



Minutes  
Redondo Beach City Council  
Tuesday, September 9, 2025  
Closed Session – Adjourned Regular Meeting 4:30 p.m.  
Open Session – Regular Meeting 6:00 p.m.

## **4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING**

### **A. CALL MEETING TO ORDER**

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:30 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

### **B. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
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 – 4:36 P.M.**

#### **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:**

**Kenneth Alexander v. City of Redondo Beach, Slater Waterproofing, Inc., County of Los Angeles, Sika Corporation, et al.**

**Case Number: 22STCV32700**

- 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:**

**AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission**

**Case Number: BS157789**

- 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: 23STCP00426**

- 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 and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach**

**Case Number: 22TRCP00203**

- 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:**

**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.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:**

**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.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:**

**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.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:**

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

**Case Number: 20STCP03193**

- F.11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.**

**AGENCY NEGOTIATORS:**

**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**

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, Human Resources Director Diane Strickfaden, Outside Legal Counsels Dana McCune and Sabria Sherman, and Community Development Director Marc Wiener.

Motion by Councilmember Waller, seconded by Councilmember Castle, to move to Closed Session at 4:36 p.m.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION – 6:00 P.M.**

Mayor Light reconvened to Open Session at 6:00 p.m.

**H. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager

Joy Ford, City Attorney

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced no reportable action for Closed Session.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn to the Regular Meeting at 6:00 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 6:01 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney

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

Mayor Light recognized any veterans and active-duty military for their service; led in the salute to the flag.

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

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

Mayor Light announced he attended the 8<sup>th</sup> annual Swim the Avenues event run by Rick Crump; attended a meeting last week for the FIFA World Cup, announced an internal meeting for it later that week, and the following week will have a meeting with LA Galaxy; reported a 911 ceremony on Thursday at 0900 in front of the Civic Center, LA Kings 5K

is coming up on Saturday, a meeting with the County Supervisor and staff related to Dominguez Park, open-water polo on September 20<sup>th</sup>, a family comedy show at St. Andrew's on the 20<sup>th</sup> from 5:30 p.m. to 7:30 p.m., he has been invited to a meeting, at the end of next week, with the Kings to talk about collaborating together, a couple of Olympic Committee meeting coming up and the Perry Park Teen Center ribbon cutting ceremony on September 18<sup>th</sup> from 5:00 p.m. to 6:30 p.m..

Councilmember Kaluderovic reported attending the Executive Committee for Regional Homeless Alignment meeting last Friday, where they discussed Measure A tax dollar spending and the organizational plan for the new County entity that is servicing for homelessness; reported she submitted \$25 parking reimbursement for that; attended the Swim the Avenues, the South Bay Aerospace Alliance general meeting that morning (where she was told \$13 billion was allocated in the federal budget for Space Force), reported she would be touring Northrup Grumman the following day, and announced her Community Meeting will be on Friday, September 19<sup>th</sup> at BCHD at 6:00 p.m.

Councilmember Obagi announced the Perry Park Teen Center ribbon cutting would be on Thursday, September 18<sup>th</sup> at 5:00 p.m.; reported he attended the COG Transportation meeting on Monday which had a presentation on the C-line Extension project, aka K-line; stated Metro plans to release the final EIR that week and explained what that would include and announced he would post his Community Meeting details through email; reported there is an event in Lawndale regarding the Metro extension at William Green Elementary School at 1:00 p.m. on September 14<sup>th</sup>.

Councilmember Castle reported he attended the Swim the Avenues event; also announced the water polo match coming up on the 20<sup>th</sup> and spoke of the traction and momentum that is being built from all these events leading up to the World Cup and Olympics should be good for the City.

Councilmember Behrendt thanked Mike Klein and the entire Public Works staff for all the work they have done especially at the playground at Anderson Park and Dale Page Park; thanked the City Manager for his leadership.

Councilmember Waller announced he attended the Clean Power Alliance Board of Directors meeting and provided updates from the meeting; reported attending the round table last week where RBUSD's Anthony Toronto provided a presentation about career technical education pathways; attended the Swim the Avenues; announced Dine-Around-Artesia on September 10<sup>th</sup> from 5 to 8:30 p.m., Rise and Shine Redondo from NRBBA at South Bay Social on Thursday, September 11<sup>th</sup> at 7:45 a.m., LA Kings 5K that weekend, Sunday, September 14<sup>th</sup> at 2:00 p.m. Citizen's for Redondo's Trees would be holding its second meeting at the Redondo Room at BCHD, and his Community Meeting is on September 13<sup>th</sup> from 9:30 a.m. to 11:00 a.m. at the Alta Vista Community Center.

