



Minutes
Redondo Beach City Council
Tuesday, November 12, 2024
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 Pro Tem Kaluderovic in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Behrendt, Loewenstein, Nehrenheim, Obagi,
Mayor Pro Tem Kaluderovic

Councilmembers Absent: Mayor Light

Officials Present: Mike Witzansky, City Manager
Lucie Colombo, Chief Deputy City Clerk
Laura Diaz, Records Mgmt. Coordinator/Deputy
City Clerk

C. SALUTE TO THE FLAG AND INVOCATION - NONE

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Chief Deputy City Clerk Colombo reported there were no Blue Folder Items for Closed Session.

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

There were no public communications on Closed Session items and non-agenda items.

F. RECESS TO CLOSED – 4:37 p.m.

Chief Deputy City Clerk Colombo read title to the items to be considered in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed

Session: City Manager Mike Witzansky, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, Human Resources Director Diane Strickfaden, W.E.D. Director Greg Kapovich, Outside Legal Counsel Jon Goetz, Outside Real Estate Advisor Brian Campbell, Community Development Director Marc Wiener, Outside Legal Counsels Diana Varat and Ginetta Giavinco.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, to recess to Closed Session at 4:37 p.m.

Motion carried, 5-0. Mayor Light was absent.

F.1. 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

Jon Goetz - Redwood Public Law

PROPERTY:

555 North Harbor Drive, Redondo Beach, CA 90277 (a portion of APN: 7503-008-901)

NEGOTIATING PARTIES:

Kevin Ketchum - Port Royal Marina, LGW Investments, LLC

UNDER NEGOTIATION:

Lease Status, Price, and Terms

CONTACT: GREG KAPOVICH, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

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:

100 International Boardwalk, Redondo Beach, CA 90277

102 International Boardwalk, Redondo Beach, CA 90277

108 International Boardwalk, Redondo Beach, CA 90277

110 International Boardwalk, Redondo Beach, CA 90277

112 International Boardwalk, Redondo Beach, CA 90277

120 International Boardwalk, Redondo Beach, CA 90277

122 International Boardwalk, Redondo Beach, CA 90277
124 International Boardwalk, Redondo Beach, CA 90277
134 International Boardwalk, Redondo Beach, CA 90277
136 International Boardwalk, Redondo Beach, CA 90277
138 International Boardwalk, Redondo Beach, CA 90277
140 International Boardwalk, Redondo Beach, CA 90277
142 International Boardwalk, Redondo Beach, CA 90277
150 International Boardwalk, Redondo Beach, CA 90277
160 International Boardwalk, Redondo Beach, CA 90277
164 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:

Patricia McKinsey, Concord Property Management
International Boardwalk Tenants

UNDER NEGOTIATION:

Price

CONTACT: GREG KAPOVICH, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

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:

123 West Torrance Blvd #201, Redondo Beach, CA 90277
Pier Plaza (a portion of APN: 7505-003-206)

NEGOTIATING PARTIES:

Brian Campbell - BC Urban, LLC

UNDER NEGOTIATION:

Lease Status and Terms

CONTACT: GREG KAPOVICH, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

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

Name of case:

Diana Trejo v. County of Los Angeles; City of Los Angeles; City of Redondo Beach, and DOES 1 to 25

Case Number: 23TRCV01219

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

Name of case:

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

Case Number: 20STCP03193

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

Name of case:

New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach

Case Number: 22TRCP00203

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

Name of case:

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

Case Number: 23STCP00426

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

Name of case:

9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive

Case Number: 23STCP02189

- F.9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

In re 9300 Wilshire LLC Bankruptcy C.D. Cal.

Case Number: 2:23-bk-10918-ER

- F.10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

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

Case Number: 23TRCP00325

- F.11. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive

Case Number: 23STCV10146

- F.12. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

EMPLOYEE ORGANIZATIONS:

Management and Confidential Bargaining Unit

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

- G. RECONVENE TO OPEN SESSION – 6:12 p.m.**

Mayor Pro Tem Kaluderovic reconvened to Open Session at 6:12 p.m.

