

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, January 13, 2026**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER



**James A. Light, Mayor
Brad Waller, Councilmember, District 1
Chadwick Castle, Councilmember, District 2
Paige Kaluderovic, Councilmember, District 3
Zein Obagi, Jr., Councilmember, District 4
Scott Behrendt, Councilmember, District 5**

**Joy A. Ford, City Attorney
Eleanor Manzano, City Clerk
Eugene Solomon, City Treasurer**

AGENDA AND SUPPORTING MATERIALS - Agenda packets are available for online public viewing 24 hours a day at www.redondo.org via the City Clerk and Mayor & City Council Department pages or directly at <https://redondo.legistar.com/Calendar.aspx>. Agenda packets can also be viewed at Redondo Beach Main Library and the North Branch Library during library hours. During City Hall hours, agenda packets are also available for public viewing in the Office of the City Clerk, Door 1.

AGENDA POSTING NOTIFICATION - If you would like to receive Email notification of agendas upon publication, please subscribe to City Council Agendas from the eNotify list at <https://www.redondo.org/enotify/index.php>. An email will be sent from noreply@revize.com advising availability to view and/or print agenda, supporting materials with options for public participation at City Council meetings.

DOCUMENTS DISTRIBUTED FOLLOWING THE POSTING OF THE AGENDA (BLUE FOLDER ITEMS) - Any writing that relates to an agenda item for an open session that is distributed within 72 hours of the meeting is available for public inspection at the City Clerk's Office, 415 Diamond Street Door 1, Redondo Beach. In addition, such writings and documents will be posted on the City's website at <https://redondo.legistar.com/Calendar.aspx>.

PUBLIC COMMENT - The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council on non-agenda items, you may do so during the **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** section on the agenda. Each person is allotted three (3) minutes to speak.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

AMERICANS WITH DISABILITIES ACT - It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is regularly provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and for determination that accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

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Tuesday, January 13, 2026**

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CITY COUNCIL CHAMBER

THE CITY COUNCIL HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, eCOMMENT OR EMAIL.

**4:30 P.M.- CLOSED SESSION- ADJOURNED REGULAR MEETING
6:00 P.M.- OPEN SESSION- REGULAR MEETING**

City Council meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41 and/or rebroadcast on Wednesday at 3 p.m. and Saturday at 3 p.m. following the date of the meeting. Live streams and indexed archives of meetings are available via internet. Visit the City's official website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON THE CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):

Register in advance for this meeting:

https://redondo.zoomgov.com/webinar/register/WN_t8jPPUm6RbCHd-6sH6nE3A

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON THE WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION, EMAILS MUST BE RECEIVED BEFORE 3:00 P.M. THE DAY OF THE MEETING (EMAILS WILL NOT BE READ OUT LOUD): Written materials pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Public comments may be submitted by email to cityclerk@redondo.org. Emails must be received before 3:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting.

4:30 P.M. - CLOSED SESSION - ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

B. ROLL CALL

C. SALUTE TO FLAG AND INVOCATION

D. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

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

This section is intended to provide members of the public with the opportunity to comment on Closed Session Items or any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

F. RECESS TO CLOSED SESSION

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

Name of case:

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

Case Number: 20STCP03193

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

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

Case Number: B336042

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

Name of case: 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: B337897

- 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:

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.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:

In re 9300 Wilshire LLC

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

- 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:

In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC)

Bankruptcy C.D. Cal. Case Number: 2:23-ap-01163-ER

- F.7.** 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.8.** CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2).

One potential case (Letter received from the Law Firm Rand, Paster, & Nelson LLP dated January 8, 2026, attached as part of the Agenda packet).

