



Minutes  
Redondo Beach City Council  
Tuesday, July 15, 2025  
Closed Session – Adjourned Regular Meeting 4:00 p.m.  
Open Session – Regular Meeting 6:00 p.m.

## **4:00 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 4:00 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 (via Zoom), Behrendt, Mayor Light, and Obagi (arrived at 4:02 p.m.)

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Melissa Villa, Analyst/Liaison

### **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**

Analyst Villa reported no eComments and no one on Zoom.

### **F. RECESS TO CLOSED SESSION – 4:04 P.M.**

#### **F.1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.**

##### **AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Luke Smude, Assistant to the City Manager**

##### **PROPERTY:**

**3007 Vail Ave., Redondo Beach, CA 90278**

(a portion of APN: 415-001-7931)  
Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278  
(APN: 415-803-3900)  
715 Julia Ave, Redondo Beach, CA 90277  
(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)  
1935 Manhattan Beach Blvd., Redondo Beach, CA 90278  
(APN: 404-900-8903)  
807 Inglewood Ave., Redondo Beach, CA 90278  
(a Portion of APN: 408-302-4900)  
200 N. Pacific Coast Highway, Redondo Beach, CA 90277  
(a portion of APN: 750-500-9902)

**NEGOTIATING PARTIES:**  
Dr. Nicole Wesley, Superintendent  
Redondo Beach Unified School District

**UNDER NEGOTIATION:**  
Both Price and Terms

- 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  
Greg Kapovich, Waterfront & Economic Development Director

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

**NEGOTIATING PARTIES:**  
John Warner, Marine Mammal Care Center

**UNDER NEGOTIATION:**  
Price and 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  
Greg Kapovich, Waterfront & Economic Development Director

**PROPERTY:**  
Fun Factory: 123 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN:7505-002-908)  
Kincaid's and Pad 2: 500 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-933)  
Pier Plaza: 103-131 International Boardwalk, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-908)  
Monstad Pier: 110-151 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-934)  
Portion of the Redondo Beach Marina Parking Lot  
(a portion of APN: 7503-029-900)

**NEGOTIATING PARTIES:**  
James Kwon, HK Pacific, LLC  
Landry's Restaurants, Inc.  
Various Prospective Tenants

**UNDER NEGOTIATION:**  
Lease Status, Price, 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

**PROPERTY:**  
309 Esplanade, Redondo Beach, CA 90277

**NEGOTIATING PARTIES:**  
Made by Meg - Meg Walker

**UNDER NEGOTIATION:**  
Both Price and Terms

Analyst Villa read titles to items that would be covered in 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, Assistant to the City Manager Luke Smude, W.E.D. Director Greg Kapovich, W.E.D. Manager Katherine Buck, Outside Legal Counsel John Getts, Community Services Director Elizabeth Hause, Deputy Community Services Director Kelly Orta, and Senior Deputy City Attorney Cristine Shin.

Councilmember Obagi arrived at 4:02 p.m.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to recess to

Closed Session.

Motion carried 5-0 by voice vote

**G. RECONVENE TO OPEN SESSION – 6:01 P.M.**

Mayor Light reconvened to Open Session at 6:01 p.m.

**H. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic (via Zoom), Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Deputy City Clerk/Records Mgmt. Coordinator

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky stated no reportable action that evening.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Regular Open Session at 6:02 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 6:02 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

Officials Present:

Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Deputy City Clerk/Records Mgmt.  
Coordinator

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

Mayor Light recognized any veterans and active-duty military for their service; invited Eva to lead the salute to the flag and asked everyone to remain standing for a moment of silent invocation.

Eva, 3rd grader at Jefferson Elementary School, led in the pledge of allegiance.

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

Mayor Light reported he had some commendations for that evening; announced they were recognizing Girl Scout Troop 4255 for their “Pawsative” Change Project for the RBPD which repaired and rebuilt a temporary overnight holding kennel used by RB Animal Services; reported they were also awarded the Girl Scouts of Greater Los Angeles silver award; awarded each member with a commendation.

Mayor Light announced he would be speaking at the Rotary Club on July 16, 2025, he would hold the next Olympic Committee meeting at the end of the month and noted he will change the committee to Large Events Committee; reported that they did tour the representative for the New Zealand Sailing Team on Monday; mentioned he had a meeting the week before with LA Galaxy and they want to explore doing a FIFA World Cup watch party in the Harbor next year; reported, on July 17<sup>th</sup>, he would be speaking to two individuals interested in opening up water polo in the Harbor; announced, on July 23<sup>rd</sup>, the hearing with the LA County Department of Health regarding opening up Dominguez Park will happen and invited people to join at City Hall starting at 9:00 a.m.

Councilmember Obagi reported, under AB 1234, he went to the Independent Cities Association Conference in Coronado from July 10<sup>th</sup> to July 13<sup>th</sup> with a total cost of \$1,409.55; stated topics included communications during a natural disaster, suggestions regarding frequency of information during a disaster, the role of Elected vs. Staff in a disaster, provided GovTools.org for handling disaster communication, how cities can regulate disruptive speakers who come to the dais, making City Halls more customer service oriented, and AI for cities’ websites to answer questions; mentioned a recent state tax credit that passed for cities to benefit from filming and looked forward to discussing that more with the Council.

Councilmember Castle mentioned he also attended the ICA Conference with the same expenses and topics as Councilmember Obagi reported; stated his Community Meeting will be at the Library on Thursday, July 17<sup>th</sup> at 5:30 p.m.to 7:00 p.m. and his guest will be

Jeff Jones of Quality Foods and President of the King Harbor Association.