- H. ROLL CALL**

Councilmembers Present: Behrendt, Loewenstein, Nehrenheim, Obagi,
Mayor Pro Tem Kaluderovic

Councilmembers Absent: Mayor Light

Officials Present: Eleanor Manzano, City Clerk
Mike Webb, City Attorney
Mike Witzansky, City Manager
Lucie Colombo, Chief Deputy City Clerk

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Attorney Webb announced that there was no reportable action taken by Council under Closed Session.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Lowenstein, seconded by Councilmember Obagi, and approved by voice vote, to adjourn to the regular meeting at 6:12 p.m.

Motion carried, 5-0. Mayor Light was absent.

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 6:12 p.m. by Mayor Pro Tem Kaluderovic in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Behrendt, Loewenstein, Nehrenheim, Obagi,
Mayor Pro Tem Kaluderovic

Councilmembers Absent: Mayor Light

Officials Present: Eleanor Manzano, City Clerk
Mike Webb, City Attorney
Mike Witzansky, City Manager
Lucie Colombo, Chief Deputy City Clerk

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Pro Tem Kaluderovic invited Veterans and Active Military to stand and be recognized for their service.

Auggie, 4th Grader, Beryl Heights Elementary School, led in the salute to the flag.

Mayor Pro Tem Kaluderovic called for a moment of silence.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

Councilmember Nehrenheim addressed the recent District 1 Community Meeting; spoke about attending the Veterans Day ceremony in Hermosa Beach and thanked the team that coordinates the event in Redondo Beach.

Councilmember Loewenstein announced the District 2 Community Meeting will be held on Zoom on November 25th at 6:00 p.m.; congratulated the City and residents on the passage of Measure FP; commended fellow Councilmembers for their campaigns and commented favorably on the passing of Measure RB.

Councilmember Obagi echoed Councilmember Loewenstein's comments; noted it was a team effort to get Measure FP passed and thanked fellow Councilmembers, Redondo Beach residents, City staff and First Responders for the coordinated effort. Additionally, he announced the District 4 Community Meeting on November 20th at 6:00 p.m. at the Perry Park Community Center.

Mayor Pro Tem Kaluderovic agreed with prior comments; expressed her appreciation to Retired Fire Chief Pat Aust and Retired Lieutenant Staal; announced the Redondo Beach Historical Society is hosting an annual holiday celebration at the Morrell House on December 14th from 11:00 a.m. to 3:00 p.m.; reported the District 3 Community Meeting will be held on November 25th; discussed the recent Redondo Beach Rotary Centennial Celebration; mentioned a team from Coastline Covenant worked with residents, volunteers and City staff to help a Redondo Beach resident, who cannot afford to maintain his property, with yardwork and other maintenance last Saturday.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, and approved by voice vote, the order of the agenda, as presented.

Motion carried 5-0. Mayor Light was absent.

F. AGENCY RECESS – None

G. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

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

Chief Deputy City Clerk Colombo noted Blue Folder Items for J.1 and N.1.

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

Motion carried, 5-0. Mayor Light was absent.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF NOVEMBER 12, 2024

CONTACT: ELEANOR MANZANO, CITY CLERK

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

CONTACT: ELEANOR MANZANO, CITY CLERK

H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: A. JUNE 18, 2024 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. ACCOUNTS PAYABLE DEMAND CHECK 116802-116804 IN THE AMOUNT OF \$1,242,761.40

CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR

H.5. APPROVE A HISTORIC PROPERTY PRESERVATION AGREEMENT FOR THE PROPERTY LOCATED AT 707 SOUTH BROADWAY BEGINNING NOVEMBER 12, 2024 FOR A TERM OF TEN YEARS AND AUTOMATIC RENEWAL EVERY YEAR THEREAFTER UNLESS TERMINATED

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.6. ADOPT BY TITLE ONLY ORDINANCE NO. CC-3281-24, AMENDING TITLE 10, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3282-24, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING

ELEMENT. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3283-24, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT. FOR SECOND READING AND ADOPTION.

