



Minutes  
Redondo Beach City Council  
Tuesday, May 13, 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, Behrendt, Obagi, Mayor Light

Councilmembers Absent: None

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

### **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**

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

#### **AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Brian Campbell, BC Urban**

**PROPERTY:**

**111 W. Torrance Blvd, Suite 100, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-908)**

**NEGOTIATING PARTIES:**

**Zoila Norwood**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- F.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Larry Kosmont, Kosmont Companies**

**PROPERTY:**

**123 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7505-002-908)**

**Portion of the Redondo Beach Marina Parking Lot (a portion of APN: 7503-029-900) Fishermans Wharf Pad 2 (a portion of APN: 7505-002-934)**

**NEGOTIATING PARTIES:**

**Various Prospective Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- F.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**PROPERTY:**

**Basin 1: 208 Yacht Club Way, Redondo Beach, CA 90277 (a portion of APN: 7503-003-900)**

**Monstad Pier: 110-151 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-934)**

**Pier Plaza: 103-131 W. Torrance Blvd., Redondo Beach CA 90277 (a portion of APN: 7505-002-908)**

**Kincaid's and Pad 2: 500 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-933)**

**Fisherman's Wharf: 200-240 Fisherman's Wharf, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-934)**

**NEGOTIATING PARTIES:**

**Allen Ginsburg, Majestic KHM, LLC  
James Kwon, HK Pacific, LLC  
Landry's Restaurants, Inc.  
Various Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- F.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager  
Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:**

**160 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7503-029-902)**

**NEGOTIATING PARTIES:**

**Rashel Mereness & Randy LaFaye, Owners of Dinghy Deli**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

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

**Name of case:**

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

**Case Number: 20STCP03193**

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

**Name of case:**

**In re 9300 Wilshire LLC**

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

- 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: 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.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:**

**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.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:**

**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.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:**

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

**Name of case:**

**New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach  
Case Number: 22TRCP00203**

- F.12. 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.13. 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**

Analyst Villa read title to the items to be considered in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, W.E.D. Director Greg Kapovich, Outside Leasing Agent Brian Campbell, Real Estate advisor Larry Kosmont and Assistant City Attorney Cheryl Park (via Zoom).

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, and carried by voice vote, to recess to Closed Session at 4:36 p.m.

**G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:01 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  
Melissa Villa, Analyst

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced Will Soholt, Outside Real Estate advisor with

Kosmont, along with Larry Kosmont joined the Closed Session for items F.2 and F.3 and Katherine Buck, from W.E.D., joined for F.1 through F.4; announced they are going to recess back to Closed Session at the end of the Open Session to discuss items R.5 through R.13.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Castle, seconded by Councilmember Waller, and carried by voice vote, to adjourn to the Regular Meeting at 6:02 p.m.

Motion carried 5-0.

**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 6:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

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

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

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

Mayor Light led in the salute to the Flag and asked everyone to remain standing for a moment of silent invocation.

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

Mayor Light stated there are no presentations or proclamations tonight; reported he attended a Mayor's convention with the County Supervisor Holly Mitchell; noted he had a lot of good conversations with the other Mayors under Supervisor Mitchell about funding at the state level and a bit on the federal level; stated he went to the Women's Club spaghetti dinner for the Firefighters over the weekend, noted Councilmember Waller was also there; mentioned the Women's Club begun 16 years after Redondo was formed and has been serving the community since and maintains one of the oldest structures in the

City; reported he went to a soft opening of a new pizza place on Catalina near Pearl called Lozio's and highly recommended it; stated he will be meeting with several people from Ben Allen's office on Wednesday to discuss housing mandates and other topics; stated he and Andy Winje will be attending an appeal hearing on Dominguez Park Playground at Baldwin Park on Thursday morning.

Councilmember Waller reported he had his first Community Meeting at Alta Vista Community Center last Saturday and said his next one is TBD; mentioned you can view the meeting on his website [bradwaller.com](http://bradwaller.com); stated he went to Fire Station 1 for the events they were having there and went to the Women's Club for the spaghetti dinner that night; reminded everyone that the Redondo Beach Educational Foundation Gala was on Friday at Kincaid's.

Councilmember Castle announced that on the 29<sup>th</sup> of May, he will be having his second Community Meeting, and it will be a joint community meeting with District 3 Councilmember Kaluderovic.

Councilmember Kaluderovic also mentioned the joint meeting and that all are welcome; thanked Mayor Light for leading the way on the opening of Dominguez Park.