Councilmember Waller reported he also attended the ICA Conference and his expenses and everything is the same as Councilmembers Obagi and Castle; noted that the crisis response to natural disasters was corrected to be MyGovTools.org; mentioned the sessions he found valuable were the youth engagement, First Amendment public comment and bringing film and tv back to LA; made some valuable connections as well; announced details of the South Bay Greek Festival noted it opens on Friday at St. Catherine's Greek Orthodox Church, NRBBA is hosting their Dine Around Artesia on August 13<sup>th</sup> and September 10<sup>th</sup>; 24<sup>th</sup> Annual LA County Police K-9 Association Demonstration and Safety Fair will be at the RUHS football stadium July 26<sup>th</sup>; mentioned instead of pulling Item H.14 he wanted to thank the City of Torrance for the donation of police service dog, Max; gave a shout out to his daughter for her birthday.

Councilmember Kaluderovic announced Thursday, July 24<sup>th</sup> for District 3 and open to all at 6:00 p.m. on Zoom, free Shakespeare by the Sea performance on July 25<sup>th</sup> at Veterans' Park, and another Shakespeare by the Sea at Dominguez Park on July 26<sup>th</sup> at 7:00 p.m.

Councilmember Obagi thanked Public Works for starting construction on the SCE ROW to expand North Redondo Beach bike path along Rockefeller.

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

City Manager Witzansky reported the City Attorney wanted to remove Item H.21 from the agenda that evening and bring back at a later date.

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the order of the agenda with the exception of H.21.

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**

Laura Diaz reported Blue Folder Items for D, H.21, J.1, and K.1; noted that H.21 was pulled.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to receive and file the Blue Folder Items; Councilmember Obagi reported including the Cal Cities' invitation for the inauguration of Councilmember Britt Huff.

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 JULY 15, 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: NONE**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. PAYROLL DEMANDS**

**CHECKS 30291-30310 IN THE AMOUNT OF \$17,751.46, PD. 7/3/25  
DIRECT DEPOSIT 297201-297847 IN THE AMOUNT OF \$2,383,047.13, PD. 7/3/25**

**EFT/ACH \$9,346.45, PD. 6/23/25 (PP2513)  
EFT/ACH \$476,511.51, PD. 7/14/25 (PP2513)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 120370-120602 IN THE AMOUNT OF \$7,585,000.53**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

**H.5. APPROVE CONTRACTS UNDER \$35,000:**

**1. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIA HIGHWAY PATROL (CHP) TO AUTHORIZE ELECTRONIC TRANSMITTAL OF CHP 555 TRAFFIC COLLISION REPORTING FORM DATA, AS REQUIRED BY LAW, REPLACING THE CURRENT MANUAL HARDCOPY PAPER PROCESS AT NO COST TO THE CITY FOR A TERM OF FIVE YEARS UPON EXECUTION**

**CONTACT: JOE HOFFMAN, CHIEF OF POLICE**

**2. APPROVE AN AGREEMENT WITH COM-STRAT, LLC FOR TELECOMMUNICATIONS CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$19,500 FOR THE TERM JULY 15, 2025 TO DECEMBER 31, 2026**

**CONTACT: MIKE COOK, IT DIRECTOR**

- 3. APPROVE AN AGREEMENT WITH ZOLL MEDICAL CORPORATION FOR EXTENDED WARRANTY SERVICES FOR TWO AUTOPULSE DEVICES IN AN AMOUNT NOT TO EXCEED \$10,206 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2028**

**CONTACT: PAT BUTLER, FIRE CHIEF**

- 4. APPROVE AN AGREEMENT WITH MT. SAN ANTONIO COLLEGE (MT SAC) TO AUTHORIZE THE REDONDO BEACH FIRE DEPARTMENT AS A TRAINING SITE FOR MT SAC PARAMEDIC STUDENTS AT NO COST TO THE CITY FOR THE TERM JULY 15, 2025 TO DECEMBER 31, 2029**

**CONTACT: PAT BUTLER, FIRE CHIEF**

- 5. APPROVE AN AGREEMENT WITH OCEMT CORP TO AUTHORIZE THE REDONDO BEACH FIRE DEPARTMENT AS A TRAINING SITE FOR OCEMT PARAMEDIC STUDENTS AT NO COST TO THE CITY FOR THE TERM JULY 15, 2025 TO DECEMBER 31, 2029**

**CONTACT: PAT BUTLER, FIRE CHIEF**

- H.6. ACCEPT AS COMPLETE THE BICYCLE TRANSPORTATION PLAN IMPLEMENTATION PHASE 1 PROJECT, JOB NO. 40510, FEDERAL AID PROJECT NO. CML-5093(022), AND AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY RECORDER AND RELEASE THE FINAL RETENTION PAYMENT OF \$116,322.36 TO TORO ENTERPRISES, INC., UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED UPON THE PROJECT**

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

- H.7. APPROVE AN AGREEMENT WITH UNITED STORM WATER, INC. TO INSTALL STORM DRAIN CATCH BASIN TRASH SCREENING DEVICES IN COMPLIANCE WITH CALIFORNIA STATE WATER CODE SECTION 13383 FOR A NOT TO EXCEED AMOUNT OF \$383,966 AND THE TERM JULY 16, 2025 TO JULY 15, 2030**

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

- H.8. APPROVE THE FIRST AMENDMENT TO THE AGREEMENT WITH FISCHER COMPLIANCE, LLC FOR TECHNICAL ASSISTANCE TO UPDATE THE SEWER SYSTEM MANAGEMENT PLAN (SSMP), INCREASING THE CONTRACT AMOUNT BY \$85,000, FOR A REVISED NOT TO EXCEED TOTAL OF \$110,000, AND EXTENDING THE TERM THROUGH JULY 15, 2029**