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

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the

order of the agenda as presented.

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**

City Clerk Manzano reported four Blue Folder items: J.1, N.1, and P.1.

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

Motion carried 5-0 by voice vote.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF SEPTEMBER 9, 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:  
A. AUGUST 19, 2025 ADJOURNED AND REGULAR MEETING**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. APPROVE CONTRACTS UNDER \$35,000: 1. APPROVE AN AGREEMENT WITH VERONICA TAM & ASSOCIATES, INC. FOR HOUSING AND PLANNING-RELATED CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$30,000 FOR THE TERM SEPTEMBER 9, 2025 TO SEPTEMBER 8, 2026**

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

**H.5. APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND CLEAR RECOVERY CENTER FOR AN ALTERNATIVE CRISIS RESPONSE TEAM FROM SEPTEMBER 10, 2025 TO SEPTEMBER 9, 2026 FOR AN AMOUNT NOT TO EXCEED \$379,000 AUTHORIZE THE CITY**

**ATTORNEY TO EXECUTE A SUBSEQUENT “ADDITIONAL DUTIES ADDENDUM” WITH CLEAR, LIMITED TO ADMINISTRATIVE AND OPERATIONAL OBLIGATIONS OF ONE OR BOTH PARTIES WHERE SUCH DUTIES SHALL NOT OBLIGATE THE CITY TO EXPEND ADDITIONAL FUNDS, ASSUME NEW INDEMNITY OR INSURANCE OBLIGATIONS, OR OTHERWISE SHIFT RISK TO THE CITY BEYOND THE ADMINISTRATIVE AND OPERATIONAL OBLIGATIONS CONTEMPLATED BY THE MEMORANDUM OF UNDERSTANDING, AND SHALL NOT REQUIRE FURTHER CITY COUNCIL APPROVAL**

**CONTACT: JOY A. FORD, CITY ATTORNEY**

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to approve the order of the Consent Calendar.

City Clerk Manzano reported no one online and one eComment for H.3 opposed and one eComment for H.5 opposed.

Motion carried 5-0 by voice vote.

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

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

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

Wayne Craig, District 1, spoke of touring the West Basin Water Recycling Center in El Segundo as part of the South Bay Association of Realtors; reported the street sweeping app does not work in South Redondo where he lives and wondered if it needed to be updated; spoke about the gun range, wondered if the final result of it has come back, and if it was not approved suggested putting the rest of the money allocated towards it into the General Fund to use towards other projects that the City hasn't been able to complete due to funding.

Mayor Light reported the City did not get the grant for the gun range.

Jim Mueller, District 5, spoke about jump-starting Artesia Blvd. by creating a public market at the site where the powerline crosses Artesia Blvd; felt it would transform the area into a true community destination and noted the location is perfect since it is highly accessible by foot, bike and available parking; listed benefits of having a regular public market at that site: 1) affordable stalls for vendors, startup food entrepreneurs, and artisans, 2) surrounding shops and restaurants will benefit from the foot traffic, 3) improve access to healthy foods and reduce the need to drive for specialty goods, and 4) public market sales are taxed and revenue accrue to the City; noted the site under the powerlines is challenging for traditional development; provided examples where other cities have thrived successfully with public markets using unconventional spaces; asked if Redondo



Beach has the resources to set up a public market in North Redondo; reported speaking to Lynda Habash who runs the Riviera market and she expressed interest in the idea; spoke about the public market aligning with the AACAP goals; hoped they would consider this idea and explore the next steps to make it a reality.

Councilmember Castle commented that he spoke to the head of the NRBBA about doing a farmer's market for that area and recommended that Mr. Mueller reach out to the NRBBA.

Jim Mueller stated he has but the NRBBA seems to only like to focus on one-time events and not ongoing ones.

Holly Osborne, District 5, referenced a speech she had given about 3 months ago and reported she sent it to all of them; mentioned the green line and spoke about Metro submitting plans to add an LRT, emphasized that means two additional sets of tracks need to be added and the ROW is too narrow; stated there are rules to where the pipes can go and if they move them where they stated at the meeting she attended for Metro they will be in violation.

Mayor Light asked if she emailed them the speech and someone commented that it is in the Blue Folder.

