

BLUE FOLDER ITEM

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

CITY COUNCIL MEETING SEPTEMBER 2, 2025

- H.3 APPROVE THE FOLLOWING CITY COUNCIL MINUTES:
- A. AUGUST 5, 2025 ADJOURNED AND REGULAR MEETING
 - B. AUGUST 12, 2025 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

- **MINOR CORRECTION TO LAST PARAGRAPH OF PAGE 9 OF AUGUST 12, 2025 ADJOURNED AND REGULAR MEETING MINUTES**



Minutes
Redondo Beach City Council
Tuesday, August 12, 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, Mayor Light, Behrendt (arrived at 4:31 p.m.)

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 – 4:34 P.M.

F.1. 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:

Quality Seafood: 100 & 130 International Boardwalk, Redondo Beach, CA

90277 (a portion of APN: 7505-002-932)

Joe's Crab Shack: 230 Portofino Way, Redondo Beach, CA 90277

(a portion of APN: 7503-029-903)

California Surf Club: 239 & 245 N. Harbor Drive, Redondo Beach, CA 90277

(portions of APN: 7503-029-903)

Portion of the Redondo Beach Marina Parking Lot (a portion of APN: 7503-029-900) Gold's Gym: 200 N Harbor Dr, Redondo Beach, CA 90277 (a portion of APN: 7503-034-024)

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

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

Fisherman's Wharf: 200-240 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)

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

NEGOTIATING PARTIES:

Jeff Jones, Quality Seafood, Inc.

John Warner, Marine Mammal Care Center Los Angeles

Allen Sanford, BeachLife Festival/CA Surf Club

James Kwon, HK Pacific, LLC

Landry's Restaurants, Inc.

Allen Ginsburg, Majestic KHM, LLC

Various Prospective Tenants

UNDER NEGOTIATION:

Lease Status, Price, and Terms

- 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:

Slater Waterproofing, Inc. v. City of Redondo Beach; Walker Consultants, Inc dba Walker Restoration Consultants; Sika Corporation; and ROES 1-10, inclusive

Case Number: CIVRS2501454

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to recess to Closed Session.

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, W.E.D. Director Greg Kapovich, W.E.D. Manager Katherine Buck, and City Engineer Lauren Sablan.

Motion carried 5-0 by voice vote.

G. RECONVENE TO OPEN SESSION – 6:10 P.M.

H. ROLL CALL

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

Councilmembers Absent: Obagi

Officials Present: Mike Witzansky, City Manager
Joy Ford, City Attorney
Laura Diaz, Deputy City Clerk/ Records Mgmt.
Coordinator

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky reported under F.2 the Council unanimously voted to have the City Attorney and team to defend the City in the matter.

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Regular Open Meeting.

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

J. ADJOURN TO REGULAR MEETING

Mayor Light reconvened to Open Session at 6:11 p.m.

6:00 PM - OPEN SESSION - REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Behrendt, Mayor Light,
Obagi (arrived approximately at 6:18)

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager
Joy Ford, City Attorney
Laura Diaz, Deputy City Clerk/Records Mgmt.
Coordinator

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

C. SALUTE TO THE FLAG AND INVOCATION

Councilmember Kaluderovic led in the salute to the flag. Mayor Light asked that everyone remain standing for a moment of silent invocation.

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

Mayor Light reported he had a meal with a large contingent from Itoman Okinawa, Japan, their Chamber of Commerce in LA and the press who cover Japanese relations in the area; thanked everyone involved with the visitors from Japan; reported the City Manager and himself are on the SCAG's calendar to meet on Thursday about housing; announced they will have an internal meeting to discuss the World Cup to prepare for potential watch parties; reported the following Tuesday, he would be attending a Council General of Mexico meeting in Hawthorne to discuss immigration and other topics, and will attend the RBUSD Back to School Rally on Monday.

Councilmember Kaluderovic reported she would be at the RBUSD Back to School Rally on Monday, August 20th.

Councilmember Castle reported he was at the dinner with the contingent from Itoman, Japan; presented at the Port Royal membership meeting on Monday which also had a presentation from the Marine Mammal Care Center which he put a clip of on his social media page; noted on August 23rd, Port Royal Yacht Club will host a fundraiser for the Marine Mammal Care Center.

Councilmember Waller reported attending several events with the delegation from Itoman, Japan including hosting a picnic in Veteran's Park and joining them on tours of the City; thanked Pat Light for all the work she put into the events; stated he met with city staff and two Councilmembers from Torrance to discuss truck routes; reported the City received the results from the 2024-2025 assessment roll and the City of Redondo Beach saw a 3.9% increase in property valuation bringing the total valuation of just over \$23.6 million; announced his next Community Meeting would be at Veterans Park Senior Center on August 27th from 4:00 p.m. to 5:30 p.m.