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.7. ADOPT BY TITLE ONLY ORDINANCE NO. 3284-24, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING REDONDO BEACH ORDINANCE NO. 2922-03 TO INCREASE THE ASSESSMENT AMOUNT LEVIED AGAINST BUSINESSES WITHIN THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT, FOR SECOND READING AND ADOPTION

CONTACT: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

Mayor Pro Tem Kaluderovic invited public comments.

Sheila Lamb (via Zoom), District 4, referenced Item No. H.5; noted that great cities honor their past and that this home is worthy of honorable recognition; spoke about the importance of preservation; urged Council to continue to highlight historical homes in the City and make it a priority for Redondo Beach.

Geoff Gilbert, resident of Diamond St, mentioned the request by BCHD to raise their FAR; reported BCHD claims selected downsizing in the area is illegal and has threatened legal action against the City; opined the selective upsizing is also illegal and urged Council to set the FAR at 0.5 and allow BCHD and others wanting to build in PI land to file an exemption with their CUP application.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, and approved by voice vote, to extend Geoff Gilbert's time for commenting by 30 seconds.

Motion carried, 5-0. Mayor Light was absent.

Geoff Gilbert added that any proposed development should be scrutinized by the Planning Commission, Council and the public; noted that the BCHD proposed building is in the middle of a residential area; spoke about the importance of considering neighborhood compatibility and stated it is within BCHD's ability to redesign the project

so that it fits better.

There were no other public comments on this item.

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

Motion carried, 5-0. Mayor Light was absent.

Chief Deputy City Clerk Colombo read title to Ordinances No. CC-3281-24, 3282-24, 3283-24, 3284-24.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1 For eComments and Emails Received from the Public

Mayor Pro Tem Kaluderovic invited public participation on non-agenda items.

Holly Osborne, District 5, read a newspaper article entitled, “Skid Row Hotel Building nastier now after sale” and described degrading conditions of a building purchased by Beverly Hills Developer Leo Pustilnikov; asserted that is why Measure RB was necessary; thanked Redondo Beach voters and noted she tries to be as informed as possible when presenting to Council.

Wayne Craig, President of Restore Our Waterfront, spoke favorably about the success of Measure FP and acknowledged Measure RB as a huge victory for the City; talked about the possible consequences had they not passed; thanked Councilmembers who supported Measure RB and mentioned everyone’s support will help protect the City from special interests.

Austin Carmichael, District 5, Public Safety Commission Chair, expressed disappointment about the engagement the Public Safety Commission has encountered with the City Clerk’s Office; opined there is no place to add things to an agenda; complained that the agenda no longer allows for presentations or robust discussions on projects; reported being told that the agenda was up to the discretion of the City Clerk; questioned the process and hoped Council will come up with something tangible for the Commission besides all being at the discretion of the City Clerk.

Mark Nelson (via Zoom) believed there is an upcoming Council agenda item to discuss the FAR on PI land; recalled a previous meeting where Council gave direction to the Planning Director to analyze only the FAR of the BCHD site and not all of the PI land use; asked for clarification on that as well as on how selective rezoning for only BCHD can occur; hoped an analysis will be provided on the higher FAR (1.25) for all PI zones.

Candace Nafissi (via Zoom), District 3, spoke about Measure BC; commended residents for seeing through the false claims promoted by BCHD; urged Council to slow down, listen more and commit to the truth rather than fiction and not to encourage BCHD's leadership to threaten the City; hoped the community will continue to hold BCHD accountable.

Nancy Skiba (via Zoom), District 4, spoke about the Public Safety Commission having short meetings without the attendance of Joy Ford and spoke about inviting other guests to present to the Commission.

Chief Deputy City Clerk Colombo announced that concluded the speakers on Zoom and there are was one additional comment on the item.

