



Minutes  
Redondo Beach City Council  
Tuesday, November 18, 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 (arrived at 4:31 p.m.), 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 one Zoom attendee.

### **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, Management and Confidential Employee Group, 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:**

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

- 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:**

**In re 9300 Wilshire LLC Bankruptcy C.D. Cal.  
Case Number: 2:23-bk-10918-ER**

- 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:**

**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.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:**

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

**Name of case:**

**Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive**

**Case Number: 23TRCP00325**

- F.7. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**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.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:**

**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.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:**

**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.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:**

**AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission  
Case Number: BS157789**

- F.11. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).**

**One potential case**

- F.12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session**

is authorized by the Government Code Sec. 54956.8.

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

**Luke Smude, Assistant to the City Manager**

**PROPERTY:**

**3007 Vail Ave., Redondo Beach, CA 90278**

**(a portion of APN: 415-001-7931)**

**Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278 (APN: 415-803-3900)**

**715 Julia Ave, Redondo Beach, CA 90277**

**(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)**

**1935 Manhattan Beach Blvd., Redondo Beach, CA 90278**

**(APN: 404-900-8903)**

**807 Inglewood Ave., Redondo Beach, CA 90278**

**(a Portion of APN: 408-302-4900)**

**200 N. Pacific Coast Highway, Redondo Beach, CA 90277**

**(a portion of APN: 750-500-9902)**

**NEGOTIATING PARTIES:**

**Dr. Nicole Wesley, Superintendent**

**Redondo Beach Unified School District**

**UNDER NEGOTIATION:**

**Both Price and Terms**

- F.13. 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, Outside Labor Negotiator Laura Kalty, Assistant to the City Manager Jane Chung, Outside Legal Counsel Jon Welner, Community Development Director Marc Wiener, Outside Legal Counsels Josh Dale and Lee Smith, and Assistant to the City Manager Luke Smude.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to recess to Closed Session at 4:35 p.m.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:12 p.m.

**H. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Emily Bodkin, Administrative Specialist

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky stated there were no reportable items from Closed Session.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn to the Open Session at 6:12 p.m.

Motion carried 5-0 by voice vote.

**6:00 PM – OPEN SESSION – REGULAR MEETING**

**A. CALL TO ORDER**

A Regular Meeting of the Redondo Beach City Council was called to order at 6:12 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

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

Councilmembers Absent: None

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

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

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

Leo, 3<sup>rd</sup> grader at Washington Elementary School, led in the Pledge of Allegiance. (Spoke both in English and Spanish for his introduction)

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

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

**D.1. MAYOR'S COMMENDATION TO MELANIE CHAVIRA FOR HER YEARS OF SERVICE TO THE CITY**

**Mayor Light presented this item after D.3.**

Mayor Light invited Melanie Chavira up to the podium and spoke of her 13 years of service; stated Melanie started in 2012 in the City Attorney's office as the City Prosecutor and during her tenure has served as the City's designated Domestic Violence Vertical Prosecutor; spoke about her dedication and accomplishments and noted she is continuing her service to the public as a judge; presented a certificate on behalf of the City Council and the residents for her service to the City of Redondo Beach.

City Attorney Ford spoke of the impact Melanie Chavira has had on the City; noted she was the first prosecutor to implement Race Blind filing in the state; spoke about the TAP program; reported she has been appointed by Governor Newsom to the Los Angeles Superior Court as a judge; presented her with a framed article of her press release announcement from Governor Newsom.

Melanie Chavira thanked everyone for the acknowledgement; spoke of her time serving Redondo Beach with the City, Police Department, Domestic Violence Victim Advocate and felt they were able to do a lot for the community; attributed her success in Redondo Beach to her appointment from the Governor; spoke about her Redondo Beach team and how much they were able to do together.