Councilmember Obagi reported he met with Circuit, an electric shuttle company, that travel within a city if the city subsidizes them; stated he is discussing Circuit with the City Manager, the COG, and with Manhattan and Hermosa Beach to see if there is any interest in having them; mentioned it would take significant transit dollar subsidization but it would help get the youth of the City around the three cities; noted that the Youth Commission has opening and people who are interested could go to [recweb@redondo.org](mailto:recweb@redondo.org); thanked acting Chief Mendez for reporting a concern residents were having regarding an alarm company using Redondo letterhead and reporting it is not a scam but actually from the Police Department.

Councilmember Behrendt announced his District 5 Community Meeting on May 28, 2025, at 6:00 p.m. at the Redondo Beach Performing Arts Center and noted Joy Ford would be the special guest; mentioned she will be sharing her priorities for the City and answering questions; announced the North Redondo Beach Business Association would be holding a lunch event the following day at Michael's Café from 11:30 a.m. to 1:30 p.m.

Councilmember Obagi reported the name of the alarm company doing verification of connection of alarm systems is called CryWolf and they are authentic, and residents need to respond to it.

Mayor Light confirmed no one on Council had any AB 1234 reporting.

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

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to approve the order of the agenda.

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**

Analyst Villa reported Blue Folder Items for Item No. H.8, and J.1.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file 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 MAY 13, 2025**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: NONE**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. APPROVE CONTRACTS UNDER \$35,000:**

- 1. APPROVE AN AMENDMENT TO THE AGREEMENT WITH FLYING LION, INC. FOR THE PROVISION OF DRONE SERVICES TO EXTEND THE TERM TO JUNE 17, 2027**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

**H.5. EXCUSED ABSENCES FROM VARIOUS COMMISSION AND COMMITTEE MEETINGS**

**CONTACT: ELEANOR MANZANO, CITY CLERK**



- H.6. APPROVE THE CITY ENGINEER’S REPORT FOR THE FISCAL YEAR 2025-26 STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ADOPT BY TITLE ONLY RESOLUTION NO. CC-2505-029, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER AN ASSESSMENT FOR THE MAINTENANCE AND IMPROVEMENTS OF CERTAIN STREET LIGHTING FIXTURES, APPURTENANCES, AND LANDSCAPED AREAS FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND SETTING A TIME AND PLACE FOR THE PUBLIC PROTEST HEARING SET JUNE 3, 2025, AS THE DATE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED FISCAL YEAR 2025-2026 STREET LANDSCAPING AND LIGHTING DISTRICT ASSESSMENT**

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

- H.7. APPROVE THE CITY’S CONSENT TO THE SECOND AMENDMENT OF THE SUBLEASE BETWEEN RDR PROPERTIES, LLC AND DONG KYU PARK AND SUNG EUN LEE FOR THE PREMISES AT 100 “A” AND “B” FISHERMAN’S WHARF**

**CONTACT: GREG KAPOVICH, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR**

- H.8. APPROVE AN AGREEMENT WITH GARDEN STATE FIREWORKS FOR PRODUCTION OF THE CITY’S FOURTH OF JULY FIREWORKS DISPLAY APPROVE AN AGREEMENT WITH CURTIN MARITIME TO PROVIDE BARGE SERVICES FOR THE CITY’S FOURTH OF JULY FIREWORKS DISPLAY**

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

- H.9. RECEIVE AND FILE THE CITY TREASURER’S THIRD QUARTER, FISCAL YEAR 2024-25 REPORT**

**CONTACT: EUGENE SOLOMON, CITY TREASURER**

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve the Consent Calendar.

Mayor Light invited public comment.

Analyst Villa reported no one on Zoom and no eComments.

Motion carried 5-0 by voice vote.

Analyst Villa read Resolution No. CC-2505-029, adopt by title only.

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

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

Sandy Buchan, representing the Friends of the Library, announced they are having their main fundraiser on Saturday from 10:00 a.m. to 2:00 p.m. at the Library and wanted to invite all the members of the community; mentioned the money will be used to fund the Summer Reading Program for children, teens and adults.