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

- H.9. APPROVE THE SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE OF THE RENTAL REHABILITATION PROGRAM LOAN LIEN FOR THE PROPERTY AT 2000 CARNEGIE LANE, REDONDO BEACH, CA 90278 PURSUANT TO THE TERMS OF THE CITY'S DEFERRED PAYMENT LOAN PROGRAM**

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

- H.10. APPROVE THE SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE OF THE RENTAL REHABILITATION PROGRAM LOAN LIEN FOR THE PROPERTY AT 2412 MARSHALLFIELD LANE, REDONDO BEACH, CA 90278 PURSUANT TO THE TERMS OF THE CITY'S DEFERRED PAYMENT LOAN PROGRAM**

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

- H.11. APPROVE A THIRD AMENDMENT TO THE AGREEMENT WITH SECTRA SECURITY, INC. FOR ARMORED VEHICLE PICKUP SERVICE AT THE COMMUNITY SERVICES DEPARTMENT ARTESIA OFFICE, ALTA VISTA COMMUNITY CENTER, AND SEASIDE LAGOON FOR A 5% FEE INCREASE TOTALING APPROXIMATELY \$300 FOR THE PERIOD MAY 1, 2025 THROUGH OCTOBER 31, 2025**

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

- H.12. APPROVE FOUR-YEAR ON-CALL CONSULTING SERVICES AGREEMENTS FOR BUILDING PLAN CHECK SERVICES WITH BOWMAN INFRASTRUCTURE ENGINEERING, BUREAU VERITAS, TRUE NORTH, BPR, AND 4 LEAF FOR AN ANNUAL AMOUNT OF \$100,000 FOR EACH VENDOR, AND WITH MELAD AND ASSOCIATES INC. FOR AN ANNUAL AMOUNT OF \$200,000, FOR THE TERM JULY 16, 2025 TO JUNE 30, 2029**

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

- H.13. APPROVE AN AGREEMENT WITH ROBERT HALF, INC. FOR STAFF AUGMENTATION SERVICES IN THE COMMUNITY DEVELOPMENT DEPARTMENT FOR AN AMOUNT NOT TO EXCEED \$65,500 FOR THE TERM JULY 15, 2025 TO DECEMBER 31, 2025**

**CONTACT:** MARC WIENER COMMUNITY DEVELOPMENT DIRECTOR

- H.14. Mayor Light pulled this item.**

- H.15. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2507-051, A RESOLUTION OF**

**THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE SUSPENSION OF PREFERENTIAL PARKING HOURS IN THE VINCENT AND VINCENT 2 PREFERENTIAL PARKING DISTRICTS ON JULY 26, 2025 FROM 10:00 AM TO 7:00 PM FOR THE LOS ANGELES COUNTY POLICE CANINE ASSOCIATION 24TH ANNUAL POLICE CANINE DEMONSTRATION AND EDUCATIONAL PUBLIC SAFETY FAIR AT REDONDO UNION HIGH SCHOOL**

**CONTACT: JOE HOFFMAN, CHIEF OF POLICE**

- H.16. APPROVE A MULTI-YEAR AGREEMENT WITH SABLE COMPUTER INC., DBA KEEP IT SIMPLE INC., FOR THE PURCHASE OF RUBRIK CLOUD VAULT CLOUD SERVICES IN AN AMOUNT NOT TO EXCEED \$48,000 FOR THE TERM JULY 16, 2025 THROUGH JANUARY 15, 2028**

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

- H.17. APPROVE A TWO-YEAR AGREEMENT WITH COMCATE INC. FOR AN ACCESS REDONDO CUSTOMER RELATIONSHIP MANAGEMENT SOFTWARE AND SYSTEM UPGRADE IN AN AMOUNT NOT TO EXCEED \$72,322.28 FOR THE TERM JULY 1, 2024 THROUGH JUNE 30, 2026**

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

- H.18. APPROVE A MULTI-YEAR AGREEMENT WITH SABLE COMPUTER, INC., DBA KEEP IT SIMPLE INC., FOR THE PURCHASE OF VERKADA CLOUD VIDEO MANAGEMENT LICENSES, REPLACEMENT HARDWARE, INTEGRATION SERVICES, AND CAMERA REPLACEMENTS IN AN AMOUNT NOT TO EXCEED \$255,000 FOR THE TERM JULY 16, 2025 THROUGH JULY 16, 2030.**

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

- H.19. APPROVE AN AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR BILLING SERVICES ASSOCIATED WITH COLLECTION OF THE PRE-HOSPITAL PARAMEDIC ASSESSMENT FEE FOR A CHARGE NOT TO EXCEED \$15 PER INCIDENT FOR AN INITIAL TERM OF JULY 16, 2025 THROUGH JULY 15, 2026**

**CONTACT: PATRICK BUTLER, FIRE CHIEF**

- H.20. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION SUBMITTED BY THE RIVIERA VILLAGE ASSOCIATION 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 REDONDO BEACH MUNICIPAL CODE,**

**FOR THE RIVIERA VILLAGE SUMMER FESTIVAL EVENT OCCURRING JUNE 27-29, 2025**

**CONTACT:** STEPHANIE MEYER, FINANCE DIRECTOR

**H.21. Per City Manager Witzansky, City Attorney's Office pulled this item for a later date.**

**H.22. RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025**

**CONTACT:** LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

**H.23. Councilmember Behrendt pulled this item.**

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the Consent Calendar except for items H.14, H.23, and H.21 (which was moved in totality from that evening's agenda).