Councilmember Obagi thanked RBPd and RBFD for a great National Night Out, thanked

staff of the Public Works Department for putting in new basketball rims and new fences at the General Eaton Jr. parkette in District 4 and repaving a bad area near Wiley Sump, and spoke about the progress of the bike path in North Redondo.

E. APPROVE ORDER OF AGENDA

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

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

Laura Diaz reported Blue Folder Items for J.1, N.1, and P.1.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF AUGUST 12, 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. JULY 8, 2025 ADJOURNED AND REGULAR MEETING**
- B. JULY 15, 2025 ADJOURNED AND REGULAR MEETING**

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE REDONDO BEACH UNIFIED SCHOOL DISTRICT FOR THE USE OF ELEMENTARY SCHOOL CAMPUSES FOR THE CITY'S AFTER SCHOOL PROGRAM

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.5. APPROVE THE SECOND AMENDMENT TO THE MEMORANDUM OF

**UNDERSTANDING WITH THE SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS FOR USE OF ALLOCATED COUNTY LOCAL SOLUTIONS
GRANT FUNDS TO LEASE MOTEL AND SINGLE-ROOM OCCUPANCY (SRO)
BEDS AND TO EXTEND THE TERM TO JUNE 30, 2027**

CONTACT: JOY A. FORD, CITY ATTORNEY

Councilmember Waller stated he wanted to point out H.4 shows the Council's great partnership with the School District since they are only charging the City \$10,000 for a full year of the City's afterschool program held on all eight of their elementary school sites.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the Consent Calendar as presented.

Mayor Light invited members of the public to comment on the Consent Calendar.

Laura Diaz reported three attendees but no one with their hand raised and no eComments.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Andy Porkchop commented on the area being deserted instead of full of vacationers and also spoke about people posting negative comments about him and giving out his personal information such as his address and real name; stated the Fire Captain's wife is the leader of the Facebook page responsible for the statements.

Laura Diaz reported no eComments and no hands raised on Zoom.

K. EX PARTE COMMUNICATIONS - None

L. PUBLIC HEARINGS - None

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

Councilmember Obagi had requested to move N.3 before N.1.

**N.1. DISCUSSION AND POSSIBLE ACTION ON THE INSTALLATION OF
PICKLEBALL COURTS AT ALTA VISTA PARK AND APPROVAL OF A CEQA
EXEMPTION DECLARATION FOR THE PROJECT**

**CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR
MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

This item was discussed after N.3.

Community Services Director Hause stated she is presenting the results of the Pickleball Noise Impact Study done at Alta Vista and would be seeking authorization from City Council to move forward with the installation of the pickleball courts along with any sound mitigation steps they may want to take; introduced Tina Darjzanie, a senior engineer with Yorke Engineering, via Zoom and mentioned Marc Wiener was also there to assist; provided a PowerPoint presentation which included:

- Background and Purpose
 - July 16, 2024 Council meeting – Direction to conduct noise impact study, prepare CEQA determination.
 - Showed a slide where homes are built near the facility and explained residents were concerned about the noise.
 - Yorke Engineering was selected to conduct the study and gave reasons why they were chosen.
- Study Approach done by Yorke Engineering
 - Measured baseline ambient noise over a 24-hour period, explained how they conducted this.
 - Measured noise generated by pickleball play
 - 20-minute continuous pickleball play at each of the two potential courts
- Study Findings
 - Proposed PB activities would not exceed limits set by RBMC 4-24.301
 - Increases in noise exposure at neighboring residences: 0.0 to 0.7 dBA
 - Below the minimum 3 dBA-levels for outdoor environments
 - Conclusion: No significant noise impacts and mitigation not required
- Why was Leq used instead of Lmax?
 - Leq – recognized regulatory standard for environmental noise
 - Lmax – captures only single loud moment, not a duration or frequency
- Sound mitigation options
 - Mentioned there is already money allocated for this item and the City would not need to allocate anything extra
 - \$21,875 allocated during FY 2024-25 Budget
 - 3 options: Pickleblok, Alphasorb, and SoundBlock
- Next Steps
 - CIP 30330 - \$90,000 resurfacing/restriping of all 8 courts
 - Obtain cost proposals
 - Prepare contracts, present to Council for consideration and approval
 - Resurfacing/restriping of all courts
 - Convert Tennis Court 1 into 4 PB courts, possible sound mitigation installation.
- Recommendations

- Receive and file the Noise Impact Study report
- Determine that the project is exempt from CEQA
- Authorize staff to proceed
- Provide direction on sound mitigation

Mayor Light asked about the sound mitigation material and wondered how they compared.