Jim Mueller stated he was excited to see a lot of financial detail on the City's website because he wanted to do some analysis; voiced his disappointment when he discovered the actuals did not go past 2019-2020; questioned where the years up to 2024-25 are; mentioned the Annual Financial Comprehensive Report only has FY 2023 and asked where is FY 2024; noted that the AACAP will be coming up for a vote and the financial information is part of the plan but not entirely available and out of date; mentioned the Budget & Finance Commission had questions at their last meeting that were unanswered; requested that Council direct the Finance Department to update the financial data on the website asap.

Mickey Johnson, 30 year resident of District 5, stated she is the president and volunteer at the North Redondo Beach Business Association; thanked the Mayor and Council for their support of Spring Fest; gave some highlights of the event this year including 25% attendance and ridership, had all 14 Redondo Beach Unified School Districts involved, and had over 30 businesses in the Marketplace as well as a successful talent contest and more; mentioned the NRBBA hosted a Redondo Chamber mixer on Thursday night and mentioned there were 100 volunteers; announced the next event will be Dine Around Artesia on Wednesday, August 13<sup>th</sup> and Wednesday, September 10<sup>th</sup>.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to receive and file documents Desiree Galassi submitted.

Motion carried 5-0 by voice vote.

Desiree Galassi, District 4, stated she was there representing Angel City Chorale and wanted to let everyone know about their upcoming event on May 25<sup>th</sup> at the Redondo Beach Performing Arts Center; mentioned they will be opening up the lobby to some great organizations and are looking for volunteers; spoke particularly about Robbie Sherwood, a Redondo Beach resident, who created a sports drink that has won all sorts of awards and the event will feature his product; encouraged everyone to join.

Georgette Gantner, District 2, wanted to clarify the City's phone procedures; stated she has called and sometimes people answer and sometimes they don't; reported leaving messages and no one calls her back; stated she has come to the City Clerk's office and written notes for people to call back and just wanted to know what the proper procedure would be.

Andy Porkchop, Torrance, spoke about the South Bay Parkland Conservancy and mentioned he is confused about the purpose of their organization; mentioned they are creating a mess and damage; spoke about pickleball courts and the memorial for the Japanese internment people and remembering them with donations for the wall.

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

Analyst Villa reported no one on Zoom and no eComments.

**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 THE ARTESIA BLVD. CORRIDOR PUBLIC ART PROJECT**

**APPROVE AN AGREEMENT WITH LBP CONSULTING, LLC FOR CONSULTING SERVICES TO DEVELOP A COMPREHENSIVE PUBLIC ART PLACEMAKING AND PLACEKEEPING PLAN FOR THE MANAGEMENT AND INSTALLATION OF PUBLIC ART PROJECTS ALONG ARTESIA BLVD. FOR AN AMOUNT NOT TO EXCEED \$45,000**

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

Community Services Director Hause reported they are presenting to Council tonight the staff recommended consultant for the launching of the Artesia Public Art Project, which is LeBASSE Projects; noted they are in attendance; stated she is joined by Jack Meyer, the Cultural Arts Manager; summarized what they would be covering in the presentation; handed the floor over to Jack Meyer.

Cultural Arts Manager Meyer presented a PowerPoint which included:

- Background
  - o Artesia & Aviation Corridors Area Plan (AACAP)
  - o Describes Placemaking – “Activity Nodes”
  - o Strong emphasis on public art
  - o Provided history and a timeline prior to May 2025
  - o Decision to choose LeBASSE Projects
- Consultant Selection Process
  - o Chose LeBASSE Projects based on strength of:

- Portfolio
- Local Contextual Understanding
- Proposed Collaborative Approach
- Proposed Contract: Key Elements
  - Task 1: Existing conditions assessment
  - Task 2: Visioning and engagement
  - Task 3: Artist selection
  - Task 4: Installation
- Collaboration – Local voices
  - Transparency
  - Ownership
  - Inclusiveness
  - Diversity
  - Art that resonates
  - LeBASSE Projects – collaborations
    - Mayor and City Council
    - Cultural Arts Commission
    - City Staff
    - Residents
    - Business Owners
    - Stakeholders

Community Services Director Hause added that in the selection of candidates, they had several departments represented on the panel including Public Works because the art is going into public spaces, and Greg Kapovich from W.E.D.; spoke very highly of LeBASSE; presented the last slide of the presentation:

- Recommendation
  - Approve agreement with LeBASSE Projects which includes:
    - 3-year contract
    - Minimum of 3 installations, and plan
    - Compensation not to exceed \$45,000
    - \$405,000 for procurement and installation of art