Niki Negrete-Mitchell, District 3, thanked Councilmember Obagi for the report; wanted to bring three points up regarding the ROW: 1) it is a fuel corridor, it is highly pressurized, and a neighbor of hers told her that it is incompatible to mix commuter rails into a fuel corridor, 2) the current risk of the situation with the seven pipelines behind her home and the tankers going through, 3) noted the new sinkhole in Lawndale is relevant to their unstable soils arguments and stated Metro said they can bring in good soil to replace it but they can't dig under existing infrastructure so that is just a band aid, and 4) supported Holly's arguments about the width of the lines planned and voiced concern over Metro taking property from homes or yards to accommodate what they need.

Georgette Gantner, District 2, spoke about articles she read recently, one was on illegal dumping and one of the companies named was Athens and the other article had good statistical information about cannabis; asked if she could submit and file.

Motion by Councilmember Waller, seconded by Councilmember Castle, to receive and file the articles submitted by Georgette Gantner.

Motion carried 5-0 by voice vote.

Georgette Gantner also wanted to thank the City for the street sweeping on Carnelian and the added signage.

Warren Shu (via Zoom), District 5, spoke about concerns for traffic around Vail and Plant near Lincoln Elementary; asked if a crosswalk or a crossing guard could be placed there

since many families try to cross there and it is dangerous; mentioned another concern for traffic near Robinson, which is an emergency vehicle thoroughway, but asked if the City could reevaluate the traffic in that area because it is dangerous; noted that people speed and run stop signs all the time and there are several kids walking in the area; commented the same intersection of Robinson and Green have people going down the one-way street the wrong way all the time from Aviation.

Kyle Johnson (via Zoom), District 1, stated he is an avid transit user and is in support of the ROW option; felt it is a faster, cheaper, more popular option and would love to be closer to public transit; gave reasons for his support and looked forward to being able to commute to work on it; explained the negative sides of the Hawthorne option and suggested Council write a letter to Metro in favor of the ROW option.

City Clerk Manzano reported no more eComments and no one else online.

**K. EX PARTE COMMUNICATIONS - None**

**L. PUBLIC HEARINGS - None**

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

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

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING CHANGES TO PARKING REGULATIONS FOR COMMERCIAL PROPERTIES ALONG ARTESIA AND AVIATION BOULEVARDS**

**REVIEW AND PROVIDE DIRECTION ON A DRAFT ZONING ORDINANCE THAT WOULD ELIMINATE PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES ALONG ARTESIA AND AVIATION BOULEVARDS**

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

Community Development Director Wiener provided a slide which included background of the item which included:

**Background**

- 1) In 2020, the City adopted the AACAP
- 2) City Council Meeting – 8/5/2025
- 3) Land Use Element – AACAP Discussion
  - Increased FAR 0.6 to 1.5
  - Reduction in parking requirements
  - Elimination of open space requirements
  - Rooftop dining and signage
- 4) Directed staff to prepare an ordinance that would eliminate parking requirements

Community Development Director Wiener stated they are seeking additional input before they move forward and take it to the Planning Commission the following week; provided two examples of the diagrams that were presented at the last meeting demonstrating the challenges of parking: one diagram showed with the .64 FAR they would need to have tandem valet parking and the next diagram showed the 1.5 FAR which would need approximately 98 to 117 parking spaces and require three levels of subterranean parking to meet requirements; stated those were some of the reasons for the City Council's decision to eliminate the parking requirements, spoke about a parking study (done by Fehrs and Peers in 2019) that was also prepared as part of the AACAP plan which identified a surplus of parking along the AACAP; stated the intent of increasing the FAR and reducing the parking is to promote revitalization and redevelopment of the corridor; summarized the contents of the draft ordinance as eliminating parking requirements within the AACAP for non-residential uses, requires design review for overlap parking agreements in adjoining properties and for valet, tandem, or mechanical lift parking, and requires parking lots and garages to comply with design standards in RBMC section 10-2.1706; spoke about fast-food and drive-through restaurants not being provided the same parking benefits as a standard restaurant but that Council could decide to have a blanket waiver of parking for all commercial uses; noted that it states fast-food and drive-thru will not be allowed on Artesia and Aviation which conflicts with other codes and stated that would need to be cleaned up by Council and offered some options for them to consider.

Councilmember Obagi asked if it is only fast-food drive-thru that isn't allowed or any drive-through that's prohibited.