**D.2. CITY CLERK ELEANOR MANZANO TO ADMINISTER OATH OF OFFICE TO NEW SENIOR DEPUTY CITY PROSECUTOR SIANNAH COLLADO**

**Mayor Light announced this item after D.1.**

Eleanor Manzano administered the Oath of Office to New Senior Deputy City Prosecutor Siannah Collado.

Siannah Collado thanked everyone for their warm welcome; received her badge; honored

her mentors Steve Cooley and Bill Beverly and thanked all the people who have supported her throughout her career path; stated she is ready to serve the community.

### **D.3. MAYOR'S COMMENDATION TO THE REDONDO BEACH ROTARY CLUB FOR THEIR 100 YEARS OF SERVICE TO THE COMMUNITY**

#### **Mayor Light presented this item before D.1.**

Mayor Light announced the 100<sup>th</sup> Anniversary of the Rotary Club of Redondo Beach and invited Mike Stark, President of the Rotary Club of Redondo Beach, up to receive the commendation; gave some background and history of the Rotary Club, noted it began in 1924 with 15 members; reported 93% of all their funds go directly to non-profit organizations with 80% of those funds staying in the RB community; spoke about the numerous contributions the Club brings to the community; presented a plaque to Mike Stark on behalf of himself, the City Council, and the residents of the community for the 100 years of service from the Rotary Club of Redondo Beach.

Mike Stark reported that each week 65 of the club members get together at the Riviera Cantina to collaborate and decide how to help and improve the community; provided examples of things the club does every year including scholarships, donations, grants, and recognition events.

Mayor Light also noted that Mike Stark has been a 53 year volunteer to the City of Redondo Beach.

After item D.2 was concluded, Mayor Light continued with Announcements/AB 1234 Travel.

Councilmember Obagi reported attending the UCLA Center for Parking Policy Seminar on eliminating minimum parking requirements that day; applauded the RBFD for the way they handled two incidents: 1) a potential choking incident that occurred at his home on Friday and 2) the following Monday, he called 911 and RBFD came immediately and assisted a woman who had fallen and was dizzy; thanked the formally known Public Art Commission for approving the Sea Chatter project and noted it is beautiful; welcomed Juicy Dumpling Factory to North Redondo Beach.

Councilmember Waller reported he participated in two ribbon cuttings, attended the Veterans' Day Tribute at Veterans' Park, attended the Lomita State of the City, and held his Community Meeting last Saturday; hoped everyone will have a good Thanksgiving celebration, and mentioned Santa's Sleigh will be starting on December 2<sup>nd</sup>, the Riviera Holiday Stroll on December 4<sup>th</sup>, and the RBPD will put on their Let It Snow on Saturday, December 6<sup>th</sup> at Seaside Lagoon.

Councilmember Castle reported he attended the Veterans' Day celebration at Veterans' Park; announced starting on December 1<sup>st</sup> the Waterfront will start their celebration of the Boat Parade by lighting the first boat at about 5:30 p.m. along the International Boardwalk;

reported the actual Boat Parade will be on December 13<sup>th</sup> and announced several events will be happening starting at 2:00 p.m. and leading up to the Boat Parade at 5:30 p.m.

**E. APPROVE ORDER OF AGENDA**

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the order of agenda as written.

Motion carried 5-0 by voice vote.

**F. AGENCY RECESS – None**

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

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

City Clerk Manzano reported three Blue Folder items: J.1, L.2 and N.1.

