



**A. CALL TO ORDER**

A Regular Meeting of the Redondo Beach Public Works, Safety, and Sustainability Commission was called to order by Chair Arrata at 7:00 P.M., in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

**B. ROLL CALL**

Commissioners Present: Simpson, Bajaj, Nafissi, Beeli, Chair Arrata, Vice Chair Anderson (arrived at 7:02 p.m.)

Commissioners Absent: Tsao

Officials Present: Lauren Sablan, City Engineer  
Ryan Liu, City Traffic Engineer  
Jesse Reyes, Capital Projects Program Manager

**C. SALUTE TO THE FLAG**

Commissioner Nafissi led in the salute to the flag.

**D. APPROVE ORDER OF AGENDA**

Motion by Commissioner Bajaj, seconded by Commissioner Simpson, to approve the order of the agenda as presented.

Motion carried 5-0 by voice vote. Commissioners Anderson and Tsao were absent.

**E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

**E.1. BLUE FOLDER**

Capital Projects Program Manager Reyes reported one Blue Folder item for H.

Motion by Commissioner Nafissi, seconded by Vice Chair Anderson, to receive and file the Blue Folder item.

Motion carried 6-0-1 by voice vote. Commissioner Tsao was absent.

**F. CONSENT CALENDAR**

**F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PUBLIC WORKS, SAFETY, AND SUSTAINABILITY COMMISSION MEETING**

**F.2. APPROVE THE PUBLIC WORKS, SAFETY, AND SUSTAINABILITY COMMISSION MEETING MINUTES FOR THE MARCH 23, 2026 REGULAR MEETING**

**F.3. RECEIVE AND FILE STATUS UPDATES ON PROJECTS DISCUSSED AT THE PUBLIC WORKS AND SUSTAINABILITY COMMISSION**

**F.4. RECEIVE AND FILE THE MONTHLY UPDATE TO THE CITY'S STRATEGIC PLAN**

Motion by Commissioner Bajaj, seconded by Commissioner Simpson, to accept the Consent Calendar.

Capital Projects Program Manager Reyes reported no hands raised on Zoom and no eComments.

Motion carried 6-0-1 by voice vote. Commissioner Tsao was absent.

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

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

**H.1. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Jimmy Erickson, District 1, spoke about the lack of EV chargers in the City; reported that there are 41 public chargers in Redondo Beach, Hermosa Beach has 57, Manhattan Beach has 119, and Torrance has over 250; commented that Redondo Beach is behind all the neighboring cities; noted that he lives in a rental and he relies on public charging stations; stated that he did some research and found options for the City to explore: a \$79 million Federal grant through the California Energy Commission available for municipalities, the CALeVIP Program, and EVgo ChargePoint; commented that Redondo Beach also needs to invest in a green future for residents and visitors; stated he would leave his references and the information for the programs.

Motion by Commissioner Beeli seconded by Commissioner Bajaj, to receive and file the materials.

Capital Projects Program Manager Reyes reported no hands raised on Zoom and no eComments.

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

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

**J.1. DISCUSSION REGARDING THE PROPOSED BUDGET FOR FY 2026-27**

City Manager Witzansky reported that the City staff is preparing their next fiscal year budget, which will be delivered to the City Council in the next few weeks and they will deliberate on it over the three hearings scheduled in June; announced he didn't have a

lot to share with regards to current revenue estimates and expenditures but that they are hoping not to draw from reserves this year in order to balance one-time and ongoing initiatives; stated that he is not going to recommend any cuts but may require a flexible hiring freeze in order to stay balanced; reported that they are seeing some improvements to the City's overall expenditure structure, the UAL has plateaued, and CalPERS forecasts are fairly positive over the next few years; mentioned those forecasts could change; stated that they have continued growth in property taxes but continue to see soft TOT revenue, which is their biggest weakness in their revenue stream currently; spoke about the upcoming events, such as the World Cup and Olympics, and hoped those would help with TOT revenue by 2027-28; turned the floor back over to the Commission for input.

Chair Arrata asked the City Manager to explain TOT.

City Manager Witzansky replied that it stands for Transient Occupancy Tax and that the current hotel tax rate is 12% on all stays on overnight guest rates, noted that the City Council gave staff direction last year to put on next March's ballot a TOT initiative to potentially increase that rate up 2%; stated the City is well short of the normal annual General Fund revenue they would see in a peak year.