Mayor Light invited public comment.

Laura Diaz reported no one online and no hands raised on Zoom.

Motion carried 5-0 by voice vote.

Laura Diaz read adopt by title only Resolution No. CC-2507-051.

**I. EXCLUDED CONSENT CALENDAR ITEMS**

**H.14 ADOPT BY TITLE ONLY RESOLUTION NO. CC-2507-050, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE DONATION, RELEASE AND WAIVER OF LIABILITY AND INDEMNITY AGREEMENT WITH THE CITY OF TORRANCE FOR THE DONATION OF A POLICE SERVICE DOG TO THE CITY OF REDONDO BEACH**

**CONTACT:** JOE HOFFMAN, CHIEF OF POLICE

RBPD Chief Hoffman introduced canine Max, a four year old Dutch shepherd from Holland; gave some background about Max, mentioned his handler in Torrance retired and they did not have another handler for him; reported RB Officer Haley will be Max's new handler.

Motion by Councilmember Waller, seconded by Councilmember Obagi, to approve Item H.14.

Andy Porkchop voiced his approval of Item H.14.

Laura Diaz reported no one online and no hands raised on Zoom.

Motion carried 5-0 by voice vote.

**H.23 INTRODUCE BY TITLE ONLY ORDINANCE NO. 3295-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 6, SECTIONS 2-9.602 AND 2-9.603 PERTAINING TO THE REDONDO BEACH YOUTH COMMISSION AND REPEALING IN ITS ENTIRETY TITLE 2, CHAPTER 9, ARTICLE 8 PERTAINING TO THE PUBLIC SAFETY COMMISSION**

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

Councilmember Behrendt noted he was originally concerned about the repealing or elimination of the Public Safety Commission and voted no previously; stated, since a potential replacement or substitute commission has subsequently been agenized by Council for discussion, he is now a yes.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to approve Item H.23.

Mayor Light invited public comment.

Mark Nelson thanked the PSC for being a good resource for the residents; felt the Commission did struggle with scope; hoped the reincarnation of the Commission will have a clearer understanding of their duties.

Nancy Skiba, District 4 and Public Safety Commissioner, spoke in support of a new and updated PSC that will have different focus and parameters and rules.

Laura Diaz reported no one online and no hands raised on Zoom.

Councilmember Obagi clarified that this item is to dissolve the PSC and stated he is not in favor of reconstituting the Commission; opined there may be need for a commission to address public safety issues but not monthly or every other month; stated he prefers the PWSC absorb the public safety matters when needed.

Motion carried 5-0 by voice vote.

Laura Diaz read by title only Resolution No. CC-2507-050 and introduced by title only Ordinance No 3295-25.

**J. MAYOR AND COUNCIL ITEMS**

**J.1. RECEIVE AND FILE A PRESENTATION FROM BEACH CITIES HEALTH**

## **DISTRICT ON THE LAUNCH OF A REQUEST FOR EXPRESSION OF INTEREST FOR USES OF THE FORMER SOUTH BAY HOSPITAL REDEVELOPMENT SITE**

Tom Bakaly, BCHD, provided a presentation and hard copies of it to the Council; noted attached to the agenda was a fact sheet that shows the exact parcel where they will do a Request for Expression of Interest (RFEOI); stated, currently, BCHD is proceeding with implementing components of the Healthy Living Campus master plan and spoke about the bike path and Diamond Green Space; mentioned a land lease on the 510 Building that will revert to the District/taxpayers of the three Beach Cities in 2030; spoke about moving some of the functions originally planned for the master plan into the 510 Building such as the medically accredited Center for Health and Fitness, a PACE provider, a Jewish community home, and Allcove Beach Cities (mentioned they have 56% of the capital project funded); noted moving these functions would not have the impacts of construction since the building already exists; provided a slide "Request for Expression of Interest" and stated the BCHD Board have given direction that they would like to be vacated out of the space by March 2027; stated that is why they are presenting the Letter of Interest for the development community for input of what should occupy the 514 Prospect building, noting it should meet health needs and create revenue to support services; reported they don't generate profit and any revenue they generate goes to fund BCHD programs; spoke about the need to address the seismic safety issues by either demolishing it or through adaptive use; spoke of the concerns of neighbors and stated they will be putting a height limit of 60 ft, a FAR not to exceed 1.25 and their RFEOI is asking to place the development where the existing building is and not on the edges; provided a slide showing where they already have land leases and explained that with the changes they have made by putting the Center for Health and Fitness and a PACE provider into the 510 Building, nothing will be happening there for at least 15 to 20 years; felt that should alleviate some of the concerns that the Diamond St neighbors have and by keeping the development to the center of the project it should alleviate the concerns from the Prospect neighbors; showed where they hoped to put Allcove; gave a few updates on Allcove such as the service streams, seen about 4,800 youths from RB in about 3 years, and that about 50% of those that use Allcove come from the three beach cities; noted that they do service Special Planning Area 8 because half of their funding comes from the state; gave more information on what Allcove has been providing to youths and their ability to help with mental care services and partnerships; reported BCHD is in the last year of the three year pilot grant where the services are free and mentioned they are working with the state and other partners to continue Allcove; announced Volunteer Day is Thursday, August 14<sup>th</sup>; stated they will get submittals in August for the RFEOI and plan to vet that with the public in October, and possibly make a decision by November on which partner to proceed with.