Discussion followed regarding the language written, that it does not define drive-through, and the sections of the code that need to be reviewed. Councilmember Behrendt asked if that would be the opportunity to remove the prohibition on the fast-food and drive-thru and Director Wiener stated yes and that is the policy direction staff is seeking from Council.

Community Development Director Wiener continued his presentation, the next slide provided possible additions to the ordinance: 1) built-in requirement that the ordinance is periodically reviewed by Council or the Planning Commission, 2) add a termination provision, and 3) they could include a requirement for discretionary entitlement; explained the reasons for the possible additions; recommended that Council review and provide direction on a draft zoning ordinance that would eliminate parking requirements for non-residential uses along Artesia and Aviation Blvds.

Mayor Light commented on the parking study being done pre-Covid in December 2018 and that it did not include Friday and Saturday nights.

More discussion followed regarding the parking study, the potential parking requirements for mixed-use, that mixed-use is currently not allowed in the AACAP.

Mayor Light voiced concern over the decision to waive it if it negatively impacts some businesses.

City Manager Witzansky commented that would be a good problem to have compared to what they have currently; stated his thought is they address those impacts when they occur; stated they always have the ability to pivot when they see ordinance changes are needed; stated they can provide updates and reports but would like to provide the private sector the opportunity for the corridor to be successful; noted that the period of December 2018 and beginning of 2019 was a busy time in their retail history and the parking study is still relevant to use.

Mayor Light commented that a drive-thru seems like a good place to not require parking and the ordinances should be aligned with one another so there is no conflict; felt a discretionary CUP/ADR is warranted; felt a sunset clause is not needed.

Councilmember Obagi stated he did not see the prohibition on parking fronting Artesia Blvd unless it is a City owned lot and he thought they had voted to have it included.

Community Development Director Wiener stated that he may have missed that and if Council would like to direct staff to incorporate it they can before it returns and goes to the Planning Commission.

More discussion followed regarding where parking lots should be placed, examples given of current businesses and what they should require for new businesses, the vision of the AACAP and the curb appeal of businesses being at the front, discussion of where it would be added in the ordinance.

Councilmember Waller supported not separating drive-thru businesses from other types of businesses; would like to see periodic reviews on the general success of the whole plan and if changes are needed; agreed with Councilmember Obagi on prohibiting parking that fronts new businesses on Artesia and Aviation.

Councilmember Behrendt spoke of some businesses benefiting from parking at the front of their business, wanted to provide flexibility for businesses to decide what works best for their shop and not limit them, but was open to a periodic review of the situation once it got going.

Councilmember Obagi mentioned their last Strategic Plan included reports on how developments are doing along Artesia Blvd with regard to the parking changes they made and suggested keeping that on the Strategic Plan going forward; stated that anything they can think of to put in for the frontage would probably be sufficient.

Discussion followed on what they can do in terms of the frontage requirements, that they pulled it from Pasadena and it was part of the AACAP; Councilmember Obagi suggested they look to other cities that have similar settings and borrow from them what has been successful, the addition of the ADR to give the City the chance to influence design.

Community Development Director Wiener stated they could write the code in a way that

states the first preference is parking in the rear and if they prefer it is provided in the front it would be an exception and subject to certain standards and reasoning as to why it should be in the front.

Mayor Light felt that they should be careful not to limit it too much, gave examples of electric cart businesses and bicycle shops that use parking lots to display their products; liked the idea of the ADR idea.

Councilmember Kaluderovic supported the ADR option and Councilmember Castle was in agreement with the other Councilmembers and supported monitoring it through the Strategic Plan.

City Manager Witzansky reported the item will need to go to the Planning Commission on Thursday, and staff will bring back a formalized ordinance for Council consideration and first reading and introduction following Planning Commission's review.

Motion by Councilmember Behrendt, seconded by Councilmember Kaluderovic, to direct staff to revise the draft ordinance to remove the parking requirements for non-residential uses along Artesia Blvd. and Aviation Blvd., preference for parking not fronting but if a business prefers parking in the front they would need to go through the ADR process, monitor the AACAP through the Strategic Plan and align the ordinances related to drive-thru and fast-food businesses.

Mayor Light invited public comment.