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

Motion carried 5-0 by voice vote.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF NOVEMBER 18, 2025**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. PAYROLL DEMANDS**

**CHECKS 30449-30460 IN THE AMOUNT OF \$16,211.39, PD. 11/7/25  
DIRECT DEPOSIT 302970-303603 IN THE AMOUNT OF \$2,473,303.46, PD. 11/7/25  
EFT/ACH \$9,987.19, PD. 10/24/25 (PP2522)  
EFT/ACH \$472,418.66, PD. 11/17/25 (PP2522)**

**ACCOUNTS PAYABLE DEMANDS  
CHECKS 122348-122501 IN THE AMOUNT OF \$1,697,085.62**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

- H.5. APPROVE A COOPERATIVE FUNDING AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE MANHATTAN BEACH BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT**

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

- H.6. APPROVE FUNDING AGREEMENT (#9200000000M550721) WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR THE REDONDO BEACH ADVANCED TRAFFIC SIGNAL SYSTEM (RBATS) DESIGN PROJECT, NO. 41430**

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

- H.7. APPROVE RIGHT TURN ONLY VEHICLE OPERATIONS FROM BLOSSOM LANE ONTO GRANT AVENUE**

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

- H.8. APPROVE A CHARGE READY TRANSPORT PROGRAM PARTICIPATION AGREEMENT WITH SOUTHERN CALIFORNIA EDISON FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AT THE CITY'S PUBLIC WORKS YARD AT 531 NORTH GERTRUDA**

**APPROVE THE GRANTING OF AN EASEMENT TO SOUTHERN CALIFORNIA EDISON AT THE CITY'S PUBLIC WORKS YARD TO ALLOW FOR CONSTRUCTION AND MAINTENANCE OF THE NEW ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

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

- H.9. APPROVE AN AGREEMENT WITH MBM HOSPITALITY, INC. TO PROVIDE LUNCHTIME MEALS FOR SENIORS AT THE PERRY PARK AND VETERANS PARK SENIOR CENTERS FOR THE TERM OCTOBER 1, 2025 TO SEPTEMBER 30, 2026**

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

- H.10. RECEIVE AND FILE THE CITY TREASURER'S FIRST QUARTER, FISCAL YEAR 2025-26 REPORT**

**CONTACT: EUGENE SOLOMON, CITY TREASURER**

- H.11. ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2511-087 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ACCEPTING A DONATION IN THE AMOUNT OF \$38,400 FROM CALIFORNIA WATER SERVICE GROUP AND AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION TO APPROPRIATE THE DONATION TO THE FIRE DEPARTMENT OPERATING BUDGET TO PARTIALLY FUND THE COST OF COGNITIVE PERFORMANCE COACHING SERVICES**

**CONTACT: PATRICK BUTLER, FIRE CHIEF**

- H.12. ADOPT BY TITLE ONLY RESOLUTION NO. 2511-088 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA DIRECTING STAFF TO SUBMIT A GRANT APPLICATION TO THE CALIFORNIA DIVISION OF BOATING AND WATERWAYS FOR A BOAT LAUNCHING FACILITY GRANT FOR MOTORIZED BOATS AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE APPLICATIONS, CONTRACTS, AGREEMENTS, AND AMENDMENTS NECESSARY TO IMPLEMENT THE GRANT**

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

- H.13. APPROVE AN AMENDMENT TO THE AGREEMENT WITH REVIZE, LLC FOR CITY WEBSITE HOSTING AND MAINTENANCE SERVICES TO ADD THE ARTIFICIAL INTELLIGENCE SEARCH AND CHATBOT FUNCTIONS, EXTEND THE TERM THREE YEARS, FOR THE PERIOD NOVEMBER 7, 2025 THROUGH NOVEMBER 6, 2028, WITH TWO OPTIONAL ONE-YEAR RENEWALS, AND INCREASE THE AMOUNT OF THE CONTRACT BY \$46,000 FOR A NEW NOT TO EXCEED TOTAL OF \$166,100**

**CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER**

- H.14. RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025**

**CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER**

Councilmember Obagi commented that on H.7, he wanted to applaud the Public Works Department for being an impeccable agency; provided some background on the item and thanked them for their dedicated work to the issue.

Motion by Councilmember Waller, seconded by Councilmember Obagi, to approve the Consent Calendar items H.1 thru H.14.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and one eComment in opposition of H.13.

Motion carried 5-0 by voice vote.