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 ON THE CITY'S DRAFT CANNABIS REGULATORY ORDINANCE

PROVIDE DIRECTION ON THE APPLICATION SCORING AND SELECTION PROCESS SECTIONS OF THE ORDINANCE

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Community Services Director Hause narrated a PowerPoint presentation with details of the Cannabis Ordinance updated scoring criteria and feedback received from operators.

- October 8, 2024: Reviewed updated scoring criteria, sections 1-3 and 7
- November 12, 2024:
 - Review section 4-6
 - Presented one criteria at a time
 - Discussion for each criteria
 - Review operator feedback
 - Return with updated criteria for final approval

In reply to Councilmember Behrendt's inquiry, Community Services Director Hause explained 24-hour monitoring capabilities will be required and monitored by operator.

RBPD Chief Hoffman spoke about having cameras ready to surveil with triggers such as a panic button or 911 calls; addressed retention requirements and stated there are many ways to activate them to increase safety.

Discussion followed regarding four hours of backup and continued recording, increasing it to eight hours, keeping the system running during a power outage, required notification systems and alerts for system interruptions; explained the scanning verification system for IDs, ensuring that scanning is such that people are prevented from entering the retail space prior to ID verification, surveillance and real time remote access by law enforcement, and differences between the security and safety plans; went over community engagement and having the applicant identify what unique characteristics of the property or development of the property could impact the community and how they intend to engage on that issue.

Community Services Director Hause continued with the presentation and addressed the Good Neighbor Policy versus a Community Benefits Plan; reported the latter was eliminated.

Council discussion followed regarding the possibility of increasing the point value of Criteria 6 to 20 points.

Discussion followed regarding how they will address issues that develop; Council agreed to increase the value of Criteria 4 to 20 points.

Community Services Director Hause summarized operator feedback, possible amendments, potential drawbacks and mitigation.

Discussion followed regarding the requirement for audited financial statements versus sales receipts; more discussion on proof of tax compliance using tax receipts versus filed tax returns; decided the latter and requiring balance sheets and income statements with third party verification.

Community Services Director Hause addressed revenues as a performance metric.

Councilmember Obagi commented favorably about the change and thanked Staff for developing a qualitative solution and criteria.

Community Services Director Hause presented experience requirements.

Councilmember Obagi wanted to hear from the City Attorney whether Redondo Beach can even put limiting experience to California; felt it would have discriminatory impacts on out-of-state interests.

City Attorney Webb was not present at the meeting.

Councilmember Nehrenheim noted differences in laws, policies and operations in the different states and felt operators should be familiar with operating in the State of California.

Councilmember Obagi referenced Constitutional Law that prohibits discrimination against out of state participants in commerce.

City Manager Witzansky offered to ask the City Attorney to comment on the topic.

Mayor Pro Tem Kaluderovic stated she would lean toward requiring experience within the State of California, would wait for the City Attorney's comment, and commented favorably on Staff's suggestions for a compliance plan and evidence of adapting to State specific rules in other markets.

City Manager Witzansky agreed to draft it that way pending the City Attorney's advice.

Councilmember Loewenstein indicated he would be open to allowing experience from other states.

Councilmember Obagi suggested changing language to, "demonstrate California cannabis regulatory knowledge through a written compliance plan and experience in a comparable regulatory environment". He observed it would open the way for well-off businesses from out of state to operate in California.

Community Services Director Hause discussed insurance requirements.

Discussion followed regarding insurance requirements for new entities, the insurance application process and anticipating applicants that already have insurance; addressed lack of operating history and requiring CPA compiled financial statements versus an audited financial statement.

Councilmember Behrendt left the chambers.

Mayor Pro Tem Kaluderovic invited public comments.

Courtney Caron mentioned there has been no discussion regarding the page limit for the application; noted the proposed application and criteria are vaster in many ways to applications from other cities, which are typically between 150 and 200 pages; talked about page limits being different for different aspects of the application; thanked Council for removing the audited financials requirement and reported it should be fairly easy for operators to provide financial statements for review.

Councilmember Behrendt returned to the chambers.