Teresa Mitchell, District 4, reported she holds degrees in urban planning and 30 years in land development; spoke in support of the AACAP, the reduction in parking requirements and the zoning accommodations of the increase in FAR; hoped they would consider having discussions regarding long range parking strategies for employees and residents, pedestrian accommodations (noted that it is about a quarter of a mile between crosswalks), and placemaking features of the sidewalks and the bike stands which could possible get incorporated into the ordinance; commented that there are significant differences between Aviation and Artesia and provided examples and explained that Aviation is competing with Pier Avenue and that Pier Avenue provides all the accommodations that they have been talking about and the City needs to consider how to provide more to attract people to Aviation; stated the School District boundary lines requires kids to cross Aviation (the speaker's time was up and no motion to extend was given).

Leslie Campeggi spoke about parking at the back of businesses being a safety concern for people, especially women, late at night and that it would need to be well lit but that would also affect the homes that are located behind parking lots; suggested think about types of businesses, hours of operation, possibly allowing parking in the front for certain locations, etc. for the AACAP.

Georgette Gantner, District 2, suggested designating areas designated just for parking

every few blocks, making it walking friendly; referenced maintenance that was brought up at a previous meeting and reiterated the importance of requiring maintenance of parking lots and providing more greenery.

Holly Osborne referenced the parking survey done in 2018 and asked if any stores were vacant at the time, mentioned they made part of the Edison ROW into parking because there was not enough parking; provided some background regarding the property that used to be Albertson's and is now Grocery Outlet; voiced concerns about upzoning and no parking requirements, wondered if the landlord will try to find a more lucrative tenant; agreed with Leslie Campeggi that it is important to have a safe parking lot that is well lit.

Eugene Solomon spoke about ADA state required parking availability, asked if it is part of the ADR parking review or going through plan check or design and hoped it was considered with the City's ordinance or changes.

Jim Mueller, District 5, stated the whole objective regarding Artesia is to get people on their feet and into the commercial area; commented that any code change they put in needs to allow maximum room on the frontages so there is space for people to gather and hang out; stated that Artesia currently feels like a tunnel in one part and on other parts has parking lots with unattractive strip-mall frontages; found it unusual that the parking usage was barely 50%; stated the reason why more space for frontage is needed on Artesia is for the art project with LaBasse since the art can only be on public property more space needs to be provided; reminded them to keep the objective in mind, which is getting people in that commercial area and design it for that purpose.

Wayne Craig spoke of some parking issues near Artesia, particularly on Matthews, where businesses' patrons park in residential areas and create problems for residents; hoped the City could come up with some solutions in the future.

Kyle Johnson (via Zoom), District 1, supported eliminating parking requirements for businesses on Artesia and Aviation and banning front parking; felt it would do a lot to revitalize the area; encouraged Council to consider infrastructure to make the area more walkable such as bike racks, bike lanes, wider sidewalks, better bus service and routes to the area.

Grace Peng, District 5, stated she walks and bikes around Artesia but noted it is not a nice place to hang out; suggested the City put protected bike lanes around the Artesia/Aviation area to protect riders and to slow down traffic and felt that more needed to be done to cool down the area including providing more greenery; mentioned some statistics regarding protected bike lanes increasing sales tax revenues in New York City.

City Clerk Manzano reported no more online and three eComments in support.

Motion carried 5-0 by voice vote.

## **O. CITY MANAGER ITEMS**

City Manager Witzansky gave a shout out to the Police Department particularly to Officer Kyle Lofstrom for the visit from UCLA thanking him and the department for the City's Blood Drive that procured 84 pints of blood and the City has been named the 2025 Bruin Blood Bowl champion; noted that "About the Director" section has been added to each operating departments' web page.

## **P. MAYOR AND COUNCIL ITEMS**

### **P.1. DISCUSSION AND POSSIBLE ACTION REGARDING CHANGES TO THE RULES OF CONDUCT AND DECORUM FOR CITY COUNCIL AND COMMISSION MEETINGS AND VARIOUS REDONDO BEACH MUNICIPAL CODE SECTIONS PERTAINING TO CITY BOARDS AND COMMISSIONS**

**REVIEW AND PROVIDE DIRECTION ON THE DRAFT RULES OF CONDUCT AND DECORUM FOR CITY COUNCIL AND COMMISSION MEETINGS, INCLUDING UPDATES TO MEETING AGENDAS AND SCRIPTS FOR MEETING CHAIRS TO ADDRESS DISRUPTIONS TO PUBLIC MEETINGS**

**REVIEW AND PROVIDE DIRECTION ON DRAFT ORDINANCES TO UPDATE THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE UNIFORM REGULATIONS OF COMMISSIONS, PUBLIC WORKS AND SUSTAINABILITY COMMISSION, HARBOR COMMISSION, PLANNING COMMISSION, BUDGET AND FINANCE COMMISSION, CULTURAL ARTS COMMISSION, PUBLIC AMENITIES COMMISSION, AND HISTORIC RESOURCES PRESERVATION**

Mayor Light summarized the last meeting's decision to allow Councilmember Behrendt, Councilmember Obagi and Mayor Light to discuss and input recommendations regarding the Rules of Conduct; turned the floor over to Councilmember Behrendt.