City Clerk Manzano read H.11 adopt by 4/5ths vote and by title only Resolution No. CC-2511-087, and H.12 adopt by title only Resolution No. 2511-088.

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

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

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

David Rosenfeld asked the Council to reconsider the update to the Redondo Harbor sign and felt it would be a mistake; felt the sign is historic and iconic; suggested they reconsider what they are doing and get more input before they make any changes.

Jacqueline Sun, BCHD, wanted to announce two events: 1) an invitation for the community to participate in the BCHD Board Meeting on November 19<sup>th</sup> at 6:30, and 2) invite anyone to donate to their 27<sup>th</sup> Annual Holiday Gift Bag Program; wanted to thank the Council on their efforts in regulating tobacco sales and smoke shops.

Jim Mueller stated the City is like the Tale of Two Cities: one city is called Harbor Riviera Esplanade City and the other is Artesia Aviation City; spoke of Harbor Riviera Esplanade City having nice restaurants, bars, and things to do and Artesia Aviation City being more suburban with schools, families, and older singles; noted that family oriented businesses thrive on Artesia and a farmers' market is a family and community gathering place; spoke of the AACAP's projects including rooftop dining and opined it would not be family friendly; spoke of the importance of intensive community input for revitalization to be successful.

Councilmember Behrendt asked the City Manager if the City has event applications that residents can get to submit for a farmers' market.

City Manager Witzansky stated they do have special event applications and that the Community Services Department processes those requests.

Wayne Craig, District 1 and speaking on behalf of the Redondo Beach Round Table, wanted to inform and invite the public to their event on December 9<sup>th</sup> which will include tree lighting, band and choir performances, refreshments along with Vera Jimenez with Channel 5 News hosting.

Erika Foster and Matthew Foster (son), Prospect and Beryl residents, spoke of leaving her abuse marriage in 2020, and how the emergency housing voucher they received in

April 2023 helped them move into a Redondo Beach apartment; stated she and her son have been utilizing programs that assist individuals to succeed; reported on October 27<sup>th</sup> she received a RBHA notice that their vouchers assistance is expiring in April 2026 instead of 2030; stated losing assistance that close to finals would certainly displace them and undo years of progress; asked if the City could find ways to assist the 21 families that would be affected by the April 2026 expiration date and explore every avenue to allow them to move into regular housing vouchers or provide a short-term bridge so they don't suddenly lose their housing; asked if there was any way to time the required changes around the RBUSD school semesters so students would not be forced to change mid-year; suggested the City have a tenant contact person with weekly or monthly updates to help families plan; referenced the Housing Authority meeting where it was decided two people equal one bedroom and noted that it should consider a parent with an opposite-sex teen as an exception. Time ran out and Ms. Foster was not allowed to continue.

Mayor Light thanked Ms. Foster for coming forward with her story and Councilmember Kaluderovic asked her to stay in touch and that they would explore every avenue to assist them.

Mark Nelson (via Zoom) wanted to address traffic issues along Prospect; spoke of an incident on October 29<sup>th</sup> which caused a three-car chain reaction at 8:00 a.m. and noted most people fail to yield coming out of BCHD; stated something needs to be done and suggested signage; referenced another issue on November 12<sup>th</sup> at 2:45 a.m. where RBPD shut down the intersection and it caused major issues; spoke of the future construction happening for BCHD and that it needs to be thought through since it will further escalate the traffic issues; noted that the following evening at 5:30 p.m. BCHD would be having a board meeting and hoped more members of the public would attend.