Councilmember Obagi compared the Galleria to the development BCHD is trying to pursue, mentioned that the Galleria has been owned by several different entities trying to pursue development and being unsuccessful; noted BCHD were in an agreement for an RCFE that did not go through and wondered why the Board felt it is time to explore another RCFE; appreciated the downsizing or re-posturing that they've endeavored with

the Expression of Interest.

Tom Bakaly responded that the Residential Care For the Elderly (RCFE) would be one use they are considering and mentioned that the site they had in mind was on the edge of the property where residents had concerns; noted they are moving the development to the center and opening the site to allow for other uses.

Discussion followed on the response by the community regarding the changes, the outreach efforts, continued concerns from the residents, and the make up of the evaluating committee.

Mayor Light stated he appreciates all that BCHD does for the community and felt the 4,800 kids from RB shows the value BCHD has had for the youth; mentioned they may call him back to answer questions.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to receive and file the documents provided by Tom Bakaly.

Motion carried 5-0 by voice vote.

Laura Diaz reported no one online and no one on Zoom.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to receive and file Mark Nelson's submission.

Motion carried 5-0 by voice vote.

Mark Nelson showed that he redlined the Beach Cities fact sheet; mentioned that he and Mayor Light sat on the Beach Cities community working group together for four years; stated in May and June of 2017, Beach Cities stated they would buffer the residents from the project by putting parking all around the outside and green space around the rest of it, but come July they got a presentation with six-story buildings on the perimeter and the EIR has 133.5 ft height in it; mentioned if they open up the EIR comments, they would find at least 95% are negative and asking them not to do it; spoke about the bike path and the cost being \$5,000 a foot; stated he doesn't want BCHD doing any more development with his tax dollars; went over percentages and statistics of Allcove and PACE visitors, noted the high nonresident numbers.

Andy Porkchop mentioned he has used the facilities, and they are excellent; stated old people need the services.

Darryl Boyd (via Zoom) clarified that his comment on Agenda Item J.1 read support but he meant of Mark Nelson's comment; stated he is fully opposed to BCHD in every way; opined BCHD is the reason for all the traffic and noise for the 500-600 North Prospect Ave residents; felt things will get even worse if they bring in lower income housing including dropping their property values; opined BCHD is not to be trusted.

Marcie Guillermo stated she found it interesting that the CEO of BCHD made no mention of how many acres he would leave for public use such as open space, trees, gardens and other amenities; asked that the Mayor and Council keep that in mind; noted she does not appreciate having to subsidize most of the programs BCHD provides.

Laura Diaz reported no more hands raised on Zoom and two eComments: one in support and one opposed.

Mayor Light thanked Tom Bakaly for briefing them all that evening.

**J.2. RECEIVE AND FILE A PRESENTATION FROM THE FRIENDS OF REDONDO BEACH ARTS ON THE “REIMAGINED POETRY INVITATIONAL” ART EXHIBITION HELD ON JUNE 6 TO JUNE 22, 2025**

Nina Zak Laddon, President of Friends of Redondo Beach Arts, mentioned she was the curator of the art exhibition Reimagined Poetry Invitational that happened at the Pier Plaza last month; wanted to thank the City for the opportunity to exhibit art; thanked Brian Campbell of BC Urban and Pat McKinsey of Concord for their hospitality on Pier Plaza; thanked the 60 volunteers; explained that the exhibition was by invitation only and the artists had to sign a letter of intent that they would create works of art specifically for the exhibition; noted there were 58 artists that produced 150 works of art and came from four different states and 23 different cities; reported, due to the location, there were five different spaces with several rooms so the artists had to submit proposals for the installations based on the space they chose; spoke of the installations and various environmental and social issues some of the artists chose to display, as well as other art work inspired by the ocean and pier; reported that many of the restaurants, shops, and other businesses benefited from the art exhibit; stated it was the first time they had a social media page dedicated to this exhibition and provided the stats from the media page; mentioned they also collaborated with California Long Beach State University which featured 16 artworks with a poem printed on vellum and different types of print for each and noted the University owns that portfolio; provided a video of the exhibition for the Council and audience.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to receive and file the submission from Nina Zak Laddon.

Motion carried 5-0 by voice vote.

Mayor Light invited public comment.

Laura Diaz reported no one online and no hands raised on Zoom.

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

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

Hudson Brann spoke about the average rent of places in RB and stated according to Zillow's June 2025 report a studio averages \$2,000 a month; mentioned many people are close to having to move inland; asked the Council to approve two fair share method tools that keep young and working neighbors in town: 1) a Section 8 plus fund, which is a \$350 a month voucher for recent grads, service workers, and seniors on fixed incomes, and 2) a modest revenue package to pay for it; mentioned a half percent step up in business license fees and an empty home fee on units left vacant for more than six months; reported that would mirror Torrance and Santa Monica which together raise about \$3 million a year and spoke about fueling a zero interest ADU loan pool with full waivers for ADU builds; spoke of it being a self-funding cycle as more homes rent out and ADUs raise the tax base; asked the Council to direct staff to draft ordinances for these tools and calendar them for the September budget study session.

Jim Mueller spoke about the success of Redwood City's revitalization plan, noted in 2018 they updated their 1998 General Plan calling it Phase Two; noted they recognized revitalizing begins with getting people interested, then they bring in money, then businesses want to open in the area, and that means more revenue for a city; stated the Redwood City leaders were determined to understand why people had deserted their city and asked why Redondo Beach is not trying to answer the same question; noted that Redwood City planners listened to their residents and made a plan to make it happen; stated other cities have done the same and all of them reached out to their people and listened; opined that choosing people for a committee doesn't work and will only work by involving the majority of the residents.