Councilmember Behrendt felt they reached a consensus between himself, Councilmember Obagi, and Mayor Light to present for further input and recommendations from the rest of the Council, staff and the public; reported they have the proposed City Council and Commission Rules of Conduct and Decorum and proposed amendments to approximately eight commission ordinances including the Uniform Regulation of Commission ordinances, some changes to the Public Works Safety and Sustainability, Harbor, Planning, Budget & Finance Commissions and some non-substantive changes to other Commissions and ordinances; reported that on Thursday he submitted into the agenda a packet of materials which included red-line amendments to existing ordinances; stated they have worked on it since then and have some additional proposed edits to the City Council and Commission Rules of Conduct and Decorum and edits to the Harbor Commission ordinance; stated he would send it to the City Clerk as part of the Blue Folder right then.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to receive

and file the Blue Folder item.

Motion carried 5-0 by voice vote.

Councilmember Behrendt provided a the draft of the City Council and Commission Rules of Conduct and Decorum on the screen, which he noted was in the agenda packet, pointed out the changes were in red; explained they distinguished “Mayor” and “Chair” because the “Chair” is a voting member of the body and the “Mayor” is not; reviewed parts of the draft he felt was significant to address; invited any comments or questions Council or staff had; stated it is a parliamentary document and not intended to create or take away rights; reminded everyone that the law, Charter, or ordinance would prevail over the document if there are inconsistencies.

Discussions ensued regarding the Brown Act and the importance of having the City Attorney review it.

Councilmember Behrendt was going over the procedures for clearing a room in an emergency situation and Councilmember Castle referenced Rosenberg’s Rules of Order and asked if he knew the procedure for clearing the room in those rules; wondered if it required a vote.

Mayor Light stated it doesn’t adequately address emergency situations, and more discussion followed.

Councilmember Obagi referenced page 4 and recommended changing to say “superseding California or federal law” and explained why they should change it.

Councilmember Castle wanted to make sure the City is protected from lawsuits with all of the changes that have been made and mentioned there have been issues with freedom of speech, mainly with the rights of commissioners to express themselves when they are not on the dais.

Discussion followed regarding the language used in the draft, the City Attorney was asked to weigh in her thoughts.

City Attorney Ford stated they will add some language regarding freedom of speech issues.

Councilmember Waller referred to Non-Agenda Items and proposed they create a Community Announcements section; reference the “call to question”, felt they need to add that it is subject to allowing all the members of the Council to speak before it is called; felt the use of Zoom should be more generic such as teleconference.

Councilmember Castle stated he had an issue with the City Manager and City staff being on the same level where there should be a separation of levels; explained that it should be Council direction only and not Council, City Manager, and staff to be able to give



direction to Commissions.

Councilmember Behrendt understood what he meant and said he would take a look when they got to the ordinances.

Councilmember Waller provided a slide with his suggestion for Community Announcements which would add a separate agenda item after Presentation/Proclamations/Announcements.

Discussion followed regarding whether the item is needed, the rules on marketing outside of City purview, pros and cons of adding the item and other options to consider and reasons why it is prohibited in the current code, and that it is subject to someone challenging their rights; discussion continued on whether it is an issue at all and whether they are creating a problem where there is not one.

Councilmember Castle and Mayor Light both suggested taking the line regarding marketing out, all agreed and address it if it ever became an issue.

Councilmember Waller recommended moving up Public Comment after the Mayor's Proclamations.

Councilmember Behrendt voiced concern for that change on operational staff in attendance to speak on Consent Calendar items and preferred to keep it as is.

Mayor Light asked each Councilmember thoughts on moving the item suggested by Councilmember Waller; the consensus was to keep it as is but to be mindful of public comment and move items as needed.