Darryl Boyd (via Zoom), 500-600 Prospect Ave resident, stated only a bunch of "fluff" are addressed by the Mayor and reported he has not received a response to his letter demanding a look at the many laws, codes, and ordinances that are being broken and violated by the City of Redondo Beach, and no response to public records requests; spoke of no traffic control in the City and no enforcement; stated Mayor Light only cares about enforcement of the short-term housing ordinance; mentioned there has been no solutions to the major e-Bike nuisance and problem; noted that Chief Hoffman is retiring and that is why he can't be bothered; spoke of the noise and traffic issues that the 500-600 block of North Prospect residents deal with on a daily basis and noted that most of the issues come from BCHD parking lots; felt that there are solutions but the Councilmembers for the District and the Mayor just don't care about their area.

John Perchulyn (via Zoom), speaking on behalf of PV Blvd and Prospect Corridor residents, spoke of the City's failure to enforce its own city codes, specifically code 3-7.902 regarding commercial load limits on residential streets; stated a letter, dated October 17<sup>th</sup>, that the residents submitted requesting enforcement has had no response from City officials only an acknowledgement by Stephanie Johnson; noted their District 1 Councilmember, Brad Waller, and the City use the Christmas Lights traffic with Torrance as an excuse not to address their issue; stated the safety of the Redondo Beach residents

should be the City's first priority and not what Torrance wants for their convenience; noted their other letter, dated May 23<sup>rd</sup>, regarding safety issues and illegal truck traffic was also never responded to; spoke of North Prospect Avenue residents being treated the same way and opined that the City appears to ignore residents hoping the problems will just go away; mentioned the various City projects that have been funded, such as the new Redondo sign and \$487,000 towards graffiti removal, but none address safety concerns that taxpayer residents have; felt that the City is avoiding, deflecting, and ignoring them which is deteriorating their quality of life; stated they will continue to keep this issue at the forefront until it is addressed to their satisfaction, noted a solution is long overdue.

City Clerk Manzano reported no more online attendees and no eComments.

## **K. EX PARTE COMMUNICATIONS**

Mayor Light reported they have three public hearings and asked the Council to reveal any ex parte communications.

Councilmember Waller reported he attended the Riviera Village Association Board Meeting and was there when they discussed part of L.1 and also spoke to the City Manager.

Councilmember Castle reported speaking with the City Manager.

Councilmember Kaluderovic spoke to staff and residents regarding L.2 and spoke to staff regarding L.3.

Councilmember Obagi stated he has not spoken to anyone regarding L.2 since the last public hearing but before that Councilmember Waller, the public, and staff.

Councilmember Behrendt reported speaking to the Mayor and City staff regarding L.1, with the Mayor and City staff for L.2 and L.3.

Mayor Light reported speaking to Councilmember Behrendt and the City Manager regarding L.1, spoke with Councilmembers and the City Manager regarding L.2, and spoke with Councilmembers, the City Manager and the City Treasurer on L.3.

## **L. PUBLIC HEARINGS**

### **L.1. PUBLIC HEARING TO REVIEW THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT'S CALENDAR YEAR 2025 ANNUAL REPORT AND TO CONSIDER LEVYING AN ASSESSMENT FOR THE DISTRICT FOR CALENDAR YEAR 2026**

#### **PROCEDURES:**

- a. Open Public Hearing, take testimony; and**
- b. Close Public Hearing; and**

**c. Adopt By Title Only Resolution No. CC-2511-089**

**ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2511-089, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CONFIRMING THE 2025 REPORT OF THE RIVIERA VILLAGE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD AND LEVYING AN ASSESSMENT FOR CALENDAR YEAR 2026**

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

Motion by Councilmember Obagi, seconded by Councilmember Waller, to open the public hearing.

Motion carried 5-0 by voice vote.

W.E.D. Director Greg Kapovich introduced himself and Katherine Buck, W.E.D. Manager; provided some background on the item, stated every year the Riviera Village BID (Business Improvement District) appears before Council, the City collects the money, and gives it to the Association and the BID; reported the money is spent on improvements, special events, and anything else that attracts people to the area; reviewed what the City Council approved on November 4, 2025 and noted they declared that evening as the public hearing to levy the assessment; stated they are not proposing any changes to the assessment from last year and provided the 2026 Proposed Assessments for business license holders and property owners, which is capped at \$1,400; showed the breakdown of what the BID expenditures are historically used for: 50% for beautification, 40% for marketing, and 10% for administration; introduced Mike Ward with the Riviera Village Association.