Beau Basse, Principal at LeBASSE Projects, and Kim Luangraj, VP of Operations at LeBASSE Projects, introduced themselves and gave some information about the company; stated they are a public art consulting firm and do not sell art or represent artists; mentioned they work for a lot of large developers and for a few cities in Southern California; showed a slide detailing out work they are currently doing in Glendale and noted it is similar to the size they are planning for Redondo Beach; explained how they work with various groups within the cities so they can capture the different vibes of areas; provided slides of the project in Glendale to give everyone an idea of what they will be doing; stated they look for artwork that really enhances the placemaking of the community; noted various projects they will be working on globally and locally; explained

how they collaborate with the businesses, City Councils, and all those that would be affected by the development of their projects; showed examples of functional artwork in the form of benches, mosaic tile installations along a stairwell that can work as seating, shade structures, art on buses, etc.; stated their artwork is functional and meant to be used or touched.

Councilmember Obagi pointed out that they have all viewed LeBASSE's website and wanted to ask some questions; mentioned that Artesia Blvd has very narrow sidewalks and not a lot of open space; asked if they have walked or driven down the AACAP area, and if they have identified what kind of art they will be suggesting to Council.

Beau Basse stated they have not done a strategic deep dive yet; noted they were still in the contract phases but have spent some time in the area; stated they have spoken to Economic Development about some of the goals and have gone through the AACAP plan; found potential areas and gateways for public art; gave some possible ideas for the area.

Councilmember Obagi commended Community Services Director Hause and Cultural Arts Manager Meyer on their selection process for all the candidates and ultimately to their choice of LeBASSE; gave some suggestions on people LeBASSE should get in contact with going forward; asked staff or the City Manager whether the John Parson's fund could be used to provide additional money to the Artesia art.

City Manager Witzansky stated not from the John Parson's fund since they are fully subscribed in the fund currently; noted that there is opportunity over the next two years with the fund, and other discretionary sources, to fund more and said that is the beauty of this plan, which is they have a couple of installations as part of it and can plan for more as the City funds more.

Beau Basse added that their company plans for both the initial budget and for potential next stages into the future.

Mayor Light asked for the timeline slide to be placed back up on the screen; asked how long LeBASSE foresaw each task to be completed.

Beau Basse stated about 3 to 4 months and noted that is an assessment of what's existing not just in the Artesia Plan, but what's existing through the City of Redondo; expanded on their outreach to the community to make sure everyone feels like they have been heard; explained their thought process prior to the actual installations and then their process on choosing the art they will install and how all of the installations should work together.

Mayor Light asked Director Hause or Manager Meyer if LeBASSE comes up with the strategic plan and the RFP and if so, who approves it.

Community Services Director Hause responded by stating no, her department will be working collaboratively with the Cultural Arts Commission throughout the entire process; noted LeBASSE will help draft the RFP or call for artists, staff will then review it and

present it to the Commission for final approval and release.  
Discussion followed on whether Council reviews it before final release or not.

City Manager Witzansky stated staff will bring the strategic plan back to Council for review as it is finalized; noted Council will see the final plan and final proposed art agreements.

More discussion followed on the process and allocation of budget.

City Manager Witzansky suggested they get to a point where the full \$405,000 is encumbered for the project installation; felt by then, they would be discussing potentially providing additional funds as part of the 26-27 FY proposed budget and should at that time also have a good sense of what the artist agreement costs, and installation numbers would be.

Mayor Light asked Beau Basse if their strategic plan factors in the possibility of an additional \$550,000.

Beau Basse stated their scope includes a "Phase A" and a potential for a "Phase B" and even a potential "Phase C".

More discussion ensued.

Councilmember Behrendt asked when the Council would have an opportunity to weigh in on proposed locations for art installations.

Community Development Director Hause responded it would be when staff comes back with the strategic plan and Council will have the opportunity to provide feedback, as well as hear what feedback they have received from the community and the reasons the locations were chosen.

Councilmember Behrendt confirmed that will be the time the City Council would have an opportunity to make a decision as to whether they want to approve those locations.

Community Development Director Hause agreed.

Mayor Light invited public comment.

Mickey Johnson stated she is there to support the program and offer any help they need.

Andy Porkchop stated he supports art; spoke about pedestrian activation and the parking around the area.

Analyst Villa reported no one on Zoom and no eComments.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve an agreement with LBP Consulting for consulting services to develop a comprehensive

public art placemaking and placekeeping plan for the management and installation of public art projects along Artesia Boulevard for an amount not to exceed \$45,000.