Commissioner Nafissi stated the City had had a strong relationship with the airlines in the past and their employees would stay in the City and asked if that is still happening.

City Manager Witzansky responded that Sonesta still maintains strong relationships with the airline industry and other hotels as well but it is not as strong as it used to be.

Commissioner Nafissi suggested the City work with the Chamber to try to generate more stays with the airline industry.

Discussion followed.

Chair Arrata asked the City Manager if he felt the rate per night at the hotels was affecting hotel occupancy or is it reduced travel.

City Manager Witzansky replied that the average daily rate (ADR) is down from its peak and thought it was a reflection of the region; noted that all the neighboring cities have been affected.

Commissioner Beeli asked if the City had looked into Airbnb stays.

City Manager Witzansky responded that short-term rentals are still prohibited by the City's municipal code and based on their last policy discussion were not revisiting it.

Commissioner Nafissi commented that they should consider it for the World Cup.

City Manager Witzansky explained that the challenge the City faces is the prohibition predates the Coastal Act and if they undo it they would be subject to LCP requirements, and to put it back in place they would have to seek approval from the Coastal

Commission.

Commissioner Nafissi stated that she had heard that the California Coastal Commission was being more forgiving in areas that were impacted by the fires, noted there may be an argument that they want to open up housing to support the wildfires.

City Manager Witzansky reported that they sent letters out to those who are still advertising VRBO against the prohibition in the code and let them know they could make the homes available for 30 days or longer due to families in need of housing because of displacement from the wildfires; noted that there are two State departments with competing interests one for longer term housing and the other for short-term rentals but HCD seems to have the stronger hand and is pushing for more housing as the dominant policy initiative; commented that legislation may restrict short-term rentals across the state because they want to put it into more permanent housing stock.

Commissioner Anderson acknowledged the war in Iran has caused uncertainty in pricing and asked the City Manager how he is managing the budget for next year.

City Manager Witzansky noted that they have seen inflationary pressures in some of their maintenance contracts, such as tree trimming and other service contracts in public works; stated they may need to make some cuts to those contracts and have services done less than they have in the past.

Commissioner Anderson referenced the elevated Hawthorne alignment selected by Metro and asked how the City will be working with Metro to anticipate the improvements in the connectivity between the two main areas: Redondo Beach Station and near the mall.

City Manager Witzansky stated that the City has indicated to Metro that they will do everything they could to expedite design review and permitting where appropriate for the City to do so; noted that due to the new alignment the City does not have a lot of right-of-way in play and explained that the City only has a few small portions of the stretch for oversight; stated that Lawndale and Torrance are the two primary agencies for that project.

Discussion followed.

City Traffic Engineer Liu added that the consultant working with Metro on the first last mile connections has been working with the City on concepts already.

Commissioner Bajaj asked where sales tax comes into play for the City, how is the forecast for this year compared to previous years, and are more businesses opening up in the City than businesses closing.

City Manager Witzansky responded that sales tax is generally flat year over year, which is not helpful for the City, and stated that the biggest weakness in the City's sales tax is the Galleria; reported that the Galleria is performing at about 20% of its historic capacity; explained that sales tax for the region goes into the "County pool" for online purchases

and not to the City the goods were delivered to, then the County distributes the sales tax based on the City's performance in a "brick and mortar" basis vs all the other cities in LA; noted the weak sales of the Galleria also affects what they receive from the "County pool" and that is another reason they have tried all they can to entitle and incentivize the Galleria project; stated that the restaurants in the City do well but it's the big retail stores that would provide the larger amounts in sales tax; stated the City is doing well opening businesses and helping businesses get online, which helps provide local jobs; stated Impulse Space, Northrop, and another company coming in from El Segundo as examples of businesses that bring activity to the City but not a lot of retail; commented that the Galleria site will most likely become a village residential type complex with retail, service, and entertainment.

Commissioner Nafissi said she would like to hear more strategies on how the City can engage car dealerships to come to Redondo Beach since there would be low impact to residents and the sales tax would be significant.

City Manager Witzansky reported that there is a state law that prohibits "poaching" from neighborhoods; explained that cities can't use tax to incentivize businesses to move from one adjacent community to another; said it can happen organically if a business is looking to move or expand but the City cannot actively solicit or use tax incentive to encourage.