Mark Nelson pointed out that Tom Bakaly spoke about Allcove in his presentation but it was not part of the Request for Expressions of Interest so he was not prepared to speak about it; wanted to speak about the actual economics of Allcove and opined BCHD expanded their service territory to have a better chance at getting a grant; reported that all the operating grants for Allcove expire June of 2026.

Mayor Light interjected and asked for the clock for the speakers to be stopped; stated that this meeting is for things that are within their jurisdiction and that what he is speaking about needs to be tied into their jurisdiction and not how BCHD is managing Allcove.

Mark Nelson stated the C2 lot at the corner of Flagler and Beryl is what BCHD will be bringing forward as a project in the next six months and noted BCHD has never brought Council anything on Allcove.

Mayor Light clarified that Mark Nelson is asking the Council not to approve Allcove; Mark Nelson affirmed that; Mayor Light stated its not in their jurisdiction to control financing.

The clock was un-paused for Mark Nelson's time.

Mark Nelson spoke of BCHD's pursuit of funding for the Allcove building and that they received a \$6 million grant which came with the requirement to provide 30 years of service



of the building they built and Allcove to the full service area of 1.4 million; reported that will be 100% unfunded as of June 2026 and that means the taxpayers are at risk for having to pay 100% of the bill for 50% of the Allcove service for the next 30 years; stated there is no way out of the agreement other than not to actually take the money and wanted to make sure the City understands they share taxpayers with Beach Cities; felt BCHD does not have the funding and hoped Council would think long and hard whether the City wants it.

Louis Lee stated he is with Eubanks Conservatory of Music and Arts, Inc which is a non-profit organization that provides afterschool programs for the youth; mentioned his purpose for speaking was two-fold: 1) to meet the Mayor and City Council and find out who the liaison is; stated their mission is to reduce the recidivism and that can be done with cultural arts and said that is where their program can help; stated they are running a GoFundMe to raise funds to get the program started in RB and they wanted to be transparent with that and 2) wondered who he needed to speak to regarding the unsafe street he lives on and gave his address 630 Meyer Lane.

Councilmember Obagi mentioned his Councilmember is present and will take a look at the street. Mayor Light asked for his business card.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to receive and file Mr. Lee's business card.

Motion carried 5-0 by voice vote.

Dr. Joseph Peck spoke about an app called Swimply and mentioned about a year and a half ago his neighbor started having pool parties that has grown in numbers and frequency; stated they started investigating and discovered that Swimply is a short term rental application, similar to Airbnb, that allows you to rent out your property by the hour for use of a pool, pickleball, jacuzzi, etc.; noted they have called code enforcement due to the noise and the nuisance; reported he has spoken to the City Attorney's office and his own attorney and apparently there is a loophole in the law to allow Swimply to operate; mentioned a murder at a Swimply party in Torrance and felt the situation will only get worse and that the situation is frustrating; hoped that there was a way to change City code to protect the community.

Andy Porkchop spoke about the fireworks in RB and about the security cameras in the Village; mentioned the police were called and spoke to him and everything was okay; reported that a woman posted him on the South Bay Community which received 73 comments; noted that one commenter gave out his location and said a man with his two kids showing up to his residence with a baseball bat.

Darryl Boyd (via Zoom) spoke of the many safety and noise codes and ordinances that the City of RB are out of compliance on regarding the 500 to 600 North Prospect Ave block; stated the residents are still waiting for answers and a plan to remedy the situation; mentioned the residents of that area were hopeful when Mayor Light appeared at the

February 8, 2025 neighborhood meeting but noted there have been no solutions for them so far; stated that Mayor Light did not give the residents any say in the landscape plan or ask for their input and that all of the work was done cheaply and cut corners in the hopes of having the residents quiet down; reported that the residents of that area are unhappy; spoke about receiving a certification from Pepperdine University in Local Government and Community Partnering just to better understand how city government operates; learned that some of the decisions the Mayor is making is not within his authority or purview; noted that the only reasons for traffic numbers being down is due to school being out.

Laura Duke (via Zoom), District 3, reported that Laura MacMorran and Mara Lang assembled a group called Citizens for Redondo's Trees to address the scarcity of trees in RB; spoke about the importance of trees for the City and the environment; noted that the group had meeting on Sunday and gave the impression that they would do their best to work with the City to improve the City's tree policies; stated that the City needs an official and enforceable tree plan.

Laura Diaz reported no one online and no eComments.

#### **K. EX PARTE COMMUNICATIONS**

Mayor Light noted they have a hearing on the Community Development Block Grant that evening.

No ex-parte communications were reported.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to open up the public hearing.

Motion carried 5-0 by voice vote.

#### **M. PUBLIC HEARINGS**

##### **M.1. CONTINUED PUBLIC HEARING TO SOLICIT FEEDBACK ON PUBLIC SERVICE GRANT RECOMMENDATIONS AND TO ADOPT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2025-26 ANNUAL ACTION PLAN**

###### **PROCEDURES:**

- 1. Reconvene the Public Hearing and Take Testimony;**
- 2. Close the Public Hearing; and**
- 3. Consider public service grant recommendations; and**
- 4. Adopt the FY 2025-26 Annual Action Plan.**

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

Community Services Director Hause noted as a recipient of CDBG funding, the City must submit an Annual Action Plan; introduced Joyce Lee, the City's consultant for CDBG Fund

Management, and stated she would be walking the Council through the activities and funding priorities the City has identified and are proposing in the Annual Action Plan.