Mike Ward reported that ongoing projects include the dining decks, which were put in during Covid, and they are working with the City on the repairs and maintenance; mentioned they have a weekly farmers' market that generates about \$25,000 to \$30,000 per year for the Riviera Village; noted they collaborate with the RBPD and Public Works throughout the year to beautify the Village and keep it safe, they are working on the holiday banners and the year-round "Dining, Shop, Relax" banners; spoke of seasonal projects: working on a "Dine-Around" similar to North Redondo Beach for May, Summerfest in June, recently held their Halloween Trick or Treat and noted their Holiday-Stroll will be on December 4<sup>th</sup>; reported attendance numbers for each of their events; thanked Councilmember Waller, Mike Klein, and Officer Lofstrom for their regular attendance at their meetings; thanked City Manager Witzansky, Mayor Light, Chief Hoffman, Councilmembers, Chief Butler and staff for working with them to create a vibrant and safe environment for residents and businesses.

Mayor Light asked for an update on the long-term use for the dining decks.

City Manager Witzansky reported that the City has a grant through Metro to help study

and potentially design more substantive sidewalk and streetscape improvements; stated the long-term plan is for an on-sidewalk dining deck program but it would take significant resources for a study and a parking structure to support lost parking in the Coastal Zone; stated they intend to articulate that long-term approach to the Coastal Commission; spoke of extending the current permit with the Coastal Commission and will continue to work with the RVA to understand what their business needs are and format the dining deck program.

Some discussion followed.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and no eComments.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to close the public hearing.

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

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to adopt by title only Resolution CC-2511-089.

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

City Clerk Manzano read adopt by title only Resolution No. CC-2511-089.

**L.2. PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, TO ADD SECTION 10-2.402(A) (167.5); AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(A); AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, TO ADD SECTION 10-2.1641; AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, TO ADD SECTION 10-5.1639; AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, SECTION 10-2.1626(B); AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, SECTION 10-5.1626(B); AMENDING TITLE 1, CHAPTER 2, SECTION 1-2.03; AMENDING TITLE 5, CHAPTER 9, ARTICLE 2, SECTION 5-9.204(A)(4) PERTAINING TO THE ZONING, REGULATION AND ENFORCEMENT OF SMOKE SHOPS AND TOBACCO SALES**

**PROCEDURES:**

- 1. Open the public hearing and take testimony;**
- 2. Close the public hearing, deliberate; and**
- 3. Introduce the following ordinance by title only.**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3310-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA,**

**AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, TO ADD SECTION 10-2.402(A)(167.5); AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(A); AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, TO ADD SECTION 10-2.1641; AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, TO ADD SECTION 10-5.1639; AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, SECTION 10-2.1626(B); AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, SECTION 10-5.1626(B); AMENDING TITLE 1, CHAPTER 2, SECTION 1-2.03; AMENDING TITLE 5, CHAPTER 9, ARTICLE 2, SECTION 5-9.204(A)(4) PERTAINING TO THE ZONING, REGULATION AND ENFORCEMENT OF SMOKE SHOPS AND TOBACCO SALES**

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

Motion by Councilmember Waller, seconded by Councilmember Castle, to open the public hearing for the Smoke Shop Ordinance.

