made it on the LA Times Top 101 Restaurants in LA County; requested a bus service for Aviation south of Artesia and suggested a route for the 102 bus to help residents support Redondo Beach restaurants; noted that the bus from Rindge and Artesia to Pier Ave. only takes seven minutes and she and her husband dine there all the time because of that bus; stated that RHNA is here and the City will have more people but it can be a good thing because it can support more bus service and more restaurants; stated that if the City put a bike lane on Artesia people would use it which would promote more money being spent in the City and the City will gain more sales tax.

Holly Osborne recalled someone on the Planning Commission said, after the Montecito was built, if they had realized how tall that would have been, they would have never approved it; asked how tall is the Montecito and how tall is what the Council is approving; noted she didn't want to discuss it but hoped someone would answer the questions.

Liaison Bodkin reported no more online and one eComment in support.

Mayor Light stated he looked back through some of his notes and when he was on the GPAC they heard of the AACAP in September 2019 and there were several public workshops; noted that there are minutes on it and that there were also meetings that were streamed to the public.

Councilmember Obagi showed the Montecito and reported that the Montecito is a four story structure to answer Holly Osborne's question; noted that the Council is only allowing three stories for the AACAP; stated that he and Councilmember Behrendt had discussed whether Aviation Blvd. should get a lesser intensity and the question for them is what is going to get that boulevard going; asked Director Wiener if they factor in surrounding neighborhoods or residences in their approval process and does the City do any noticing to the surrounding neighbors.

Community Development Director Wiener replied yes, public noticing is done and that there is discretion and the code includes design standards that need to be met with all the projects in order to be approved.

City Manager Witzansky added that when they receive applications, they work closely with the developers to recognize the site surroundings and to be as compatible with the neighborhoods as possible; noted that in some cases the City code or state law may prevail over some of that sensibility.

Councilmember Obagi asked Director Wiener if the City would be putting Aviation or Artesia at risk for canyonization.

Community Development Director Wiener said he didn't think so because it is a fairly wide roadway, noted it has four lanes; stated based on examples in other cities and within the City he didn't believe it would lead to canyonization effect.

Councilmember Obagi felt with the current environment of the area they need to go bold; noted that if they start and don't like what they see they can scale it back without further environmental review; stated that they have done all the noticing, appeals to the Planning Commission, and addressed concerns and ultimately it will go to the residents to approve or disapprove.

Councilmember Kaluderovic highlighted the power poles on Aviation and asked if there were new development how would those be addressed.

Community Development Director Wiener said right now there is no requirement to underground the laterals that service the property, there is not a requirement that is a condition of the project that they need to underground the utility lines in the right-of-way; noted in his experience you typically can't just do a small section it needs to be a network of them but it is something they can do more research on and bring it back to the Council; said it would improve the aesthetic of it.

More discussion followed.

Mayor Light noted that the Montecito is what the AB2011 could produce and his concern is if they are too stringent on the AACAP they will be forced and have no control so if they don't make it more suitable to the developers with commercial this zoning will be predominantly residential and commercial will be an afterthought.

Motion carried 5-0 by voice vote.

## **O. CITY MANAGER ITEMS**

City Manager Witzansky noted there is a Council meeting next Tuesday and they will be discussing mid-year budget and as part of that item there will be a presentation from the

Community Development staff on community development service and operation fees; stated they may have a scheduled hearing on a prospective preferential parking district that was proposed for Council consideration; reported they will be dark the following Tuesday and back on March 31<sup>st</sup> in the afternoon for the Strategic Planning Session.

**P. MAYOR AND COUNCIL ITEMS - None**

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

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, for a referral to the PAC to discuss and come up with a history of the LGBTQ Community in Redondo Beach to help inform the Cultural Arts Commission and their selection of art for the North Redondo area.

Motion carried 5-0 by voice vote.

**R. RECESS TO CLOSED SESSION - None**

**R.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).  
One potential case**

**R.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Katherine Buck, Acting Waterfront & Economic Development Director**

**Jon Goetz, Redwood Public Law**

**PROPERTY:**

**230 Portofino Way, Redondo Beach, CA 90277**

**(a portion of APN: 7503-029-903)**

**NEGOTIATING PARTIES:**

**John Warner, Marine Mammal Care Center Los Angeles, a non-profit corporation**

**UNDER NEGOTIATION:**

**Terms**

**R.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**  
**Mike Witzansky, City Manager**  
**Katherine Buck, Acting Waterfront & Economic Development Director**  
**Jon Goetz, Redwood Public Law**

**PROPERTY:**  
**110-151 Fisherman's Wharf, Redondo Beach, CA 90277**  
**(a portion of APN: 7505-002-934)**

**NEGOTIATING PARTIES:**  
**James Kwon, HK Pacific, LLC**

**UNDER NEGOTIATION:**  
**Lease Status and Terms**

**R.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**  
**Mike Witzansky, City Manager**  
**Elizabeth Hause, Community Services Director**  
**Katherine Buck, Acting Waterfront & Economic Development Director**

**PROPERTY:**  
**Portions of the Redondo Beach Marina Parking Lot**  
**(portions of APN #s: 7503-029-900 and 7503-029-903)**  
**Portions of King Harbor turn basin and hand launch**

**NEGOTIATING PARTIES:**  
**Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator**

**UNDER NEGOTIATION:**  
**Price and Terms**

**S. RECONVENE TO OPEN SESSION – None**

**T. ADJOURNMENT – 8:29 P.M.**

Motion by Councilmember Waller, seconded by Councilmember Obagi, to adjourn the meeting.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 1:00 p.m. (Open Session) on Tuesday, March 17, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach,

California.

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