Discussion followed on how to provide comments and inputs to the draft prior to discussing it again. City Manager Witzansky provided details on how to communicate substantive comments as opposed to minor errors in spelling or punctuation and the need to get important edits on the record publicly.

Councilmember Behrendt moved to the Harbor Commission ordinance and provided the document on screen with their recommended changes; pointed out the changes and/or additions they made to qualifications to allow for more flexibility.

Council discussed the ordinance and made comments regarding how it impacts those on the water and on land and on the Commission; residency requirements and not mandating there needs to be one from each district.

City Manager Witzansky conferred with the City Attorney's office regarding the notion of adjacency, stated they want to make sure it doesn't include somebody inside a thousand feet of the waterfront due to potential conflict issues which might abstain them from participating in certain actions.

More discussion followed regarding that section and that it is not a huge impact if it

remains, changes that could be made, possible liability for the City, the exclusion zone, and whether it should be made a fixed requirement, and the importance of having boaters and representation from the land-side on the Commission.

More discussion ensued regarding what geographically determines the land-side applicant; removal of the word “adjacent”, and whether the qualifications are mandatory or recommended; wordsmithing of the draft continued.

Councilmember Behrendt continued reviewing the Harbor Commission ordinance with comments and suggestions from the Mayor, City Council and staff.

Councilmember Kaluderovic mentioned they are introducing water polo as a use in the Harbor and other activities may evolve in the future and suggested that instead of “hand-paddler” they open that up for other water recreation uses; discussion followed on the term they should use, the types of recreation, and the amount of time required in the water.

Councilmember Behrendt pulled up Uniform Regulations of Commissions, specifically the section regarding meeting cancellations and asked if anyone had recommendations for it.

City Manager Witzansky felt that the problem has subsided; noted the consolidation of commissions has made the structure more efficient and they have workloads that require them to meet regularly; stated they can provide language that allows for lack of business and not just lack of quorum for a meeting to be cancelled.

Councilmember Kaluderovic felt it is good for the Council to be notified of Commission meeting cancellations, the reason for the cancellation, and, if it is for lack of business to discuss, that they should maybe prioritize some work for that Commission.

Mayor Light provided some background regarding Commission meeting cancellations; noted that, between 2009 and 2017, all Commissions except Planning and Harbor went to every other month, stated there were lots of complaints about that, Mayor Brand wanted to give the Commissions the ability to drive but there was no way to cancel meetings, stated that only last year did they change the ordinance to have Commissions vote the month prior on whether a meeting would be cancelled; spoke about the process working well and gave examples of how the liaisons have been proactive in determining if a meeting would need to be cancelled; asked the Council if they wanted to make any changes on how Commissions cancel meetings and what they would like to do with the Cultural Arts Commission.

Councilmember Castle supported the current method of cancellations for Commissions.

Councilmember Waller felt monthly meetings should be the standard and suggested for meeting cancellations that the Commission liaison gets approval from the City Manager and City Council be notified and given the reason.

Councilmember Obagi proposed that the Commission liaison project what business would be on the next meeting during the Liaison Report of the current meeting and if there is no business to discuss, allow the Commission at that time to make and vote on a motion to cancel their next meeting, added that if a change occurs, and discussion items are removed after the meeting but before the next monthly meeting, the City Manager should have the ability to approve cancellations.

City Manager Witzansky provided feedback regarding the inability to know what would be on the agenda for the following month, or a set discussion item for the liaison to discuss any possibilities of a cancellation, and that liaison structure is not the same across the Commissions.

More discussion followed about the adjournment being the item that reports when the next meeting takes place; City Attorney Ford advised not to put it in the ordinance because that would mean they could be prosecuted for not abiding by it.

More discussion ensued regarding language for the ordinance for Commissions to be able to cancel meetings and on what grounds; spoke about making it a general practice for Commissions to foreshadow the next meeting to see if there is the possibility of a cancellation.

Mayor Light confirmed that everyone was in agreement to have the Cultural Art Commission meetings as monthly, that the City Manager can approve the cancellation of Commission meetings, and add text to the adjournment section to inquire about future items.

Councilmember Behrendt questioned the section under Uniform Regulations of Commissions regarding “partial terms” and mentioned they would be cleaning up the language to make it clearer.

Discussion followed regarding absences and when that takes affect and redundant language; Councilmember Behrendt provided language to clean it up.

Councilmember Castle mentioned Council’s ability to dismiss a commissioner and asked if that should be something voted on in Closed Session vs Open Session. City Attorney Ford stated there is no category for Closed Session and Closed Session is limited to specific items.