Motion carried 5-0 by voice vote.

#### **O. CITY MANAGER ITEMS**

City Manager Witzansky noted that the normal budget delivery date is May 16<sup>th</sup> under the City's Charter requirements; stated they will have the proposed 25-26 FY budget at the end of the week and will have a "receive and file" presentation, which is a brief introduction to the budget as part of Council's May 20<sup>th</sup> City Council meeting; stated that will not be an opportunity to have constructive dialog on it; reported they will then embark on their three consecutive hearings on June 3<sup>rd</sup>, 10<sup>th</sup> and 17<sup>th</sup> for formal hearing deliberation; noted that is when staff will begin to deposit for Council their various Budget Response Reports and to expect the first batch on as part of the June 3<sup>rd</sup> agenda packet; mentioned for those that are curious about the City's fiscal transparency, all of the annual comprehensive financial reports are found on the City's financial services department webpage including all the completed ACFRs and budget documents.

#### **P. MAYOR AND COUNCIL ITEMS - None**

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

Councilmember Kaluderovic stated she has a BRR for a sensory room as a potential addition to the City's library.

Councilmember Obagi made a referral for a possible strategic planning item or potentially an urgency ordinance to impose a moratorium on liquor shops and other potentially undesirable shops in the area the City is trying to develop economic growth.

Councilmember Kaluderovic offered a friendly amendment to wait until the City gets through the smoke shop ordinance.

City Manager Witzansky stated they can look into creating additional regulatory framework for those businesses that the City thinks are at a saturation point in the community or create other unintended consequences.

More discussion followed.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, for a possible strategic planning item or possibly an urgency ordinance to impose a moratorium on liquor shops or other undesirable shops that cause unintended consequences in the area to be discussed during the Administrative Review or CUP.

Motion carried 5-0 by voice vote.

**R. RECESS TO CLOSED SESSION**

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to recess back to Closed Session.

Motion carried 5-0 by voice vote.

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Brian Campbell, BC Urban**

**PROPERTY:**

**111 W. Torrance Blvd, Suite 100, Redondo Beach, CA 90277**

**(a portion of APN: 7505-002-908)**

**NEGOTIATING PARTIES:**

**Zoila Norwood**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

**R.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Larry Kosmont, Kosmont Companies**

**PROPERTY:**

**123 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7505-002-908)**

**Portion of the Redondo Beach Marina Parking Lot (a portion of APN: 7503-029-900)**

**Fishermans Wharf Pad 2 (a portion of APN: 7505-002-934)**

**NEGOTIATING PARTIES:**

**Various Prospective Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

**R.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session**



is authorized by the Government Code Section 54956.8.

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**PROPERTY:**

**Basin 1: 208 Yacht Club Way, Redondo Beach, CA 90277 (a portion of APN: 7503-003-900)**

**Monstad Pier: 110-151 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-934)**

**Pier Plaza: 103-131 W. Torrance Blvd., Redondo Beach CA 90277 (a portion of APN: 7505-002-908)**

**Kincaid's and Pad 2: 500 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-933)**

**Fisherman's Wharf: 200-240 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-934)**

**NEGOTIATING PARTIES:**

**Allen Ginsburg, Majestic KHM, LLC**

**James Kwon, HK Pacific, LLC**

**Landry's Restaurants, Inc.**

**Various Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- R.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**PROPERTY:**

**160 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7503-029-902)**

**NEGOTIATING PARTIES:**

**Rashel Mereness & Randy LaFaye, Owners of Dinghy Deli**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

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

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

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

**Name of case:**

**New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach  
Case Number: 22TRCP00203**

- R.12. 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.13. 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**

Analyst Villa read titles to Items R.5 through R.13 to be discussed in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, and Assistant City Attorney Cheryl Park.

## **S. RECONVENE TO OPEN SESSION – 7:48 p.m.**

City Manager Witzansky stated there was no reportable action from Closed Session.

## **ROLL CALL**

Councilmembers Present:

Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor

Officials Present:

Light  
Mike Witzansky, City Manager  
Joy Ford, City Attorney

## **T. ADJOURNMENT**

There being no further business to come before the City Council, motion by Councilmember Obagi, seconded by Councilmember Behrendt, to adjourn the meeting at 7:49 p.m. to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, May 20, 2025, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, CA.

The motion carried 5-0 by voice vote.

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

Respectfully submitted:

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Eleanor Manzano, CMC  
City Clerk