- F.9.** 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

Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Police Officers' Association

- F.10.** 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
Katherine Buck, Waterfront & Economic Development Manager

PROPERTY:

Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
(portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:

Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:

Price and Terms

- F.11.** 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
Katherine Buck, Waterfront & Economic Development Manager

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.12.** 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
Greg Kapovich, Waterfront & Economic Development Director

PROPERTY:

Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:

Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:

Price and Terms

- G. RECONVENE TO OPEN SESSION
- H. ROLL CALL
- I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS
- J. ADJOURN TO REGULAR MEETING

6:00 PM - OPEN SESSION - REGULAR MEETING

- A. CALL TO ORDER
- B. ROLL CALL
- C. SALUTE TO THE FLAG AND INVOCATION
- D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/
AB 1234 TRAVEL EXPENSE REPORTS
- E. APPROVE ORDER OF AGENDA
- F. AGENCY RECESS
- F.1. [SPECIAL MEETING OF THE REDONDO BEACH HOUSING AUTHORITY](#)
CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

- G.1. [For Blue Folder Documents Approved at the City Council Meeting](#)

H. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any City Council Member may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Council for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- H.1. [APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND
REGULAR MEETING OF JANUARY 13, 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 AMENDMENT TO THE AGREEMENT WITH PETDATA, INC. FOR PET LICENSING SERVICES TO EXTEND THE TERM FOR SIX MONTHS, THROUGH JULY 17, 2026, FOR A MINIMUM SERVICE FEE OF \$3,000 AND A TOTAL ESTIMATED COST OF \$6,000, TO ALLOW TIME TO INITIATE A REQUEST FOR PROPOSALS PROCESS TO DETERMINE OPTIONS FOR FUTURE LICENSING SERVICES

CONTACT: STEPHEN SPRENGEL, POLICE CHIEF

2. APPROVE AN AGREEMENT WITH LODGING & MANAGEMENT ADVISORY LLC., DBA HVS ASSET MANAGEMENT & ADVISORY, FOR AS NEEDED (ON CALL) GENERAL CONSULTING AND ADVISORY SERVICES REGARDING HOTEL ASSETS IN THE CITY OF REDONDO BEACH FOR AN AMOUNT NOT TO EXCEED \$25,000 AND THE TERM JANUARY 13, 2026 TO JUNE 30, 2027, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR PERIOD

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.5. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2601-002, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDDING A PUBLIC WORKS CONTRACT TO AMERICAN ASPHALT SOUTH, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$597,931.97 FOR CONSTRUCTION OF THE CITYWIDE SLURRY SEAL PROJECT, PHASES 5-7, JOB NO. 41140

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.6. 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 REDONDO BEACH MUNICIPAL CODE, SUBMITTED BY IN-N-OUT BURGER FOR THE FUNDRAISING EVENT SCHEDULED ON JANUARY 17, 2026 AT SEASIDE LAGOON TO BENEFIT THE SLAVE 2 NOTHING FOUNDATION

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

K. EX PARTE COMMUNICATIONS

This section is intended to allow all elected officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO CONSIDER AND ADOPT THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM PLAN FOR 2021-2023 ALLOCATIONS

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2601-003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING THE APPLICATION AND ADOPTING THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM PLAN FOR 2021-2023 ALLOCATIONS

PROCEDURES:

A. Open the Public Hearing, Take Testimony;

B. Close the Public Hearing; and

C. Adopt Resolution No. CC-2601-003

CONTACT: STEPHANIE JOHNSON, QUALITY OF LIFE PROSECUTOR
JANE CHUNG, ASSISTANT TO THE CITY MANAGER

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

O. CITY MANAGER ITEMS

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND POSSIBLE ACTION RELATED TO THE CITY'S PROHIBITION OF GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS IN THE COASTAL ZONE

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

R. RECESS TO CLOSED SESSION

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

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City of Redondo Beach, et al. v. California State Water Resources Control Board
Case Number: 20STCP03193

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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: B336042

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

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Case Number: B337897

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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

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Name of case:
In re 9300 Wilshire LLC
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Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:
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Greg Kapovich, Waterfront & Economic Development Director

Katherine Buck, Waterfront & Economic Development Manager

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Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
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NEGOTIATING PARTIES:

Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:

Price and Terms

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(a portion of APN: 7505-002-934)

NEGOTIATING PARTIES:

James Kwon, HK Pacific, LLC

UNDER NEGOTIATION:

Lease Status and Terms

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NEGOTIATING PARTIES:

[Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.](#)

[UNDER NEGOTIATION:](#)
[Price and Terms](#)

S. RECONVENE TO OPEN SESSION

T. ADJOURNMENT

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, January 20, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.