Councilmember Behrendt moved on to the section regarding Public Works, Safety and Sustainability Commission, discussed the merge of the Handicapped Access Appeals with the PWSSC; more review of the draft continued.

Mayor Light referenced the standard language regarding “Commissions shall provide advice on matters assigned to the Commission by the RBMC, the City Council, City Manager, or staff liaison”, felt the staff liaison should not be able to direct Commissions

on matters. City Manager Witzansky felt the way it is written has worked and it does not imply that the staff liaison can direct Commissions; more discussion followed regarding how Council can give direction to Commission, which is mainly through the City Manager.

Councilmember Behrendt continued to the Planning Commission, then to the Budget & Finance Commission.

Councilmember Castle provided some feedback on language for the Budget & Finance Commission section; more discussion followed.

City Treasurer Solomon provided some thoughts regarding what should fall under the Budget & Finance Commission; gave some examples of situations he experienced while on the Commission.

Discussions followed regarding the adjustments made to the section for Public Amenities Commission and that Assistant to the City Manager Smude confirmed with the state they would be able to keep their certified local program status with the changes made.

Motion by Councilmember Obagi to continue the item to the next City Council meeting of September 16, 2025.

Mayor Light invited public comment.

Eugene Solomon referenced Councilmember Waller statement regarding Zoom earlier in the meeting and noted it should be contemplative of the future; suggested wording of "Zoom and other emerging participation technologies." so it would not need to be changed again in the future; stated the current language in the Code of Conduct is limitation on speech and expression gave examples and noted it is too prohibitive; opined they should not be able to limit what people say about City officials on social media; asked what the process would be to enforce those situations and commented on the difficulty to enforce.

Wayne Craig voice support of Councilmember Waller's suggestion for marketing; concurred with Eugene Solomon regarding freedom of speech and what is appropriate and inappropriate.

Mark Hansen (via Zoom), King Harbor boater, reported sending everyone a note earlier in the day encouraging them to move the Public Participation in front of the Consent Calendar, noted that they did have a discussion about the topic earlier in the meeting; felt that staff would only have to wait 30 minutes whereas the public have no idea how long Consent Calendar items can go and still felt Council should consider moving it; spoke about the Harbor Commission requirements and gave his thoughts regarding the unintended consequences of having great applicants they can't use do to the restrictions.

City Clerk Manzano reported no more online and no eComments.

Mayor Light disagreed with Eugene Solomon's interpretation of the Code of Conduct

language in the draft; felt their wording does not demand anything and just states “expects” and does not limit anyone’s rights; stated the intent was to ask people to be respectful and civil and the language for the draft came from research of other material and not just created.

Councilmember Castle seconded the motion.

Motion carried 5-0 by voice vote.

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

Councilmember Waller requested a BRR to have the Esplanade deep cleaned once a year to remediate the pet urine and other stains and investigate alternative products, vendors, and confirm they are NPDES compliant in the results.

Councilmember Castle asked to expand the request to include the walkway up to the Harbor behind the old library.

City Manager Witzansky stated he would look into it and the cost associated.

Motion by Councilmember Obagi, seconded by Councilmember Waller, requesting a bus for the final EIR hearing at Metro subject to Councilmember Kaluderovic suggestion to confirm they have the attendance required to need a bus.

City Manager Witzansky responded he would look into the cost and bring it back for discussion if needed.

Motion carried 4-0-1. Councilmember Behrendt abstained from the vote.

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

##### **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).**

**Name of case:**

**Kenneth Alexander v. City of Redondo Beach, Slater Waterproofing, Inc., County of Los Angeles, Sika Corporation, et al.**

**Case Number: 22STCV32700**

##### **R.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:**

**AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission**

**Case Number: BS157789**

- 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).**

**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**

- R.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 and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach**

**Case Number: 22TRCP00203**

- R.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:**

**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**

- R.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**

- R.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:**

**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**

- R.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**

- R.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**

- R.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:**

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

**Case Number: 20STCP03193**

- R.11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.**

**AGENCY NEGOTIATORS:**

**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**

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

**T. ADJOURNMENT – 9:51 P.M.**

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to adjourn at 9:51 p.m. to 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, September 16, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California

Motion carried 5-0 by voice vote.

Respectfully submitted:

DocuSigned by:

*Eleanor Manzano*

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Eleanor Manzano, CMC  
City Clerk