Joyce Lee announced she was there for the second public hearing for the FY 2025-2026 Annual Action Plan; recapped that the City does receive federal grants on a yearly basis and, in order to receive and use the funds, the City is required to prepare and submit a variety of reports and one is the annual action plan; stated the City is expecting to receive \$295,609 and the budget was prepared with the goals for the five-year consolidated plan, which needed to consider some statutory regulations including a 15% cap on public service agencies and a 20% cap for administration and fair housing services; reported they are there for City Council's consideration for the proposed public service agency funds; noted they have a total of five organizations to recommend for CDBG funding: seniors, persons with disabilities, victims of domestic violence, unsheltered individuals, and overall low income residents; provided the timeline noting that August 16<sup>th</sup> is the deadline for the Annual Action Plan submittal; stated that the final recommendations are: 1) to reconvene the public hearing and take testimony, 2) close the public hearing, 3) consider public service grant recommendations, and 4) approve the FY 2025-26 Annual Action Plan.

Councilmember Behrendt referenced the slide regarding grant allocations and asked if there was a specific reason why each one had the allocation they had been given out of the total.

Joyce Lee stated they are organizations that they have worked with for many years and, when they do their notice of funding availability every year, they come to them with how much they would need for the services they will be providing; noted those are reoccurring partnerships and they try to consider these organizations' force funding even though it is at a limited amount.

Mayor Light invited public comment.

Laura Diaz reported no one online and no eComments.

Motion by Councilmember Castle, seconded by Councilmember Waller, to close the public hearing.

Motion carried 5-0 by voice vote.

Motion by Councilmember Waller and Kaluderovic (via Zoom), seconded by Councilmember Castle, to accept the grant recommendations as written and adopt the 2025-2026 Annual Action Plan.

## **N. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

## **O. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**O.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF AN AGREEMENT WITH GRIFFIN STRUCTURES, INC TO SERVE AS THE CITY'S OWNER'S REPRESENTATIVE AND PROGRAM MANAGER FOR THE IMPLEMENTATION OF MEASURE FP, THE CITY'S PUBLIC SAFETY GENERAL OBLIGATION BOND MEASURE, TO PERFORM THE INITIAL STRATEGIC PLANNING PHASE AND TO DEVELOP A SCOPE OF WORK FOR FUTURE PROJECT PHASES FOR AN AMOUNT NOT TO EXCEED \$150,000**

**CONTACT:** LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Smude introduced Christine Schachter, mentioned she is a city project manager that has been helping with Measure FP on the City side; gave a brief overview of the presentation; explained that Measure FP was approved on November 5, 2024 by 71.4% of RB voters, that is it a general obligation bond measure that would set aside \$93,350,000 to replace Fire Stations 1 and 2 and the main Police Station and renovate the Police Annex; stated that the City believes partnering with this bond program management firm will lead to a successful implementation of Measure FP; noted that they looked for a firm that had great experience in public safety projects, working with municipal governments, and is in Southern California; mentioned at the end of February they released an RFP for the bond program manager and received 11 responses; noted that the internal evaluation committee was comprised of a cross section of City departments and received input from the City Treasurer; reported that they chose four of the 11 to come onsite for interviews; noted, through that process and after the interviews, Griffin Structures was selected unanimously; stated some of the factors that led to that choice was: the strong track record of successful implementation, a seasoned project team, their experience in the So Cal market, and their pricing proposal; stated that although the RFP asked firms to go over the full project lifecycle, they would be focusing on the strategic planning phase at that evening's meeting; spoke of the strategic planning phase focusing on five key tasks: 1) project kickoff and visioning, 2) sequencing and temporary facilities, 3) delivery method analysis, 4) regulatory and environmental considerations, and 5) Council briefing; spoke in more details on why a bond program management firm is needed including regulatory and environmental considerations; mentioned the firm will assist the City with a Council briefing before the pre-construction phase and once they have that they will come back to Council with a firm plan on the sequence and phase of the different facility builds; spoke of the timeline for the strategic planning phase provided by Griffin is about 16 weeks which would be end of November or early December; introduced Leonard Marshall as the project executive and the key point of contact provided the contract is approved; stated their recommendation is that the Council approve the proposed agreement with Griffin Structures to assist the City in advancing through the strategic planning phase for Measure FP for not to exceed the amount of \$150,000; added that any additional scope for Griffin would be brought back to Council for consideration.

City Manager Witzansky added that a lot of thought was put into the RFP; noted that the first phase would set the tone for how they ultimately design and construct the facilities; stated there isn't anything more important in their current workload than the execution of

this project and voiced support for Griffin.

Mayor Light appreciated the speed with which the City has been acting and moving out FP; mentioned the other critical projects happening around the City; clarified that they are just approving the strategic planning phase but noted there are other hooks to add on the subsequent work.

Assistant to the City Manager Smude stated they would just amend the contract to add that additional scope.

Mayor Light voiced his support for their selection of Griffin Structures and appreciated the project schedule being in the briefing.

Councilmember Castle asked if this plan fit within the parameters as well as the anticipated next phase of planning that would come after it.

City Manager Witzansky stated it does fit; noted it was expected in the half million dollars they set aside for the current FY; noted that Council approved a reimbursement resolution that allows them to track all of these expenses going forward and spoke of the proceeds from the bond reimbursing the General Fund for any cost associated with the effort; spoke of the second half of the FY and the possibility of that net of the half a million dollars being tight but they are prepared for it.

Councilmember Waller supported the selection but asked if Griffin could provide some examples of similar work they have done.

Leonard Marshall, Griffin Structures, noted he just recently did a project for Manhattan Beach where they replaced their existing fire station, noted they have a lot of experience with replacement of police stations as well; mentioned they take a holistic approach and each program takes on its own merit but there are a lot of common aspects; looked forward to listening to what the City's needs are and then recommending based on their experience.