Community Services Director Hause mentioned PickleBlok is the one used by most facilities in the state; mentioned it is more expensive, but it is easier to install and the preferred option among the others offered.

Mayor Light stated it is important to know how much it is attenuating; referenced paragraph 6.5 in the report stating it added 5 dB to the readings they had for LEQ and wanted more information.

Tina Darjazanie responded that they added 5 dB penalty to account for impulsive noise and even with that buffer the predicted increase in ambient noise was just 1.8 dB which is still below the 3 dB threshold.

Mayor Light asked if they are still below any violation of Redondo sound standards and Tina Darjazanie stated that is correct.

Mayor Light spoke of reading in the study that it was actually louder when tennis and pickleball were playing at the same time than when pickleball was playing alone.

Tina Darjazanie said the takeaway from that is that pickleball is not as loud as a long-standing recreational activity and pickleball does not introduce a new or noticeably louder source of noise to the area.

Mayor Light went into discussion about Lmax and the reasons it was not used; commented that there is nothing in the report that drives them in the CEQA analysis to mitigate the noise, but they are doing it because Council appropriated money for it.

Councilmember Waller felt the noise study was valuable and reported he attended it; stated that pickleball is noisy and even if the study shows no sound mitigation is needed, he felt noise mitigation is required; noted that SoundBlock offers the highest which would possibly be better but did not really have a preference.

More discussion followed regarding the options for sound mitigation, the placement of the material, the aesthetics, and not to enclose the facility since that would become a safety issue.

City Manager Witzansky commented that the second option is aesthetically awful; suggested starting small and making sure to be mindful of the aesthetics.

Councilmember Waller noted that the hillside used to be green and due to bike riding the

sprinklers have been damaged and asked if the irrigation and hillside could be improved during the installation of the PB courts.

Discussion followed regarding the options provided for sound mitigation, which side needs mitigation, and possible landscaping.

More discussion followed regarding the details of the work that would be needed to the courts.

Motion by Councilmember Waller, seconded by Councilmember Obagi, to receive and file the noise impact study, certify that the project is exempt from CEQA, authorize staff to proceed with the installation of the pickleball courts with sound mitigation and vegetation as described.

Councilmember Behrendt asked about the tax and delivery fees of the options presented by Director Hause.

Community Services Director Hause responded that she did not have that amount and that the installation would depend on who they choose and the condition of the fences; mentioned the installation may be able to be done in-house.

City Manager Witzansky expanded on the project, mentioning they need to account for the possibility of current material needing to be reinforced or repaired.

More discussion followed.

Mayor Light invited public comment.

Bob Brown opined that the noise test was not great and was glad to hear they are including noise mitigation in the project; felt one side would not be enough but was open to seeing if it would work and mentioned, if not, the residents would let them know.

Mayor Light asked the Yorke engineer if they installed SoundBlock on the west, would putting SoundBlock on the east side help.

Tina Darjazanie stated no, all the City needs is a barrier between the noise source and your receptor so basically on the west side only.

Wayne Craig asked when the sound study was done did, they have one or all four pickleball courts playing, noted that one tennis court translates to four pickleball courts; asked what the temperature and weather was at the time of the study, mentioning that wind can affect the sound; asked what the frequency was like at the time of the study.

Councilmember Waller reported that all four courts were playing simultaneously, he did not need a jacket, minimal wind and the noise study had frequency breakdowns. Mark Nelson made a comment on the use of Lmax and the Leq and wondered if it was

diluted over a 24-hour period or if it was only done during the pickleball play times; stated he was just concerned for the neighbors in the area.

Discussion followed regarding the noise study.

Laura Diaz reported no other hands were raised and one eComment that was neutral.

Motion carried 5-0 by voice vote.

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES IN AN AMOUNT NOT TO EXCEED \$138,158 AND THE TERM AUGUST 5, 2025 TO JUNE 30, 2026

CONTACT: JOE HOFFMAN, CHIEF OF POLICE

Chief Hoffman stated this is the proposed contract with the outside vendor they use to help with staffing the 27 intersections where crossing guards are needed; provided a PowerPoint presentation; reported the total cost breakdown for staffing, noted that 22 sites are covered by City employees but it has been difficult, 5 have been contracted to All City Management Services (ACMS) who have been used for years to fill the gaps; noted that there were some requests for some changes in the ACMS contract and have been discussed with the City Attorney's office; the changes were provided on a slide and included:

- ACMS requested modifications to indemnity provision
- City's standard requires full defense, protection
- ACMS seeks deletion of the work "sole".
- ACMS proposes comparative negligence liability standard
- Indemnification limit for ACMS set at \$6M
- CA recommends rejecting requested indemnity modifications

Chief Hoffman gave the floor to City Attorney Ford to go over the changes.