Commissioner Nafissi commented on cities that are very successful but noted they have a lot of space which helps them be successful; suggested the City think more broadly since cars can be purchased online these days; requested the exploration of the safe and sound wall in the 500-600 block of Prospect and if there was a solution that could fit within the current budget.

City Manager Witzansky confirmed the City is aware of the request and they have looked at options; stated that it is not an easy environment to build given the terrain, they have done some enforcement work to help slow down speeds on Prospect, but noted that it is a matter of capital resources for them to build the sound wall.

Discussion followed regarding the noise levels of that area and the future construction of the BCHD build.

Commissioner Beeli asked if the City has considered doing what LAX has done by offering windows as sound mitigation to help residents.

City Manager Witzansky commented that it is an interesting option but questioned the number of residents that would need them; stated it all comes down to funding for the City.

Chair Arrata asked how the City is doing on streamlining permitting for small businesses, targeted fee reductions or deferrals for new and vacant storefront occupancy, and the pilot incentive programs supporting sustainability upgrades and commercial corridor activation.

City Manager Witzansky stated that the Community Development Department led by

Director Wiener created objectives and goals for permitting cycles and supplemented their workforce with third party plan check contractors; reported that their plan check turnaround has reduced from 6 to 8 weeks to less than 10 days; noted that they have spent a lot of time on the AACAP and recently eliminated parking requirements for businesses to help solve issues developers were having in trying to comply with old parking requirements, they are discussing FAR changes, and brought in a firm called AREAS to help the City assess owners along Artesia Blvd., especially absentee trustee owners of land that aren't connected to Redondo Beach and have no stake in the City; provided more details on how AREAS would help locate decision makers for the properties that are on Artesia so they can explain the AACAP vision and hopefully pair them with the right tenants for the property; mentioned that the City entitled GrubHaus and the Galleria and have helped with permitting but the projects are stalled due to capital issues and macroeconomic issues; thanked the Commission and stated they would consider their suggestions.

Capital Projects Program Manager Reyes reported no hands raised on Zoom and no eComments.

## **J.2. PROJECT UPDATE AND DISCUSSION OF TRAFFIC SIGNAL AND CURB RAMP REPLACEMENTS ALONG PROSPECT AVENUE**

City Traffic Engineer Ryan Liu explained that periodic replacement due to wear and tear are normal but they also have new standards for curb ramps and pedestrian signals that are driving some of the replacement on Prospect, which include ADA, PROWAG, signal timing standards, larger pole foundation requirements from Caltrans, and advancements in traffic detection; stated it is also a good opportunity for the City to update signal timing to current traffic conditions and address complaints regarding signal timing at Del Amo and Prospect; noted the newer traffic signals can also be monitored remotely from City Hall; stated, per City Council policy, they are adding leading pedestrian intervals at signals that currently can't handle that type of capability; showed examples of obsolete equipment which included antiquated signal poles, pedestrian push buttons, and corroded poles; reported that current ADA requires precise positioning between the pedestrian push buttons, the sidewalks, and the ramps; provided a map showing all the existing traffic signals along Prospect that will be replaced; reported that the current effort is fully funded through the design phase through Measure M and that the City will be seeking Measure M funding for the construction of the project as well; noted that the 60% signal plans and striping plans for the project were included in the agenda packet; stated that the most visible changes to the public will be the larger pole diameters and foundations, current traffic signal and intersections will have two ramps per corner wherever feasible, and they will put in curb extensions when possible; reported that the project also included installing flashing yellow arrow left turns near the schools, which also allows them to program time of day restrictions for unprotected left turns; reported that the change will also accommodate the requests for left turn signals on the southbound left at Del Amo and Prospect and they will remove the split phasing on Del Amo; stated they will also reconfigure the eastbound approach at Del Amo and Prospect to provide a second trough lane and they will add leading pedestrian intervals for all major crossings, and improve bicycle detection and feedback for bicycle users; noted that they are piloting a bicycle

detection at Artesia and Rindge and showed an example of it; provided more slides with examples of scenarios the City did not want to follow and stated they would like to do more curb extensions/bulb outs at all the new signalized intersections; stated that curb extensions shorten the pedestrian crossings, make it safer and more efficient, decreases daylighting zone, improves visibility and also reduces the chances of running into utility conflicts during construction; noted that the curb extension might be the only feasible way to comply with current state and federal standards; noted they don't expect the project to prevent the installation of bicycle lanes on Prospect if the City Council decides to pursue a study in the future, the purpose of the project is to modernize and enhance the traffic signals and do the required curb ramp replacements, and the signal pole mast arms will be sized for future improvements; provided examples of the curb extensions and pole complexities; reported that they are making comments on the 60% plans since they want more aggressive curb extensions and more aggressive bulb outs to reduce utility conflicts; stated staff's recommendations were to receive and file, provide staff with any comments or suggestions that would be feasible to include in the project for Prospect Ave., and other recommendations, if any, from the Commission.