She responded to questions from Councilmember Nehrenheim regarding ownership versus control (operator) and being clear as to who is being given points for qualifications in that section of the ordinance; talked about the interview process and insuring those being interviewed are involved in the operations of the store.

Tim Dodd, CEO of Sweet Flower, agreed with requiring CPA compiled financial

statements or a CPA letter and related costs; mentioned insurance will be difficult to get for any operator before having property control; addressed a letter of intent; opposed the revenue requirement under Section 1.4; suggested prioritizing different criteria such as operational quality, compliance, and community benefits rather than a revenue requirement. He responded to questions from Councilmember Nehrenheim regarding other cities for which he applied for licenses; addressed the application processes in the cities of Chico and Culver City.

Tim Dodd continued to respond to questions from Councilmember Obagi regarding California's onerous rules; noted that people from outside the State of California can operate successfully in California.

Councilmember Obagi asked Courtney Caron to answer the same question he asked Tim Dodd. In response, Courtney Caron felt that operators outside of California should have the opportunity to apply but noted the need for operators to understand the California market.

Paul Furie spoke in opposition to opening any storefront cannabis operations in the City; expressed concern about the normalization of cannabis use and increased traffic; felt that a delivery-only option would allow the purchase of cannabis as allowed by law.

Jimena Cabrera spoke in opposition to opening storefront cannabis operations in the City and about its impact on youth.

Councilmember Obagi referenced the Good Neighbor Policy; noted it specifically requires that the exterior of the building not be gaudy and blends with the surrounding community and free from product advertisements.

Jonatan Cvetko reasserted his position regarding the topic; mentioned he loved the idea that retailers will not be able to advertise and asked that the City apply the same rule to existing smoke shops that currently sell untested hemp products; opined Council walked into major landmines tonight; felt the City Attorney should be in attendance; wondered why the paid consultant is not in the meeting; questioned allowing the operators to tell the City what it wants. Additionally, he did not see how this is benefitting residents or how Council can make decisions without the City Attorney being present; reiterated opposition to the irresponsible plan. He refused to take questions from Council.

Melissa DeChandt reported she is a PTA member and does a lot of State advocacy work; expressed concerns that the cannabis conversation is being driven by the cannabis industry and not from public health and schools; asserted most people are unaware this is happening in Redondo Beach; spoke about cannabis delivery models; stated that dispensaries do not reduce cannabis use; thanked Council for everything it does and urged everyone to do the right thing for the youth.

Councilmember Loewenstein mentioned that people voted for Measure CT, which

passed just two years ago, enabling attacks on cannabis; asserted that people knew about it, including PTA members who voted for it and stated he is sensitive to concerns.

Myles Peck, Co-Founder of Supreme, stated a CPA letter is a standard requirement; agreed with the insurance requirements and getting letter of interest from a broker for new entities; spoke in opposition to a revenue requirement; felt that out of state operators should be considered and asked that the range of experience includes past operating success.

Joan Irvine, District 1, reported this discussion has been going on since 2017; noted Measure E was not against cannabis but against the process an operator went through in order to have a monopoly in Redondo Beach and usurp what the Advisory Committee and Council had done and mentioned if there are no legal dispensaries in the City the gray and black market will be selling cannabis in school parking lots. In addition, she noted that the balance involves parents and the industry working together; reported people have expressed appreciation for her cannabis work and commented on the dangers of alcohol versus cannabis.

There were no other public comments on this item.

Mayor Pro Tem Kaluderovic left the chambers.

Councilmember Nehrenheim wanted to respond to public comment; spoke regarding the unknowns of cannabis delivery, such as who is delivering, who has the business license, what products they are delivering, etc.; mentioned the City can hold shops accountable; talked about Jonatan Cvetko's business called Centro, LLC and he it is a cannabis delivery service; reported Jonatan Cvetko filed a temporary restraining order (TRO) against the City of Montebello to prevent them from not renewing his business license in Montebello; noted he sued his own city; alleged he owes the City of Montebello \$113,075. He added that the judge denied the TRO; talked about ensuring the City gets responsible operators; submitted the information about the TRO for the record; noted that in the City of Montebello 13 of the 15 business license holders are in good standing and only two are not and one of them is Centro, LLC.