City Attorney Ford mentioned the vendor requested the removal of the word "sole" which would seek a comparative negligence proportion of liability and is not standard across other cities; stated she would not want to be the first city in the South Bay to agree to this language but it is Council's decision.

Mayor Light asked if she recommended rejecting the proposal.

City Attorney Ford said yes and to go back to ACMS and request they stick with the standard language or do an RFP and see if they bid and agree to the standard language.

Chief Hoffman continued with his presentation and provided two recommendations:
Option 1: Approve the agreement with ACMS to staff five crossing guard locations as currently drafted; or

Option 2: Reject ACMS's proposed indemnity language and demand the contractor accept the City's Standard Indemnity Provision and if they refuse return on August 19 with a staff recommendation on which crossing guard locations to vacate.

City Manager Witzansky spoke about the evaluations they have made over the year on the various location sites with crossing guards and would be prepared to suggest which five sites to vacate if ACMS rejects the standard language.

Mayor Light asked if there was a reason why they waited a week before school starts.

Chief Hoffman explained the timeline and unfortunately it took that long to come to this point.

Councilmember Castle spoke about looking through all the information and noted that there are 1.5 crossing guards per school across all the cities, but they have 2.5 crossing guards for their City; asked if they need all five crossing guards.

City Manager Witzansky felt all five are not needed but asked Council if they want all five of those locations because they do benefit the community; stated he has mentioned the budget figure for the crossing guards is not sustainable under the current costs; compared the benefit of in-house as opposed to outside services; noted some issues surrounding the item and that the subcommittee is working on solutions for them.

Councilmember Castle pointed out that the question of the insurance coverage and liability protection for the City that AMCS is trying to cut back actually increases the cost to the City for having outside services; felt that bringing the positions in-house eventually will be to the City's benefit.

Councilmember Waller stated he is opposed to what ACMS is asking for and strongly endorses option 2.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to support option 2 and reject ACMS's terms.

City Manager Witzansky stated staff can prepare a recommendation for Tuesday night and take the pressure off the subcommittee.

Councilmember Kaluderovic, as a member of the subcommittee, felt the evaluation of the crossing guard sites has been long overdue and her goal in the subcommittee is to make sure they are using the fund in the best physically responsible way for the residents; suggested they inform the community regarding this matter, so they understand the big picture.

Wayne Craig, District 1, referenced the spreadsheet from the packet and questioned if Torrance is receiving reimbursement from their school district.

City Manager Witzansky responded that he doesn't believe they receive reimbursement

but is not sure of how their numbers were reported.

Wayne Craig spoke about the School District's allocation towards repairs for the schools, but the money is still there and they do not need it for the repairs; suggested that the subcommittee look into that and see if it could be used for the crossing guards.

Andy Porkchop mentioned Torrance does not allocate any money towards crossing guards; spoke about his experience when he was younger; felt it is ridiculous that the School District does not contribute funds towards crossing guards.

Marcie Guillermo stated the School District should chip in with the costs; mentioned that the Councilmember for District 2 spoke about budget constraints but that he was not concerned with budget constraints when talking about the dispensaries.

Laura Diaz reported no more hands raised and two eComments opposed.

Mayor Light called the vote.

Motion carried 5-0 by voice vote.

N.3. DISCUSSION AND POSSIBLE ACTION ON THE HIRING OF A CONSULTANT TO CONDUCT A PUBLIC OPINION SURVEY ON THE CITY'S COMMERCIAL RETAIL CANNABIS REGULATORY PROGRAM AND THE POTENTIAL SOLICITATION OF COMMERCIAL RETAIL CANNABIS PERMIT APPLICATIONS

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

This item was discussed prior to N.1 per Councilmember Obagi's request.

Assistant to the City Manager Chung provided a PowerPoint presentation regarding the item; the presentation included the following:

- Background
 - March 2025: City Council adopted 3 ordinances to codify the CRC Regulatory Program
 - July 1, 2025: City Council considered initiating the Permit Application Process and releasing a Request for CRC applications (RFA)
- Proposal Options
 - The City solicited a proposal from FM3
 - Proposes to survey to include phone and online interviews
 - City Council directed staff to engage a public opinion research firm to survey residents before reconsidering releasing the RFA.
- City Council Participation – staff is seeking direction on Council's desired level of involvement with the survey ranging from full to none.
- Recommendations

- Direct staff to prepare a contract with FM3 to survey 500 residents for a total cost of \$38,750 and a corresponding Budget Resolution
- Provide direction on the City Council's desired level of participation for preparation of the survey questions

Jane Chung introduced Dr. Richard Bernard with FM3 to answer questions.

Mayor Light clarified that a 4/5s vote was required since it is a budget request. Jane Chung agreed it was required.

City Manager Witzansky expanded on the request for proposal and noted they would bring it back the following week as a proposed contract and proposed budget resolution; clarified the 4/5s vote was not needed that evening but would be needed the following week.

Councilmember Obagi asked Dr. Bernard if he participated in the survey with the City for the public safety infrastructure bond.

Dr. Bernard stated he did. More discussion followed on the details regarding the survey for the public safety infrastructure bond and how it was conducted.

Councilmember Obagi directed the discussion towards how FM3 would conduct the survey regarding the licensure process to permit two cannabis stores to open up in Redondo Beach; asked, although Council is asking just one question to the residents, what other questions FM3 plans to ask the public.

Dr. Bernard stated he didn't want to get ahead of what level of participation Council would like to take in drafting the questions; mentioned he envisions educating the public on both sides to give them an understanding of those that support moving forward and those that are opposed to it so that they can react to what is being asked when the survey is conducted; noted that not everyone has been following the deliberations or attending the meetings and may not be up to date on information or the topic.

In response to Councilmember Obagi's statement about providing a summary of what has taken place over the past year to the public, Dr. Bernard added that they would also weigh out the pros and cons of having the types of activities in the City that the cannabis stores would bring; reiterated he didn't want to get ahead of what the Council may choose to do but explained more about FM3's process in conducting the survey; emphasized they are trying to provide a balanced discussion so the Council can feel sure that their responses are more accurate before they make a decision.

Councilmember Waller mentioned he has had some experience in conducting surveys and felt it is important not to lead the responses so they produce the outcome they are looking for; opined Council should opt to have no involvement or moderate involvement in the survey process since FM3 are the experts and this is what they are being hired to do.

Dr. Bernard understood that Councilmember Waller preferred to have a more unbiased survey; discouraged bringing questions to a public Brown Act meeting because that will bias the results and be poor research development.

Mayor Light asked Councilmember Waller his thoughts on surveying 400 or 500 or whether it is voters or the general public.

Councilmember Waller felt the general public should be involved and did not have an opinion on whether it was 400 or 500.

Councilmember Behrendt stated his understanding of why they are conducting the survey is to get the answer to the question that was never asked by the registered voters of the community which is "Do you want storefront retail cannabis shops in Redondo Beach, yes or no?"; felt what is being proposed tonight is a presentation of pros and cons to the residents along with education but that is not what he envisioned; stated what FM3 did for Measure FP was very good but that this is completely different and it is really just a "yes or no" question; pointed out that in FM3 recommended surveying a sample of registered voters since they are the ones that are more politically engaged and more cost effective; opined only registered voters should be polled in this matter; noted he did not agree with the timing of this item and was opposed to it at this time.

Councilmember Castle reported he did his own informal survey in his last newsletter based on inquiries he was receiving regarding cannabis shops opening in the area; noted that District 2 is comprised of several schools and therefore have limited areas for a shop to even open and his question was whether anyone was opposed to having a retail shop in South Redondo; felt the education of the item is very important since there may be confusion regarding the item; opined a public survey should be done since it impacts everyone, of 500, and that FM3 should design the questions; mentioned his survey only produced a 4% return and it was split and unclear.

Councilmember Kaluderovic asked why FM3 suggested registered voters as opposed to all residents.

Dr. Bernard responded that they felt being civically engaged was important and that Redondo Beach has a high percentage of residents that are registered to vote so it would save the City some money and also because some are not able to register to vote for specific reasons plus there is information on registered voters that can help produce substantive questions for the survey.

Councilmember Waller asked if asking just one question would be a proper survey and would it provide the results they need.

Dr. Bernard responded by noting demographics is important for the results to be correct and asked Council if they feel the residents are well-versed in the policy they intend to consider and that is what they need to ask themselves to answer whether they need a more detailed survey or if they just need to ask the one question to the residents.

Councilmember Castle pointed out that most people would just say no because they do not want a retail cannabis store next to them but that they are not aware of the ordinance Council just passed unanimously so he felt education is needed.

Councilmember Obagi stated he disagreed with Councilmember Behrendt; mentioned the residents passed the cannabis tax, were signing catalyst papers around the City, and felt the question needs to be posed; spoke about the differences in retail cannabis not being taxed and completely unregulated versus two cannabis retail shops subject to being taxed and contributing to the General Fund which would help for enforcement; felt education is needed.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to move forward with 500 interviews of residents, with minimal to no participation of Council, and allow FM3 to provide their services to find if allowing no more than two cannabis retail stores under the City's current ordinance that was passed with unanimous support of City Council to sell retail cannabis to people over 18 years of age and subject to the cannabis tax the residents approved was wanted in the City.

Mayor Light interjected and explained that Council needed to direct staff to come back with a contract reflecting those items and a budget resolution; Councilmember Obagi and Councilmember Waller agreed that was the motion.

Councilmember Kaluderovic offered a friendly amendment, noting she felt FM3 is the right group for the job but felt 500 registered voters should be the ones surveyed, and wanted to hold off on the implementation of the survey because she felt they weren't ready yet and provided reasons including the cost and Measure FP implementation; added that until the City can prove they can enforce the laws regarding cannabis they need to wait; stated her motion is to hold off until mid-year when they can discuss it and have a better idea of the City's economic status and if they have made progress in enforcement with the existing illegal sales in the City.

Councilmember Behrendt asked to hear from the public before proceeding.

Melissa DeChandt thanked the Council for moving forward with the survey; felt it is important to assess where residents stand; mentioned she lives in District 1 and that if a shop is opened it will end up in her district; stated opinion and anecdote is not fact but data is and data informs policy; spoke of the cannabis industry's inability to regulate its own market and noted the issues it continues to have and that many studies have shown cannabis retail normalizes cannabis use; gave more information on other studies conducted which all reflected negatively on cannabis regulation; applauded the City in their efforts to enforce but felt they are not ready yet and agreed with Councilmember Kaluderovic.

Jim Mueller stated he is in favor of a survey that is up or down for retail cannabis; wondered why it is so difficult; asked Council to make sure the survey is unbiased, and at the very least have registered voters; mentioned two issues: 1) to consider the City

Manager's proposed survey project, spoke negatively about the way FM3 conducts surveys and felt they are biased towards supporting cannabis retail; mentioned there are plenty of ways to create bias in this type of survey; recommended the City find a surveying organization that will deliver assuredly unbiased results at a lower cost; questioned their need to rush this item and felt there are more pressing matters to direct their budget towards; spoke of retailers, naming Timothy Dodd of Sweet Flower, stating the added costs and regulations may push retailers to unlicensed, illegal activity; proposed that Council redirect the City's attention to focus on untainted and family friendly tax revenue sources for Redondo Beach.

Joan Irvine, District 1, supported moving forward with the item and it should include 500 people, all residents, and minimal input from the City Council; felt education is very important and mentioned if they don't offer retail cannabis shops the City is inviting the black market in to sell illegal, tainted products to children; stated it is better for public safety to have them and it will bring revenue to the City; supported spending money on the survey and opined the way it is written will be important; asked Council to move forward since it has been eight years.

Jonatan Cvetko understood they are trying to be prudent with their budget; wondered if an RFP to choose a surveyor was conducted and if not, why not; learned that FM3 was also hired by the Prop 64 campaign and that the campaign manager for Prop 64 is someone that intends to apply for a retail cannabis shop in RB; asked the Council to look into any connections FM3 may have and if they do, they should consider finding another firm that does not to avoid potential conflicts; agreed with Councilmember Kaluderovic's comments that there is still an ongoing problem with testing, enforcement, and taxation; mentioned a few articles that have come out regarding the problems in the industry and that operators with intent to operate in RB are recognizing the issues; felt it is prudent for the City to hold off to see if the situation gets better.

Andy Porkchop, Torrance resident, stated he was happy when Torrance rejected having retail cannabis in their city; spoke about the damage drugs have on people and children; referenced Councilmember Castle's survey only having a 4% return and that the City is wasting its money on a survey that may have the same result; mentioned that no arrests are made and that they can not compete with illegal drug sales happening in the City.

Mark Nelson (via Zoom) opined a straight yes or no question is fine, similar to a ballot initiative; spoke in support of only registered voters taking the survey; read that the City of San Diego is taking in 50% as much weed tax revenue in the current year as they had in 2019 or 2020.

Marcie Guillermo (via Zoom) agreed with District 3 and District 5 Councilmembers and disagreed with Joan Irvine; asked how many arrests were made during the Beach Life Festival since many Councilmembers have mentioned they saw marijuana use during the festival; stated that the tax-paying residents have opposed this item several times and have asked Council to hold off; suggested a ballot measure be done and that FM3 should not be used since there is a conflict of interest.

Laura Diaz reported no more hands raised on Zoom and two eComments in opposition.

Councilmember Behrendt reiterated that the purpose of the survey is to assist Council in deciding whether to move forward with an RFA right now or in the future and that the results of the survey would not mean Council would use that only to make a decision; wondered if they should spend the money now for the survey or if they hold off and do it mid-year; asked Councilmember Waller if he would like to do the survey now or hold off.

Councilmember Waller stated he would like to do it now.

Councilmember Castle stated if they hold off, they risk the survey costing more money and did not see the point in delaying it when it will be done at some point anyways.

Discussion followed regarding the decision to spend the money for the survey; Councilmember Castle expanded on the topic and felt holding off actually costs time and money for staff and preferred to move forward; Councilmember Waller stated he is comfortable spending the money and that this item has been drawn out for many years.

Councilmember Behrendt spoke about Council needing confidence in the questions and results of the survey and felt having moderate participation would be needed by Council to do this.

City Manager Witzansky clarified that the survey would not go out without the Council being given information on the types of questions being asked; mentioned if they daylight the whole questionnaire, they will politicize the outcome so they will need to be mindful of that.

Discussion followed with on potentially forming a subcommittee to assist with developing questions for the survey and the need for the questions not to be known prior to the survey being given; City Manager Witzansky stated the goal is to get as accurate a data as possible with no bias; felt allowing the experts to perform the task was needed.

Councilmember Behrendt worried that the questions would not result in what the Council was intending without Council input prior to conducting the survey; felt if Council wanted to move forward with the survey moderate input from the Council is needed; offered a substitute motion to move forward with the item, with moderate participation of Council, and conduct on registered voters mid-year.

Councilmember Kaluderovic stated her motion to delay was intended so the City could make grounds on enforcement and prove to the voters they could be confident in the City's ability to do so and provide a better environment for retail cannabis before asking the residents whether it is a good idea.

Councilmember Waller felt it was reasonable to run them in parallel stating it will take time to produce the survey and also to make grounds on enforcement; mentioned he was

willing to make concessions in order to get the 4/5s vote.

Councilmember Kaluderovic clarified that they wouldn't spend the money now and no survey should be done in December, and they should wait until they see improvement in enforcement before conducting the survey.

Councilmember Behrendt agreed with Councilmember Kaluderovic.

Councilmember Castle questioned the impact of the results of enforcement since the survey will not have any questions regarding smoke shops.

Discussion followed regarding what the survey would include but that they would not be able to know that information.

Councilmember Behrendt asked the Mayor if Dr. Bernard could speak; Mayor Light allowed it.

Dr. Bernard stated he was fine with any degree of participation; spoke about jeopardizing the Brown Act and that by speaking to each Councilmember separately he would not but cautioned he would not be able to share any information; suggested an ad hoc committee of two but with differing views may be a good way to come up with a survey that would result in an unbiased outcome.

Councilmember Behrendt asked Dr. Bernard if he would be able to write up a survey, with what he knows now, asking residents if they would be in favor of storefront retail cannabis shops in Redondo Beach along with providing more background and information to the residents but with that question being the goal.

Dr. Bernard did not want to write it prior to knowing what the Council may decide but envisioned being able to pose the direct question early on in the survey, asking for a yay or nay, and then providing education from a variety of sides and seeing what that produces and then asking a subsequent question twice (once after the supportive side and once after the opposition side); explained that he has seen the process work successfully and stated he has no stake in the outcome and is not a resident of Redondo Beach.

To answer Councilmember Behrendt's question, Dr. Bernard stated they would work with City staff to get a clear sense of the RB community; noted if they move towards the moderate participation, he would work directly with Councilmembers and would propose questions for them to react to; stated if Council goes with the ad hoc committee they would work with them to try to be as fair and balanced as possible.

To answer Councilmember Behrendt's question, City Manager Witzansky mentioned staff would discuss it and figure out how to have a tempered public discussion collaboratively; noted an ad hoc subcommittee would be the straighter line since they would not have to come back and have a public discussion.

Councilmember Behrendt stated it would have to be a modified moderate participation and City Manager Witzansky concurred.

Councilmember Behrendt offered a substitute motion to go with the modified moderate participation to ensure FM3 and Dr. Bernard structure the survey as described with the ultimate question up front, split the groups (pro group and con group) as Dr. Bernard described, including only registered voters, which provides the 10% savings and 500 as the number, with a 4/5s approval and the funding and get started with the process of the survey now.

Councilmember Obagi asked if another hearing is needed for this item.

City Manager Witzansky stated they have two options: 1) They could have staff come back with a draft that gives some clarity on how they would ask the questions and would provide the pro and con information and at that time Council could provide some input before they finalize the process, or 2) Council can go with the ad hoc subcommittee and they would finalize the process behind closed doors.

Councilmember Behrendt stated he preferred not to go with an ad hoc subcommittee due to what has been said tonight.

More discussion followed.

Councilmember Obagi seconded the motion made by Councilmember Behrendt; wanted Dr. Bernard to include in the survey information about the toxins being found in legal cannabis.

Councilmember Behrendt stated if the survey does mention revenue, he hoped it would mention that cities are not recovering the full amount of revenue and that the cannabis industry does have struggles.

Councilmember Obagi asked Councilmember Kaluderovic what type of enforcement she is specifically looking for.

Councilmember Kaluderovic responded that she is looking for enforcement in the smoke shops that are currently selling illegal tobacco products and wants the residents to be able to see a change in the community that aren't random but recognizable.

Mayor Light mentioned he receives comments often from the community with residents stating illegal products are constantly being sold and offered.

Councilmember Obagi asked City Attorney Ford whether any of the shops have been prosecuted for their violations.

City Attorney Ford stated they are waiting for the reports from the state and reported her

office has not received any reports to review.

Mayor Light spoke about the need to highlight what is in the ordinance; felt the public doesn't know what is in the ordinance and only a small percentage of residents have been following along with everything the Council has been doing in all the meetings; asked that some education on what is being proposed as a result of all the meetings needs to be done; cautioned the Council that the City is still in a budget deficit, \$3.5 million, and needs to clamp down on expenditures; noted that they are not voting on the budget resolution that evening and unless they get a 4/5s vote tonight he would hate to waste any more staff time on it; stated it would be bad to poll the residents and then ignore them so he felt the Council needed to prepare themselves to act according to what the results of the survey shows.

Mayor Light summarized the substitute motion on the floor as: moderate engagement, registered voters, a sample survey of 500, and to act immediately.

City Manager Witzansky mentioned they would bring back the budget next Tuesday.

Councilmember Behrendt stated one of the questions is do they do an RFA now or do they wait.

Motion carried 4-1. Councilmember Kaluderovic was opposed.

Mayor Light moved back up to item N.1.

O. CITY MANAGER ITEMS

City Manager Witzansky stated that on the 19th Community Development Director Marc Wiener will bring back discussion regarding the City's smoke shop ordinance and where they are with the drafting, what they heard from the Planning Commission, and next steps.

More discussion followed asking for information on enforcement, retail cannabis shops, and the drafting of the smoke shop ordinance.

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND CONSIDERATION OF MAYOR APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

Mayor Light provided a list of his recommendations; posted it on the screen and reviewed his choices for each commission.

Councilmember Kaluderovic spoke on the Youth Commission and reported having 24 applicants; stated they did open it up to 7th and 8th graders, but none applied.

Councilmember Waller spoke in support of including the younger kids and that they will

be able to apply for multiple terms.
More discussion followed.

Motion by Councilmember Obagi to approve the Mayor's appointments to various Boards and Commissions.

Councilmember Behrendt asked Councilmember Kaluderovic if she supported the choice for Budget and Finance from District 3; she replied affirmatively.

Councilmember Waller mentioned that the last name of Ramcharan is a father and daughter serving concurrently.

Mayor Light invited public comment.

Mark Hansen commented that he strongly supports the appointment of Jamie Wyrick and spoke more about how impressive her background is in the City.

Lee Coller echoed Mark Hansen's support of Jamie Wyrick.

Laura Diaz reported no one online and no eComments.

Councilmember Obagi left the chamber at approximately 8:57 p.m.

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

Q. MAYOR AND COUNCIL REFERRALS TO STAFF - None

R. RECESS TO CLOSED SESSION - None

R.1. 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:

Quality Seafood: 100 & 130 International Boardwalk, Redondo Beach, CA 90277 (a portion of APN: 7505-002-932)

Joe's Crab Shack: 230 Portofino Way, Redondo Beach, CA 90277 (a portion of APN: 7503-029-903)

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

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

Gold's Gym: 200 N Harbor Dr, Redondo Beach, CA 90277 (a portion of APN:

7503-034-024)

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

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

Fisherman's Wharf: 200-240 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)

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

NEGOTIATING PARTIES:

Jeff Jones, Quality Seafood, Inc.

John Warner, Marine Mammal Care Center Los Angeles

Allen Sanford, BeachLife Festival/CA Surf Club

James Kwon, HK Pacific, LLC

Landry's Restaurants, Inc.

Allen Ginsburg, Majestic KHM, LLC

Various Prospective Tenants

UNDER NEGOTIATION:

Lease Status, Price, and Terms

- 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:

Slater Waterproofing, Inc. v. City of Redondo Beach; Walker Consultants, Inc dba Walker Restoration Consultants; Sika Corporation; and ROES 1-10, inclusive

Case Number: CIVRS2501454 S.

- S. RECONVENE TO OPEN SESSION**

- T. ADJOURNMENT – 8:57 P.M.**

There being no further business to come before the City Council, motion by Councilmember Waller, seconded by Councilmember Castle, to adjourn the meeting at 8:57 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, August 19, 2025, in the Redondo Beach City Hall Chambers, 415 Diamond Street, Redondo Beach, CA.

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

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