Commissioner Bajaj commended Traffic Engineer Liu's efforts to work towards the curb extensions and agreed it would be a better design to accommodate all the new equipment.

City Traffic Engineer Liu noted that other engineers throughout the country are trying to deal with the new standards, felt that the curb extension route is the best chance of avoiding the confusion for the average pedestrian that the ADA compliant ramps cause.

Commissioner Anderson asked if the City is confident that they will get full funding from Metro upon finishing the design plans.

City Traffic Engineer Liu responded that by incorporating a lot of pedestrian enhancements they have a better chance of receiving Measure M funding; stated that the SBCCOG has been trying to prioritize funding for existing projects and this is an existing project that would improve safety for pedestrians, which improves their chances at funding.

Commissioner Anderson asked if the City is considering doing the project in stages due to funding (City Traffic Engineer Liu replied yes); noted that in the report it was difficult to track the level of service vs the future level of service; suggested it would help, on a benefit cost analysis, if staff could show the existing level of service vs the future level of service plus the cost and then create a prioritization list of the intersections in the project; commented that it was hard for him to tell which would be the best ones to prioritize in the traffic report.

City Traffic Engineer Liu stated as staff went through the traffic study process, they did not see major change and tried to avoid any; said when it comes to prioritizing locations they will focus on the ones with the most antiquated signal poles.

Commissioner Anderson asked if there was a reason future traffic count numbers were

not in the report.

City Traffic Engineer Liu responded that staff did incorporate a modest growth rate in traffic in their assumptions.

Chair Arrata voiced concern that bicyclists would rely on the bike light indicator system and wondered if there would be a default in case of an outage.

City Traffic Engineer Liu stated the indication light is not a traffic control device or even a warning; explained that the device is only to indicate to a cyclist that the signal sees them and they don't need to push the button or run the red light.

More discussion followed.

Commissioner Anderson referenced complaints due to sight line issues from the new Caltrans poles from unhappy constituents.

City Traffic Engineer Liu responded that residents at Torrance and Catalina are unhappy with the large increase in pole diameter since it blocks their view of the upper floors in the multi-family homes; reported that it cannot be avoided since the signal has a mast arm that reaches across a very wide street.

Capital Projects Program Manager Reyes reported one hand raised on Zoom.

Chair Arrata invited public comment.

Alex Kleinman, District 3, reported that he is a cyclist and he rides with his children to school most mornings; spoke in support of the project, notably the curb extensions, the leading pedestrian intervals, the improved bicycle detection, and the signal feedback device; reported that the equipment that has already been installed works great and was very appreciative of the City's efforts; asked the Commission to continue to encourage the progress along Prospect and hoped to see a study done to install bike lanes along Prospect.

Capital Projects Program Manager Reyes reported no other public comment on Zoom and no eComments.

Motion by Commissioner Simpson, seconded by Commissioner Bajaj, to receive and file.

Motion carried 6-0 by voice vote.

### **J.3. RECEIVE AND FILE REPORT ON THE FULTON PLAYFIELD MULTI-BENEFIT INFILTRATION PROJECT, JOB NO. 60280**

City Engineer Lauren Sablan explained that the project presented that evening is a collaborative effort between Redondo, Hermosa, Manhattan, Torrance, and the LA County Flood Control District to develop the Watershed Management Plan; noted that each agency has their own targets and projects in the Watershed Management Plan to comply with state requirements, the project is included in the City's approved Watershed