Councilmember Obagi spoke about the 10% contingency added for new construction and 20% for any renovations; asked Leonard Marshall how confident Griffin is in the money they suggested that the City allocate for the project post tariffs and post inflationary environment.

Leonard Marshall said they are confident but the longer the City delays the worse it will get; stated that they are experienced in cost estimating and forecasting budgets and his background is in cost management and felt what they have proposed so far is doable; noted that it all depends on the strategic planning.

Councilmember Obagi noted that three structures is a significant endeavor and asked if Griffin has the bandwidth to handle it right away.

Leonard Marshall said they do but it is a combination of the disruption that the City staff can tolerate and be able to do things when needed; stressed that it needs to be planned out properly.

Councilmember Behrendt asked if it was Fire Station 2 in Manhattan Beach that their company worked on and mentioned it was delayed and asked why.

Leonard Marshall stated it was a technicality with the height of the building and what was approved by the Planning Commission; noted it was very minimal and the city's risk management department decided they were negligible and it wasn't an issue but it caused a three month delay; mentioned that Griffin made sure that the city did not lose anything operationally and that the City of Manhattan Beach was happy with the end product.

Councilmember Behrendt asked if any claims were filed due to the delay.

Leonard Marshall said there were claims but they all worked together to resolve the claims, and it was done amicably.

More discussion followed between Councilmember Behrendt and Leonard Marshall regarding the resolution of the claims of Fire Station 2 at Manhattan Beach and reported he was involved in the interview process and did have discussions regarding the work done at Manhattan Beach Fire Station 2.

Leonard Marshall added Griffin will make some suggestions about other delivery methods for the City to take into consideration which may help preempt issues.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve the agreement with Griffin Structures to serve as the City's owner/representative and program manager.

Mayor Light invited public comment.

Laura Diaz reported no one online and no eComments.

Motion carried 5-0 by voice vote.

## **P. CITY MANAGER ITEMS**

City Manager Witzansky reported bad news regarding Seaside Lagoon, it had to be shut down earlier that day and they are working on troubleshooting the issue to get it up and running as soon as possible; noted it will be down several days or longer and are alerting the public through public noticing, social media, and they will have a press release out and signage on the premises; mentioned it just affects the water feature and not everything; stated the good news was CalPERS announced its rate of return for the 24-25 FY and said it projected to be 11.6%, which is significantly above the estimated

discount rate of 6.8%; added that the 24-25 returns will influence their 26-27 rates and spoke of how it will affect the City in a positive way.

Discussion followed regarding the UAL payments and the CalPERS news and the impacts that information would have for the City.

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

Mayor Light stated he might have a referral to staff and asked if there is a loophole in the City's ordinance that wouldn't cover the Swimply Rentals.

City Attorney Ford stated, in her opinion, no; noted they are currently prosecuting that specific case. Mayor Light withdrew his potential referral.

Councilmember Waller wondered if there would be support to bring a discussion item on the issues raised by Hudson Brann regarding housing assistance, empty home fees, etc.

No support was voiced, and Councilmember Obagi mentioned the amount already on the strategic plan was plenty.

Motion did not carry without a second.

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

##### **R.1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.**

###### **AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Luke Smude, Assistant to the City Manager**

###### **PROPERTY:**

**3007 Vail Ave., Redondo Beach, CA 90278**

**(a portion of APN: 415-001-7931)**

**Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278**

**(APN: 415-803-3900)**

**715 Julia Ave, Redondo Beach, CA 90277**

**(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)**

**1935 Manhattan Beach Blvd., Redondo Beach, CA 90278**

**(APN: 404-900-8903) 807 Inglewood Ave., Redondo Beach, CA 90278**

**(a Portion of APN: 408-302-4900)**

**200 N. Pacific Coast Highway, Redondo Beach, CA 90277**

**(a portion of APN: 750-500-9902)**

###### **NEGOTIATING PARTIES:**

**Dr. Nicole Wesley, Superintendent  
Redondo Beach Unified School District**

**UNDER NEGOTIATION:  
Both Price and Terms**

- 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  
Greg Kapovich, Waterfront & Economic Development Director**

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

**NEGOTIATING PARTIES:  
John Warner, Marine Mammal Care Center**

**UNDER NEGOTIATION:  
Price and 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  
Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:  
Fun Factory: 123 International Boardwalk, Redondo Beach, CA 90277  
(a portion of APN:7505-002-908)  
Kincaid's and Pad 2: 500 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-933)  
Pier Plaza: 103-131 International Boardwalk, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-908)  
Monstad Pier: 110-151 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-934)  
Portion of the Redondo Beach Marina Parking Lot  
(a portion of APN: 7503-029-900)**

**NEGOTIATING PARTIES:  
James Kwon, HK Pacific, LLC  
Landry's Restaurants, Inc.  
Various Prospective Tenants**



**UNDER NEGOTIATION:**  
**Lease Status, Price, 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**

**PROPERTY:**  
**309 Esplanade, Redondo Beach, CA 90277**

**NEGOTIATING PARTIES:**  
**Made by Meg - Meg Walker**

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

- S. RECONVENE TO OPEN SESSION**

- T. ADJOURNMENT – 8:07 P.M.**

There being no further business to come before the City Council, motion by Councilmember Waller, seconded by Councilmember Castle, to adjourn the meeting at 8:07 p.m. to an Adjourned Regular meeting to be held at 4:00 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, August 5, 2025, in the Redondo Beach City Hall Hall Chambers, 415 Diamond Street, Redondo Beach, CA.

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