Mayor Pro Tem Kaluderovic returned to the chambers.

Councilmember Obagi referenced an Instagram opinion poll from October 2022 about legalizing cannabis sales in Redondo Beach; mentioned it was in response to a cannabis entrepreneur who circulated a petition to place an item on the ballot that would be self-serving; talked about cannabis already being in the City; noted the City is losing revenue and control by not moving forward with this item.

Mayor Pro Tem Kaluderovic reported a resident sent her a picture of a flyer of another smoke shop opening on 190th; hoped that with this engagement there would be a reduction in the number of smoke shops in the community.

Councilmember Loewenstein reported speaking with a councilmember from the City of Fairfield, who is also a police officer; he shared that cannabis has been great for the City of Fairfield; spoke about an incident year prior where an illegal cannabis dispensary that was robbed but did not have cameras and noted this is happening and the City needs to be able to control it.

There were no other public comments.

Community Services Director Hause reported she will return with a revised ordinance for Council's review by the last meeting in December along with the updated criteria.

City Manager Witzansky reported Staff will work with the City Attorney to ensure Council reviews the fully drafted ordinance with all input from Council incorporated into it and introduce the ordinance in a subsequent meeting.

Mayor Pro Tem Kaluderovic encouraged all Councilmembers to review the draft with Director Hause in advance.

O. CITY MANAGER ITEMS

City Manager Witzansky spoke about Measures FP and RB and other location items; reported Staff is preparing next steps related to Measure FP which will possibly be presented in the first meeting in December; congratulated Council, the community and associations for stepping up on a once in a lifetime endeavor.

P. MAYOR AND COUNCIL ITEMS

In response to Councilmember Obagi's question, City Manager Witzansky discussed items on the next agenda relative to Charter issues.

Motion by Councilmember Obagi, to place on the agenda for the November 19th City Council meeting, an introductory discussion on Commission rules, goals, current problems and current proposed resolutions.

City Manager Witzansky recalled a previous referral item regarding Rules of Conduct and Attendance.

Councilmember Obagi offered an example to include on commission agendas that at the end of every meeting, the group decides which Commissioner will attend Council meetings to provide a brief report to Council on commission matters and talked about empowering commissioners.

Councilmember Obagi suggested that he and Mayor Pro Tem Kaluderovic introduce the matter at the next City Council meeting.

Mayor Pro Tem Kaluderovic seconded the motion.

The motion carried 5-0 by voice vote. Mayor Light was absent.

Mayor Pro Tem Kaluderovic mentioned that, in light of the strong numbers for Measure FP, there was part of a budget motion that other funds would be redirected to the shooting range CIP project and asked whether there needs to be a discussion about it.

City Manager Witzansky noted the budget motion was clear, and the funds will transfer over as part of the next reflected mid-year or part of next year's CIP.

Additionally, Mayor Pro Tem Kaluderovic asked about a discussion regarding regulating smoke shops.

City Manager Witzansky offered to research whether or not there is the ability to limit that type of business.

Motion by Mayor Pro Tem Kaluderovic, seconded by Councilmember Behrendt, and approved by voice vote, to place a discussion about what can be done to regulate the number of smoke shops throughout the City on a future agenda.

The motion carried 5-0. Mayor Light was absent.

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

R. RECESS TO CLOSED SESSION – None

The Closed Session meeting was cancelled.

S. RECONVENE TO OPEN SESSION – None

The Closed Session meeting was cancelled.

T. ADJOURNMENT – 8:52 p.m.

There being no further business to come before the City Council, motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, to adjourn the meeting at 8:52 p.m. to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m., on Tuesday, November 19, 2024 in the Redondo Beach City Hall Council Chambers 415 N. Pacific Coast Hwy. Redondo Beach, California.

Motion carried, 5-0. Mayor Light was absent.

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

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk