



Minutes  
Redondo Beach City Council  
Tuesday, November 4, 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 AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

##### **AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Diane Strickfaden, Director of Human Resources**

##### **EMPLOYEE ORGANIZATIONS:**

**Redondo Beach Police Officers' Association, Redondo Beach Police**

**Management Unit; and Redondo Beach Firefighters' Association**

- 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:**

**Gregory Langadinos v. Los Angeles County Superior Court et al.  
Case Number: 225CV04746-MEMF-DTB**

- 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:**

**Mark Rhoads v. City of Redondo Beach; Chief Joe Hoffman; City Manager Mike Witzansky; Officer Bryan; and DOES 1-20, inclusive  
Case Number: 2:25-cv-09806-PD**

- 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:**

**John Bell v. City of Redondo Beach  
Case Number: 2:25-cv-09421-MCS-SSC**

- 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: B336042**

- 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: B337897**

- F.13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

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

**PROPERTY:**

**239 & 245 N. Harbor Drive, Redondo Beach, CA 90277  
(portions of APN: 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, CA Surf Club**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- F.14. 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:**

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

**NEGOTIATING PARTIES:**

**Allen Sanford, BeachLife Festival**

**UNDER NEGOTIATION:**

**Price and Terms**

- F.15. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-**

**client privilege, Government Code Section 54957(b).**

**Title: City Manager**

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, Lead Labor Negotiator Laura Kalty, Assistant to the City Manager Jane Chung, Human Resources Director Diane Strickfaden, Outside Legal Counsels Peter Pierce, Diana Varat, Abigail O'Brient, and Jon Welner, and Waterfront and Economic Development Director Greg Kapovich.

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

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:44 p.m.

**H. ROLL CALL**

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

Councilmembers Absent: Obagi

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Melissa Villa, Analyst/Liaison

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced they were joined by Community Development Director Marc Wiener and Outside Legal Counsel Jon Welner did not join in Closed Session, and for items F.2, F.3, and F.4 the City Council unanimously authorized the City Attorney to defend the City in those matters.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Open Session at 6:45 p.m.

Motion carried 4-0-1 by voice vote. Councilmember Obagi was absent.

## **6:45 PM – OPEN SESSION – REGULAR MEETING**

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

A Regular Meeting of the Redondo Beach City Council was called to order at 6:45 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  
Melissa Villa, Analyst/Liaison

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

Mayor Light recognized any veterans and active-duty military for their service.

Logan, 2nd grader at Jefferson Elementary School, led in the Pledge of Allegiance.

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

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

Councilmember Waller reported attending the South Bay Cities Council of Governments Meeting on October 23, 2025, where they discussed Waymo and evaluating the creation of a South Bay Regional Housing Trust; attended the West Basin Water Harvest; on Thursday, helped RBUSD thank the crossing guards for their service along with other Councilmembers and also attended the ribbon cutting at the North Branch Library for the new express hours; on Friday, joined local leaders and partners to discuss term priorities for BCHD's strategic development half-day retreat; noted the Riviera Village Halloween Trick or Treat event was a big success and the clean up crew did a great job after it.

Councilmember Castle reported attending the North Branch Library ribbon cutting for the new hours, the Redondo Beach Ed Foundation's golf outing kick-off, and the South Bay Friend's Foundation fundraiser on the 31<sup>st</sup>.

Councilmember Kaluderovic stated they had intended to go up to Monterey to speak to

the Governor's Military Council on October 27<sup>th</sup> and attend the Installation Innovation Forum to hear from the Director of the Office of Local Defense Community Cooperation but due to the Government shutdown they cancelled the trip and are working on getting the registration fees refunded (\$1275); noted they did establish an open line of communication with the Governor's Military Council; attended the Executive Committee for Regional Homelessness Alignment with the County on October 31<sup>st</sup> to discuss Measure A, that morning attended the South Bay Aerospace Alliance meeting and will be at Veteran's Memorial on Veteran's Day.

Councilmember Obagi spoke about taking the Beach Cities Transit line from North Redondo to SoFi stadium to watch the Chargers game and noted it was easy and time efficient; attended the North Branch Library ribbon cutting and thanked Library Director Dana Vinke for getting the grant for the library; thanked Public Works for their work in getting the banners installed on Artesia Blvd. and thanked the RBPd and RBFD for keeping the community safe on Halloween.

Mayor Light noted he was also supposed to attend the conference in Monterey but cancelled for the same reasons as Councilmember Kaluderovic; attended the League of California Cities Annual Conference and Expo in Long Beach a few weeks prior; announced the Veteran's Day event coming up at Veteran's Park at 1:00 p.m.; reported the mural has begun on the Public Works' wall on Catalina; announced the official launch of the City's dedicated website ([www.RBLA28.org](http://www.RBLA28.org)) to welcome the world for the LA FIFA World Cup, Olympics, and Paralympic games; thanked Jane Chung for being the point person for the site.

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

City Manager Witzansky asked to push item H.6 to the November 18, 2025, City Council meeting.

Motion by Councilmember Obagi, seconded by Councilmember Behrendt, to move N.3 ahead of N.1.

Mayor Light clarified the motion is to push item H.6 to the November 18<sup>th</sup> meeting and to move N.3 ahead of N.1.

Motion carried 5-0 by voice vote.

#### **F. AGENCY RECESS – 6:58 P.M.**

Motion by Councilmember Obagi, seconded by Councilmember Castle, to recess to the Community Financing Authority regular meeting.

Motion carried 5-0 by voice vote.

#### **F.1. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

**RECONVENE TO REGULAR MEETING FROM AGENCY MEETING – 7:00 P.M.**

**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/Liaison

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

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

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

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, 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 NOVEMBER 4, 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. OCTOBER 14, 2025 ADJOURNED AND REGULAR MEETING  
B. OCTOBER 21, 2025 ADJOURNED AND REGULAR MEETING**



**CONTACT:** ELEANOR MANZANO, CITY CLERK

**H.4. PAYROLL DEMANDS**

**CHECKS 30432-30448 IN THE AMOUNT OF \$20,852.07, PD. 10/24/25**  
**DIRECT DEPOSIT 302348-302969 IN THE AMOUNT OF \$2,372,565.42, PD. 10/24/25**  
**EFT/ACH \$9,598.53, PD. 10/10/25 (PP2521)**  
**EFT/ACH \$473,281.31, PD. 11/3/25 (PP2521)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 122155-122347 IN THE AMOUNT OF \$3,963,756.08**  
**EFT CALPERS MEDICAL INSURANCE \$524,939.20**  
**DIRECT DEPOSIT 100009889-100009977 IN THE AMOUNT OF \$100,338.39, PD.10/31/25**  
**REPLACEMENT DEMANDS 122152-122154**

**CONTACT:** STEPHANIE MEYER, FINANCE DIRECTOR

**H.5. APPROVE CONTRACTS UNDER \$35,000:**

**1. APPROVE AN AGREEMENT WITH MARK GROH FOR PARKING CITATION APPEAL ADJUDICATION SERVICES IN AN AMOUNT NOT TO EXCEED \$16,800 FOR THE TERM NOVEMBER 4, 2025 TO NOVEMBER 3, 2028**

**CONTACT:** JOE HOFFMAN, CHIEF OF POLICE

**2. APPROVE AN AGREEMENT WITH STREAMLINE AUTOMATION SYSTEMS, LLC TO PROVIDE SOFTWARE FOR FIRE INSPECTIONS IN AN AMOUNT NOT TO EXCEED \$32,366 FOR THE TERM NOVEMBER 22, 2025 TO NOVEMBER 21, 2026 WITH ONE AUTOMATIC ONE-YEAR RENEWAL**

**CONTACT:** PATRICK BUTLER, FIRE CHIEF

**H.6. Pulled by City Manager Witzansky and pushed to the City Council meeting of November 18, 2025.**

**H.7. APPROVE THE TEMPORARY STREET CLOSURE OF AVENUE H AT DORIS WAY FROM NOVEMBER 28, 2025 THROUGH JANUARY 2, 2026 AND THE ASSOCIATED TRAFFIC CONTROL AND TRASH COLLECTION MEASURES TO HELP MITIGATE THE EFFECTS OF THE ANNUAL TORRANCE HOLIDAY LIGHT DISPLAY**

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

**H.8. APPROVE A SECOND AMENDMENT TO THE ON-CALL CONSULTING SERVICES AGREEMENT WITH ELLIS ENVIRONMENTAL MANAGEMENT,**

**INC. TO INCREASE THE NOT TO EXCEED AMOUNT BY \$100,000 FOR A NEW NOT TO EXCEED TOTAL OF \$300,000 AND TO EXTEND THE TERM THROUGH NOVEMBER 1, 2027**

**CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR H.9. APPROVE THE PURCHASE OF A 2026 CHEVROLET SILVERADO 1500 VEHICLE FROM OLATHE FORD SALES INC. FOR USE BY THE FIRE DEPARTMENT, FOR A TOTAL COST OF \$70,017**

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

- H.10. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2511-082 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE FY 2025/26 SURRENDERED AND ABANDONED VESSEL EXCHANGE (SAVE-25) GRANT AGREEMENT, GRANT NUMBER C25S0607 FROM THE DEPARTMENT OF PARKS AND RECREATION, DIVISION OF BOATING AND WATERWAYS, AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE AGREEMENT AND ANY RELATED DOCUMENTS**

**ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2511-083 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING \$50,000 IN GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS, GRANT NUMBER C25S0607 TO THE CITY'S WATERFRONT & ECONOMIC DEVELOPMENT DEPARTMENT BUDGET FOR THE DISPOSAL OF ABANDONED OR SURRENDERED VESSELS IN KING HARBOR**

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

- H.11. ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2511-084, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPOINTING AN ADVISORY BOARD IN CONNECTION WITH THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT AND DIRECTING THE PREPARATION OF A REPORT FOR CALENDAR YEAR 2026**

**ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2511-085, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE REPORT OF THE ADVISORY BOARD FOR CALENDAR YEAR 2025 IN CONNECTION WITH THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT**

**ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2511-086, A RESOLUTION**

**OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ASSESSMENT AGAINST BUSINESSES WITHIN THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2026 AND SETTING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO; AND**

**SET NOVEMBER 18, 2025 AT 6:00 PM AS THE DATE AND TIME FOR THE PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS**

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

- H.12. ADOPT BY TITLE ONLY ORDINANCE NO. 3307-25, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE, CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA REFERENCE STANDARDS CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 UNIFORM SWIMMING POOL, SPA, AND HOT TUB CODE, 1997 UNIFORM HOUSING CODE, AND 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS TOGETHER WITH CERTAIN DELETIONS, ADDITIONS AND AMENDMENTS TO TITLES 3, 5, AND 9 OF THE REDONDO BEACH MUNICIPAL CODE. FOR SECOND READING AND ADOPTION**

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

- H.13. Pulled by Councilmember Kaluderovic based on Ron Maroko's comments and submission for modified language in the contract.**

- H.14. RECEIVE AND FILE THE CITY ATTORNEY AUTHORIZATION REPORT FOR SETTLEMENTS IN AN AMOUNT UP TO \$25,000**

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

- H.15. APPROVE A LETTER OF AGREEMENT FOR FUNDING AND OPERATION OF THE REDONDO BEACH EMERGENCY HOMELESS SHELTER (PALLET SHELTER) FOR AN AMOUNT NOT TO EXCEED \$145,927.74 TO BE FUNDED BY STATE PERMANENT LOCAL HOUSING ALLOCATION FUNDS FOR THE TERM OCTOBER 1, 2025 TO MARCH 31, 2026**

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

## **H.16. APPROVE CANCELLATION OF THE NOVEMBER 11, 2025 REGULAR CITY COUNCIL MEETING**

**CONTACT:** ELEANOR MANZANO, CITY CLERK

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the Consent Calendar with the exception of H.6 which will be continued to the November 18, 2025, meeting.

Ron Maroko, District 3, referenced item H.13 and provided a definition of the Mills Act, highlighting the property owners receive a sizeable property tax benefit over the 10 years or beyond depending on the extension; noted it is the main incentive for owners to landmark their properties; requested Council add a clause in the contract that the property owners consent to be included in the historic district should such a district include the proposed property; stated he provided a copy of the proposed language to Councilmember Behrendt and City Attorney Ford and could provide copies to everyone else if desired; mentioned with the high profile events coming to the City it would be nice to have this in place; stated the City's preservation ordinance is voluntary and owners can voluntarily cancel the contract; stated Ordinance 10-4.102 has nine reasons why the City wants to promote and celebrate the City's architectural, artistic, cultural, historical, political, and social heritage; noted the land use element of the General Plan sets forth nine policies in support of historical preservation; asked Council to consider modifying the contracts, per his recommendation, before approving them.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file the proposed language written by Ron Maroko.

Motion carried 5-0 by voice vote.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to pull item H.13 for further discussion given Ron Maroko's recommendation.

City Clerk Manzano reported an eComment in support of H.15.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to approve the Consent Calendar except for item H.6, which will be continued to November 18, 2025, and item H.13, which was pulled for discussion.

Motion carried 5-0 by voice vote.

City Clerk Manzano read H.10 adopt by title only Resolution No. CC-2511-082, adopt by 4/5ths vote and by title only Resolution No. CC-2511-083, H.11 adopt by title only Resolution No. CC-2511-084, Resolution No. CC-2511-085 and Resolution No. CC-2511-086, and H.12 adopt by title only Ordinance No. 3307-25.

## **I. EXCLUDED CONSENT CALENDAR ITEMS**

**H.13. APPROVE HISTORIC PROPERTY PRESERVATION AGREEMENTS FOR THE PROPERTIES LOCATED AT 217 AVENUE F AND 102 N BROADWAY FOR A TERM OF TEN YEARS WITH AUTOMATIC ONE-YEAR RENEWALS**

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

**Pulled by Councilmember Kaluderovic for further discussion.**

Mayor Light asked City Attorney Ford if she had reviewed the language suggested by Ron Maroko and if it was appropriate to add to the contracts.

City Attorney Ford responded that she had reviewed the language and it was completely up to the Council to add it into the contract; read section 10-4.303 of the current municipal code, which states a property needs written consent by the owner to be included in a historic district, and Ron Maroko's language implies that if a property owner has a landmark designation they also consent to be included in a historic district during the term of their contract.

Mayor Light asked if they would be violating anything if they adopt the language and City Attorney Ford stated no.

Councilmember Behrendt reported speaking to Mr. Maroko about the item but did not really review it with the City Attorney or the City Manager; read part of the language that states "waives any opportunity to withdraw consent to inclusion" and questioned if that means the owner has withdrawn consent for inclusion and is forever included in the historic district; asked the City Attorney if that requires a substantive change.

City Attorney Ford stated the property owner would still have an option to withdraw; explained that the owner is automatically consenting to the historic district when the district is formed for the life of their contract but can withdraw after the term is completed.

Some discussion followed. City Attorney Ford stated they would have to come back, if they agree to the proposed language, to amend it and get the agreement of the property owners; noted, if that is the action of the Council that evening, they could not take any action on the item at that evening.

Discussion followed on continuing the item so further discussion could happen and so the property owners could have the opportunity to review it.

City Manager Witzansky suggested pulling the item from Consent Calendar and bring it back for further discussion and a revised admin report.

Councilmember Behrendt asked if the item was time sensitive.

Community Development Director Marc Wiener stated that it is time sensitive and needs

to be submitted to the County for recordation by the end of this calendar year for it to go into effect for next calendar year; reported that both owners agreed to make their properties historic landmarks but the clause being suggested obligates them to opt into the historic district if one is formed; noted the current code, as written, gives them the choice to volunteer their property to be in the historic district but with the historic landmark designation they have the preservation protections already; felt it would be unlikely a property owner would not want to be in the historic district after volunteering to have their home be designated a historic landmark but still felt asking them would be needed.

Councilmember Behrendt wanted some clarification regarding historic districts and Community Development Director Wiener explained the makeup and how the boundaries are determined; provided a separate example of a historic district the City is working on now where one property owner opted out of the historic district so there is a gap in that formation around the one house.

Community Development Director Wiener stated the proposed agreement for that evening's item is asking that in order to grant the Mills Act, the owner must agree to accept the nomination into a historic district if one is formed.

More discussion followed. Community Development Director opined there is no real downside to being in the historic district once a property is designated as a historic landmark because the restrictions to the owner are in that designation.

Councilmember Behrendt voiced his concerns over making a change without discussing it further.

City Attorney Ford suggested they could approve the contracts, as is, that evening and refer to staff a discussion on it for future contracts.

Mayor Light asked Community Development Director Wiener if the item were to be continued to the November 18<sup>th</sup> meeting if it would be enough time to submit it to the County.

Community Development Director Wiener stated there is processing to be done after the approval and it would be at risk to not being filed this calendar year.

Councilmember Castle pointed out that the property owners could sign an addendum to the Mills Act contract at any time if they approved the contracts as is that evening and it would have no impact on their real estate tax; voiced his concern over the owners waiving any opportunity to withdraw from consent from the inclusion in a historic district.

Community Development Director Wiener added that landmarking is separate from the Mills Act but in order to qualify for the Mills Act the property needs to be designated a landmark but once the Mills Act contract expires the property is still a historical landmark and would have to follow a process to be delisted.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to approve H.13 as written and refer to having the discussion at a later date.

City Clerk Manzano reported no eComments and no one online.

Councilmember Behrendt asked the City Manager when an appropriate time would be to discuss this item again.

City Manager Witzansky spoke about coming back with General Plan phase 2 items and they could add this to that discussion

Motion carried 5-0 by voice vote.

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

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

Lisa Happee-Cates, President of Keep the Esplanade Beautiful, spoke of their press release of their video premiere and thanked City Council and the Redondo Beach residents for their support of their annual mixer; mentioned KEB honored two Public Works employees at their mixer.

Holly Osborne, District 5, spoke of the narrow width of the ROW in Lawndale and Metro's continuous erroneous width, noted they finally changed their widths for the DEIR released in January 2023 but left their error in the appendix; stated since Metro claimed that width of ROW they were able to say they were not taking properties since they already owned the ROW; spoke of how they corrected the drawings in the FEIR appendix released September 2025 and how they added the extra feet into their construction easement; mentioned the seriousness of the issue and that it is all in their package; stated she read in the New York Times about brain injuries that can happen with indoor firing ranges and summarized they articles findings.

Niki Negrete-Mitchell, District 3 ROW stakeholder, spoke of the QR code generated by Torrance that buried the critical comments from the refinery and the pipeline owners responding to the draft DIR for the C line; reviewed previous statements made and voiced her concerns over the numbness regarding the issue; hoped Council would take this situation seriously and express their concerns to Torrance leadership; mentioned a boy she saw on Friday afternoon during rush hour traffic on Inglewood Avenue riding his e-Bike in the fast lane and voiced concern over their safety.

Jim Mueller spoke of the various projects Mayor Light supports in South Redondo and mentioned that in a Facebook post of what he supports in North Redondo he only mentioned a couple of new ordinances and art projects paid for by private money and reiterated promises from the 5-year old AACAP; stated Mayor Light focused on only the negatives when asked about a farmers' market in North Redondo; felt improvement projects for North Redondo are always "too hard or costs too much" and any

accomplishments the Mayor touts for Districts 3,4, and 5 are nowhere near the City investments put into the Harbor, Pier, and South Redondo; spoke about the exclusivity of the Harbor; stated the ordinance changes proposed for the Artesia/Aviation corridor have been promised for five years and felt the success of the AACAP is uncertain; stated 4 out of 5 candidates for Mayor in the last election came from District 1 and opined that the Councilmembers for District 4 and 5 need to make sure that they are better represented in the next election so residents in North Redondo will get the attention they need.

Councilmember Behrendt asked the City Manager if any permits or proposals have been submitted and received from any groups interested in running a farmers' market.

City Manager Witzansky noted it has been a few years since they have received any interest in a farmers' market but in previous years had explored one at the Performing Arts Center in North Redondo; suggested that it be discussed in a traditional BRR and could ultimately be part of a Strategic Plan.

Councilmember Behrendt asked if a group or vendor came forward to explore the idea if there is already a process in place.

City Manager Witzansky stated it is a deliberative process and lots of things to consider; noted the challenge has been in finding a viable location attractive to vendors and local businesses.

Mark Nelson (via Zoom) referenced a video that was seen by Council regarding a Ford Bronco exiting Beach Cities last Wednesday at 8:00 a.m. and not yielding to traffic which caused a chain reaction; reported the Bronco ended up southbound in the northbound lanes and noted it could have been a big tragedy given the schools in the 500 block of Prospect and all the kids that e-Bike; stated it highlights the need for the City to respond to Darryl Boyd's letter from about a month prior; noted that RBPD had three units at Beach Cities that day and demonstrated the dysfunction of the Beach Cities exit onto Prospect when they all left; detailed their exit, noted maneuvers would have gotten normal drivers tickets; stated there is a need for a redesign from Beach Cities' exit; reported attending the Beach Cities public meeting last Friday and that 90% of the attendees were affiliated or paid by Beach Cities and the other 10% were elected; stated it was reported that the Alcove youths are intimidated by being in the hospital building with an ocean view and felt that they need their own building for mental health reasons; suggested the City consider using funds towards a project for a Beach Cities building at the corner of Flagler and Beryl and also asked the City to consider a redesign at the intersection to relieve the congestion and protect residents in the area.

City Clerk Manzano reported no other eComments or Zoom for the item.

**K. EX PARTE COMMUNICATIONS – None**

**L. PUBLIC HEARINGS - None**



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

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

**N.3. Councilmember Obagi moved N.3 before N.1.**

**DISCUSSION AND POSSIBLE ACTION REGARDING THE DESIGN OF THE KING HARBOR GATEWAY SIGN REPLACEMENT AND UPDATES TO CITY MAINTAINED FLAGS AND PENNANTS**

**CONTACT:** ANDREW WINJE, PUBLIC WORKS DIRECTOR  
JANE CHUNG, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Chung provided an overview of the item which included:

- City Council approval of the design services agreement for King Harbor Gateway sign on September 16, 2025
- City Council approval of the City flag design with new City logo on October 7, 2025
- Present seven design options for the Gateway Sign design as well as share the new City flag and pennants

Assistant to the City Manager Chung showed a slide with the current King Harbor Gateway sign and detailed the improvements approved and funded through the CIP budget; provided a several slides with the various options for the Gateway sign along with details of each design and noted the differences of each option; provided a slide featuring the Gateway sign proposed lower sign language along with additional lower sign options to include: Fisherman's Wharf, Sport Fishing, Boat/Watercraft Rental, and/or International Boardwalk; stated once a sign is approved, staff will initiate the bidding process to secure a manufacturer/installer and painter; reported work will begin early 2026 and end mid 2026; noted the City has arranged for traffic control during the installation which will include intermittent closure of the left turn lane at Anita St. and PCH.

Mayor Light asked if people will be able to go under the sign on Catalina during the installation.

Discussion followed.

Assistant to the City Manager Chung continued her presentation; provided a slide with the multi-colored pennants for International Boardwalk and noted that the middle flag would be the primary City flag; reported that the California state flag is required to be flown on all three flag poles and that all the flags and pennants being purchased will remain within the \$10,000 budget; stated staff's recommendations are for City Council to provide staff with direction on the design selection for the King Harbor Gateway sign and for the lower sign language.

Mayor Light asked what the anticipated lifespan of the sign will be once it is painted.

City Manager Witzansky and Community Development Director Winje both stated about 10 years.

Mayor Light spoke of the boat ramp installation and felt that it would be complete before the 10-year lifespan; noted it will be a key feature and asked if staff had a recommendation regarding the language of the lower sign.

City Manager Witzansky recommended putting “boat launch” since it applies to the hoist that is currently there and would apply to the future boat ramp.

Councilmember Obagi added that replacing the lower sign would not be as expensive as replacing the whole sign.

More discussion followed.

Councilmember Obagi spoke about a Facebook post he made, which received 97,000 views, mostly supportive but had a vitriolic negativity towards the removal of “Sport Fishing” on the sign; stated he put in the Blue Folder material on the history of sport fishing in Redondo Beach and gave a brief background on it; noted that Fisherman’s Wharf is filled with people fishing and stated he would be inclined to keep “Sport Fishing” on the sign; supported removing “Portofino Inn” and just putting “Hotels”; asked staff if there was a reason they included certain words on the sign in their example.

City Manager Witzansky stated they were just trying to capture the broadest sense of the experience in the Waterfront.

Councilmember Obagi reported getting positive feedback from the public on options 3 and 7; spoke of thickening the font but keeping the font style; liked the logo without the life-ring and Redondo Beach which is option 7.

More discussion followed.

Councilmember Waller supported option 7 and stated if Stellen Design is fine with the font changes, then he was fine with it; agreed that sport fishing and boat launch are important and could potentially replace Seaside Lagoon and marinas.

Mayor Light asked the City Manager if the lower sign language needed to be decided that evening.

City Manager Witzansky stated if they were going to collectively decide on the language it would need to be brought back.

Councilmember Castle supported option 7, felt it fit well with the new City logo and also felt having consistency with the font would be important; stated he liked the current language on the lower sign but was flexible on the language.

Councilmember Obagi commented that the current sign has 73 characters and what they are proposing has less; wanted to show an example on his screen and allowed Councilmember Behrendt to have the floor.

Councilmember Behrendt commented that Stellen Design has been very thoughtful and careful with the design of their new logo; confirmed that the owner of Stellen Design was not available; felt there must be a reason why she did not place more characters in the lower language; supported the current words on the lower sign and noted they are revenue generating and informative to travelers; agreed with Councilmember Obagi that they should try to move forward that evening with the lower sign language.

City Manager Witzansky agreed Councilmember Behrendt that Stellen Design probably did consider the number of characters and words that would be optimal for the lower sign.

Assistant to the City Manager Chung understood, in speaking with the Public Works and Waterfront and Economic Departments, that it was agreed that the wording and font was the best suited to capture the amenities and allow the average driver to see the words on the sign.

Mayor Light felt marinas and boat launches are separate enterprises and that sport fishing is draws people to Redondo Beach; stated he would drop “marinas” and suggested dropping “Portofino” and putting “hotels”, replacing “restaurants” with “food”, adding “sport fishing”, and “boat launch”.

Councilmember Obagi agreed that option 7 presented better with fewer words; asked for 2B to be lit up and presented two options; agreed with Mayor Light that “marinas” could be removed; suggested “SPORT FISHING – RESTAURANTS – HOTELS – SEASIDE LAGOON – PIER” as the language, which totaled 69 characters.

Assistant to the City Manager Chung stated the current language totaled 50 characters including spaces.

Discussion followed.

Councilmember Behrendt stated he did not feel comfortable making any changes or decisions without Jordis from Stellen Design present; requested they bring this back on November 18<sup>th</sup>.

Councilmember Obagi felt they were all supportive of option 7, should submit proposed language for the lower sign, add it to the Consent Calendar and pull the item if necessary.

Discussion followed regarding the selection of option 7, the need to speak to Jordis with Stellen Design for her expertise, adding it to Consent if she feels their suggestions will work or bring it back on the 18<sup>th</sup> if more discussion is needed.

City Manager Witzansky noted that Jordis does not mind what words are put on the lower sign just the readability of them and is leaving it up to Council to decide what words they would prefer.

Councilmember Obagi lit up 2B with another option for language which had a character count of 56 and read: "PIER – HOTELS – DINING – SEASIDE LAGOON – SPORT FISHING"

Discussion followed with more preference towards "Restaurants" over "Dining"; Councilmember Kaluderovic suggested they have a preferred and then defer to Jordis for her professional opinion.

Councilmember Kaluderovic mentioned the comments they were receiving and asked if they should do a nod to the old sign and put a ring around the logo.

Councilmember Castle felt the actual arch itself is a nod to Redondo Beach's history and the font is part of the new logo.

Mayor Light commented that he has spoken to people about the King Harbor Gateway sign and most didn't know what actually in the middle of the circle or that it had a life ring; noted some of the comments they are receiving are asking for the sign to stay the same.

Councilmember Obagi mentioned all the signs in Redondo Beach are different and not consistent and Council's mandate was to brand Redondo; felt they are receiving positive reactions to the new logo and their goal is to make the brand more visible.

City Manager Witzansky stated they have direction to consult Stellen Design with the 61 characters Council has requested and see if Jordis is comfortable with the spacing/crowding and how she feels about adding more weight to the font on the arch.

Mayor Light invited public comment.

Lee Coller, District 3 and Harbor Commissioner, pointed out although the sign is not in the Harbor Commission's area everything on the sign is; felt sport fishing is important and spoke about the rentals that are offered but felt that the wording Council has come up with is on the right track.

Mark Hansen, King Harbor boater, liked what the Council produced for the words on the lower sign and felt the new font is cleaner but adding some thickness would be good; recommended adding the boat launch to the lower sign since it is something new that Redondo Beach has not had in the past; felt putting Harbor specific activities on the sign is important; suggested just fishing would work and that hotels and restaurants are things every city has so may be dropped and agreed with Lee Coller that adding "Rentals" would be a good idea.

City Clerk Manzano reported no hands raised on Zoom and five eComments opposed to

N.3.

Mayor Light felt restaurants on the Pier is unique to Redondo Beach since not all piers have dining.

Councilmember Castle felt it would be about five years before the boat launch would be complete so maybe on the next refresh of the sign it could be added; mentioned there are two other marquees in the Waterfront that can advertise.

More discussion followed and Councilmember Behrendt suggested Jordis could consider "Recreation" on the sign.

City Manager Witzansky summarized that Council chose option 7, will ask Jordis about the font, and ask her about the feasibility of the number of characters Council suggested on the sign; if she feels it works it will come back as a Consent item and if not, he will add it as a discussion item.

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE INSTALLATION OF A PUBLIC BOAT LAUNCH ON MOLE D IN KING HARBOR APPROVE OPTION E AS THE PREFERRED LOCATION FOR THE BOAT LAUNCH AND DIRECT STAFF TO PREPARE A RESOLUTION TO APPLY FOR A GRANT FROM THE CALIFORNIA DIVISION OF BOATING & WATERWAYS TO FUND THE RAMP'S FINAL DESIGN AND CONSTRUCTION**

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

W.E.D. Director Kapovich introduced the item and mentioned Dave Charobee would be presenting the PowerPoint and Waterfront Manager Katherine Buck and Outside Consultant Jerry Holcomb (Moffett & Nichol) are there for any questions.

W.E.D. Senior Manager Charobee reported the project is funded by DBW (Division of Boating and Waterways) which will pay 100% of the permitting and construction of the boat launch with some conditions from the City; explained that is why the item is before the Council that evening; stated they are seeking City Council's approval to move forward with an application for the DBW grant due on Feb. 2, 2026, which also requires two things: 1) a resolution from City Council authorizing staff to apply for the grant, and 2) identify a preferred location for the boat launch; provided some background from 2022 where City Council approved the amenities plan; reported they have narrowed down the options for locations on Mole D; provided a slide with the project timeline and next steps, noted that July 2027 is when the boat launch grant awards and within 3 years of receiving the grant the project must be completed.

Mayor Light asked if they would be receiving the approval of the Coastal Commission during that timeline.

W.E.D. Director Kapovich said they could certainly do it in parallel.

W.E.D. Senior Manager Charobee provided background on Moffatt and Nichol and reported they gathered extensive public feedback, have completed 12 projects in the Harbor, and their consultant with Moffatt & Nichol, Jerry Holcomb, is a King Harbor boater; explained the considerations and requirements needed for their options for the location of the boat launch; went over the history of the boat launch in Redondo Beach and details of why Mole A, B, and C were not suitable locations for the boat launch and Mole D proved to be the best option; reviewed Measure C which requires the boat launch to have two lanes, be located a safe distance from the hand launch, have no net loss of slips, operate in normal surge conditions, avoid wear waves over top the break-wall, accommodate street legal trailered boats, and must have 60 trailer spaces within 500 ft of the ramp; spoke about SWA gathering feedback and holding outreach meetings throughout the year; noted that Mole D goes from International Boardwalk up to Seaside Lagoon and provided more information regarding the area; showed a slide of the Coastal conditions characterization done by Moffatt & Nichol and explained the results; provided a slide featuring the Boat Launch Usage Demand Evaluation done by Moffatt & Nichol, which is a requirement of the grant application, and went over the results; provided another study done by Moffatt & Nichol on the parking and traffic circulation of the six closest intersections, which concluded the level of service would be acceptable with the addition of the boat launch; spoke of a public workshop conducted on September 23<sup>rd</sup> and from that workshop they came up with several location options (slides were provided for each option with benefits and drawbacks): Option A would be the farthest south along the Mole and have the shortest ramp but stated that the biggest drawback is it has the narrowest channel width for the launching of vessels, Option B would have more impact on the environment but would provide more vessel navigation, Option C would be along the western side of Mole D and have the most impact by surges and wave attenuation but offer the most navigable space for vessels that are launching; noted that Option C would have the most obstacles to obtain permitting and grant funding; provided a picture and details of a sheet pile wall and the impacts of it; spoke of the public workshop and that a result from it was a fourth location near R10 but because it would require the removal of some slips it is not a viable option; the results of the public workshop was split so Moffatt & Nichol came up with Option E; went over more of the public workshop and the feedback from the attendees and reported most favored Option C.

Councilmember Behrendt commented that he noticed the numbers dropped from the first survey taken at the workshop to the second survey, so some attendees left prior to the second survey being taken.

W.E.D. Senior Manager Charobee added that the questions were optional and not everyone had to answer the questions if they did not want to; continued with his presentation; provided a slide with Option E, which was created from the public feedback from the workshop, the subcommittee formed from the Harbor Commission, staff and Moffatt & Nichol, which was a compromise of Option A and B and listed the benefits; noted it received favorable responses; reported the Harbor Commission voted unanimously on October 13, 2025, to recommend staff bring to City Council for recommendation to apply for the BLF grant using Option E; stated staff recommended

that Council receive and file the report and direct staff to return at a future date with a resolution directing staff to apply for the Boat Launch Facility Grant using Option E as a preferred location.

City Manager Witzansky noted that DBW is supportive of their application and eager for Redondo Beach to have a boat launch; stated what Council was choosing that evening is boat launch orientation, where it is entering the navigable waters, what sort of conflicts it creates, how it is accessed from the land side, and what it does for allowances for parking; stated the rest will be decided in final design; spoke of the support for Option E and that it will preserve all existing commercial spaces.

Mayor Light reported that he receives comments from members of the public that are not boaters asking why the City is prioritizing a boat launch; spoke about Measure C, and that the Coastal Commission was upset that a boat launch was mandated in the Harbor and the City had approved Shade Hotel without putting a boat launch in but due to the mandate they cannot expand commercial development at the Harbor without putting the boat ramp in; stated reasons why he is happy that Option A, B, and C was not recommended and felt Option E was a good compromise.

Councilmember Waller supported Option E; asked if the City spends money on the construction, design, and permitting before or after DBW sends funding.

City Manager Witzansky stated they are hoping DBW funds all the substantive construction drawings, the subsequent entitlement phase, bidding, and implementation of the ramp; noted they have available funds in the CIP that allows them to accelerate the pre-entitlement work; hoped they could get a Letter of No Prejudice from DBW so they can get reimbursed for some of the design work.

W.E.D. Director Kapovich stated DBW does not cover the entitlement process.

Councilmember Waller asked about the certainty of the grant funding, worried that California may defer the funding.

City Manager Witzansky clarified that the entitlement funding is already covered in the \$650,000 and there is no other additional appropriation associated with it; stated they will wait for confirmation from DBW before incurring any other expenses for plans and specification work.

Councilmember Kaluderovic asked if the project is fully funded from the City's perspective and City Manager Witzansky stated that is correct.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to receive and file and to direct staff to prepare a resolution that identifies Option E as the preferred location to the grant application.

Lee Collier, District 3 and Harbor Commissioner, spoke in support of Option E and thanked

Council for moving the item forward.

Mark Hansen, King Harbor boater, mentioned he was a member of the King Harbor Public Amenities working group a couple of years prior and they recommended the same location; complimented staff, Moffatt & Nichol, and the Harbor Commission Subcommittee for their work; spoke about wind angles and Measure E.

City Clerk Manzano reported no hands raised online and one eComment in support and one eComment opposed.

Motion carried 5-0 by voice vote.

Councilmember Castle wanted to congratulate everyone involved, mentioned 22 sites were considered and they have crossed a milestone in selecting a location.

## **N.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE PROCESS TO CONSIDER AMENDING THE CITY'S LOCAL COASTAL PROGRAM TO ADJUST THE PARKING REQUIREMENTS FOR MARINA SLIPS**

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

W.E.D. Director Kapovich introduced Analyst Mio Iwasaki, W.E.D., to present the item.

Analyst Iwasaki noted she would present an overview of the costs and process to consider potential adjustments to the Marina slip parking requirements; noted the item stemmed from City Council's Strategic Plan direction to determine if the existing parking requirement for Marina slips reflects the actual parking demand; provided an overview of the current LCP; noted that the approving body for an LCP amendment is the California Coastal Commission, which requires a parking study to substantiate any changes; stated they reached out to Fehr and Peers to establish a rough cost estimate for a study and noted, if Council decided to move forward with a study, they would conduct a competitive bid process; reported their preliminary cost estimate would be \$35,000 and explained the two components involved in the study; noted that their department's budget has the funds to cover the estimated cost; provided the process and timing of the study if Council provided direction to proceed; stated that it would take about 3 months to complete the bidding and agreement process, the study would take about 3 months to conduct, if the study recommends adjusting the parking ratio and Council supports the decision they would initiate zoning ordinance and LCP amendments which would take about 3 to 4 months, and Coastal Commission review of the LCP amendment would take about 4 to 6 months; stated staff is seeking City Council direction on whether to pursue a parking analysis for Marina slips in the Redondo Beach Harbor.

City Manager Witzansky noted that there is a lot of vacancies in the parking lots that are dedicated to Marina use; felt the City has excess parking assigned to slip users and if they petition and file an application with Coastal they could repurpose those spaces for



more valued uses.

Councilmember Behrendt clarified that the recommendation from Council is to direct staff to do the study.

Mayor Light mentioned speaking to Kevin Ketchum with Port Royal and he mentioned that the City required too much parking, and suggested adjusting it for better uses; voiced concern about getting an outside consultant like Fehr and Peers that do not know Redondo's Harbor and its uses; suggested the consultant conducting the study is guided by someone that knows the Harbor and its uses, suggested the Harbor Commission review the data before it is drafted and presented to Council.

City Manager Witzansky stated they will get quotes from different vendors and mentioned they could get Port Royal's data.

Motion by Councilmember Castle, seconded by Councilmember Waller, to move forward with the study as recommended by the City Manager and staff.

Mark Hansen cautioned the City that the Mole B Outrigger and subtenant area is maxed out and people fight for space there and stated Portofino is also full; felt that they should not reduce Marina parking in areas where it is maxing out; stated they don't want slip tenants driving in for the weekend and not being able to find parking.

City Clerk Manzano reported no eComments and no one on Zoom.

Motion carried 5-0 by voice vote.

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

City Manager Witzansky reported no Council meeting on November 11<sup>th</sup> but a heavy Council meeting on November 18<sup>th</sup> and there will be no meeting on November 25<sup>th</sup>.

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

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

Motion by Councilmember Castle, seconded by Councilmember Waller, to revisit the ability for the gas stations in the Coastal zone to sell beer and wine.

Motion carried 5-0 by voice vote.

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

#### **R.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

**AGENCY NEGOTIATOR:**  
**Mike Witzansky, City Manager**  
**Diane Strickfaden, Director of Human Resources**

**EMPLOYEE ORGANIZATIONS:**  
**Redondo Beach Police Officers' Association, Redondo Beach Police Management Unit; and Redondo Beach Firefighters' Association**

- 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:**  
**Gregory Langadinos v. Los Angeles County Superior Court et al.**  
**Case Number: 225CV04746-MEMF-DTB**

- 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:**  
**Mark Rhoads v. City of Redondo Beach; Chief Joe Hoffman; City Manager Mike Witzansky; Officer Bryan; and DOES 1-20, inclusive**  
**Case Number: 2:25-cv-09806-PD**

- 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:**  
**John Bell v. City of Redondo Beach**  
**Case Number: 2:25-cv-09421-MCS-SSC**

- 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: B336042

- 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: B337897**

- R.13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

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

**PROPERTY:**

**239 & 245 N. Harbor Drive, Redondo Beach, CA 90277**

**(portions of APN: 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, CA Surf Club**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- R.14. 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:**

**Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon**

**(portions of APN #s: 7503-029-900 and 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, BeachLife Festival**

**UNDER NEGOTIATION:**

**Price and Terms**

**R.15. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).**

**Title: City Manager**

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

**T. ADJOURNMENT – 9:25 P.M.**

Motion by Councilmember Obagi, seconded by Councilmember Castle, to adjourn the meeting at 9:25 p.m.

Motion carried 5-0 by voice vote.

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, November 18, 2025, in the Redondo Beach City Hall Council Chamber, 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:

---

Eleanor Manzano, CMC  
City Clerk