Management program, and is a high priority regional project to reduce pollutants in the Santa Monica Bay; provided a slide showing the drainage area that would benefit from the project; noted the key benefits included pollution capture, flood management, and park enhancements such as an ocean friendly garden, heat island reduction effects, and installation of native landscaping; stated that currently the surface area is Fulton Playfield and below the field is the detention basin and diversion chamber used to prevent flooding; explained that the project will install 13 dry wells along the perimeter of the Playfield, the bio retention parkway, and the ocean friendly garden; stated a trench will be created in the bottom of the detention basin, which will carry the water to the dry wells, and will then percolate back into the earth; showed a slide with details of how the City plans to remove the parkway along Rindge; provided a slide titled Project Achievements and stated they anticipate 75% of capture of bacteria for the watershed would be infiltrated and diverted from the ocean and will be used to water the plants in the parkway and the garden, they will plant drought-tolerant native plants, and install 13 dry wells; explained that the dry wells would be 50 ft. deep and 6 ft. wide but only a man-hole will be visible from the surface; reported that staff along with the consultants did community outreach in February of 2024 at Valor Christian Academy and about 20 residents and other stakeholders attended; stated the feedback was for no exercise equipment and to keep the playfield with as much green space as possible; reported that the City's final design includes the preferences from the feedback of the residents; stated that the park will be closed during the hours of construction and a staging area (Rindge and Ripley) will limit some space but that the park will remain open when construction is not taking place; noted that they will coordinate with the contractor, the school, and communicate with the parents and staff once construction starts so they will know where the detours will be and any other information regarding the construction; spoke about a possible delay to the project due to funding but that the Regional Safe Clean Water Board increased their funding which allowed the project to proceed this year and why they brought the item forward that evening; reported that no General Funds were used and that the project is completely funded by Measure W; provided a slide with the estimated project schedule as follows:

- Bid Phase: April – May 2026
- Award Construction Contract: June 2026
- Construction Phase (120 working days): September 2026 – April 2027
- Accept Project as Complete: Summer 2027

City Engineer Sablan stated staff's recommendation is to receive and file the presentation.

Commissioner Anderson said he noticed an O&M budget line for \$349,000 in the Staff Report and asked if she could explain that further.

City Engineer Sablan explained that they have a 90-day maintenance period built into the contract so the plants should be more established by the time Deputy Public Works Director Mike Klein and his staff take over the maintenance and operations of the completed project.

Commissioner Beeli made a comment about the size of the dry wells being 6 ft. wide and 50 ft. deep.

City Engineer Sablan reported on average the City has gotten 30 ft. deep and hope to get to 50 ft. but once it gets sandy they consider the infiltration rate achieved.

Capital Projects Program Manager Reyes reported no hands raised on Zoom and no eComments.

Motion by Commissioner Anderson, seconded by Commissioner Simpson, to receive and file the presentation.

Motion carried 6-0-by voice vote.

## **K. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**

Commissioner Bajaj reported that he saw the new parking meters on Herondo and noticed there are two parallel parking spaces without meters and wondered if that was intentional or not.

City Traffic Engineer Liu said he would follow up with RBPD.

Commissioner Beeli asked about another dry well project by Anderson Park in District 5.

City Engineer Sablan noted that they had done a test dry well there, they have a combined project with Torrance on Green St., and the City is currently undergoing construction to install dry wells throughout the City as part of their Residential Street Rehab Project as well.

Commissioner Beeli commented that he was wondering how the City could handle the projects since the City is experiencing financial woes.

Capital Projects Program Manager Reyes added that their local Measure W money is being used, and the projects aren't touching the City's discretionary money; stated that the Measure W funds are meant for water quality infiltration projects.

Commissioner Bajaj asked if the turf would be torn up during the Fulton Project.

City Engineer Sablan replied that they don't anticipate much of the turf being removed or damaged and that most of the work will not be seen since it is being done in the detention basin.

Commissioner Anderson commented that the work will also take stress off of the existing storm drain infrastructure.

## **L. ADJOURNMENT**

Commissioner Bajaj noted that they are adjourning to June and wondered if they were cancelling May's meeting.

Capital Projects Program Manager Reyes confirmed that May's meeting falls on Memorial Day and they don't have any pressing items to bring forward so they are cancelling the May meeting; announced that the City Manager will have a more robust conversation with the Budget & Finance Commission in May and if anyone from the PWSSC wants to attend that meeting individually they are welcome to attend; stated it would be a good opportunity to voice any comments or questions before the budget is adopted.

Motion by Commissioner Bajaj, seconded by Commissioner Beeli, to adjourn the meeting at 8:23 p.m.

Motion carried 6-0 by voice vote.

Chair Arrata announced the next meeting of the Redondo Beach Public Works, Safety, and Sustainability Commission will be a regular meeting to be held at 7:00 p.m. on June 22, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California

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

Respectfully submitted:

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Andrew Winje  
Public Works Director