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

Community Development Director Wiener provided some legislative history regarding the item: April 15, 2025, Council reviewed the draft ordinance, on July 17, 2025, the Planning Commission adopted a resolution, on August 19, 2025, Council reviewed the modified ordinance, and on October 21, 2025, Council asked staff to return with a final version of the Shop Ordinance for consideration of introductions and first reading; stated that is why the item is before them that evening; provided ordinance highlights: creates a definition of smoke shop and tobacco retail stores, includes general regulations for those types of businesses, requires a CUP, limits the total number to five Citywide, and makes violations of the ordinance classify as infractions so enforcement can be done; noted that Council directed staff to research three outstanding items: 1) evaluating whether the City could prohibit minors from entering the smoke shops or tobacco retail stores; stated there is no prohibition on it under state law but they have concerns with adopting a local ordinance that would and explained the concerns; noted it is not included in the ordinance but if Council does choose to include it they can bring it back, 2) discussion on whether the ordinance should prohibit the sale of non-tobacco products in the shops and noted staff has similar concerns with this item so did not include it in the ordinance, and 3) requested staff to expand on the definitions to ensure the sale of synthetic flavored tobacco is adequately addressed, which staff did include in the ordinance; reported staff submitted a Blue Folder item prior to the meeting and asked Assistant City Attorney Cheryl Park to explain them in further detail.

Assistant City Attorney Park noted and explained the additions that were made to the flavored tobacco product definition; stated it would be established and maintained by the Attorney General pursuant to Health and Safety code section 104559.1 and the list should come out in December 2025; stated they clarified the definition of tobacco product and reviewed that addition; reported they took the definitions straight from state code and went into further detail on the definition of nicotine and also nicotine enhancers; thanked Councilmember Behrendt for introducing her to an LA city attorney who provided a lot of

insight and ideas on enforcement including a checklist that the LA City Attorney's Office uses for their enforcement.

Community Development Director Wiener stated the recommendation for that evening was:

- 1) Open the public hearing and take testimony
- 2) Close the public hearing, deliberate
- 3) Introduce Ordinance No. 3310-25 by title only with Blue Folder modifications.

City Manager Witzansky thanked both Director Wiener and Assistant City Attorney Park for their work on the item; strongly recommended that Council adopt the ordinance as it is written that evening; stated they can make changes in the Spring if needed but would like to be able to enforce the ordinance to reduce access to the shops in the community.

Mayor Light mentioned he missed the last meeting where this item was discussed; wondered if they addressed the gaudiness of the shops in the design review in the ordinance.

Community Development Director Wiener responded that it is addressed in the ordinance through the design review.

Assistant City Attorney Park added that the City thought they would put a lot of the restrictions in the CUP but directed the Mayor to the section in the code that says "no advertising or signage indicating the availability of tobacco products shall be visible from the exterior, nor from entry of the retail establishment to the maximum extent possible" and mentioned the conditions of the CUP would be regulated by the Planning Commission.

Community Development Director Wiener reported his department is working on a sign ordinance to address it more broadly.

Councilmember Obagi commented that if a smoke shop becomes a youth hangout they can come back with a revision to the ordinance; supported moving forward with the item.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to introduce the Ordinance with the amendments from the Blue Folder and by title only.

Mayor Light invited public comments.

Wayne Craig, District 1 and Planning Commission, wanted to reiterate to the public that without this Ordinance the City has no ability to go in and inspect smoke shops and the state is the only agency allowed to do that; spoke in support of the item because there is a shaved ice place that he and his granddaughter like to go to but there is a smoke shop right next door and the smell of cannabis is very strong.

Jerome Owens, Sandbox Smoke Shop owner, spoke in support of the item; stated he is

not a big fan of the industry anymore and has been trying to get out of the business since April; reported he has been burglarized seven times and felt the ordinance is written well and should be pushed forward.

Councilmember Obagi asked Mr. Owens what is taken during the burglaries.

Jerome Owens explained multiple people come in and it only takes 4-5 minutes for them to take product from the store, and it takes more time for the police to arrive.

Mayor Light asked what is prohibiting him from getting out.

Community Development Director Wiener stated it is the moratorium that is stopping him from being able to get out but under the ordinance he would be able to change ownership.

Jacob Schetter, Smoke & Fire Hookah Lounge owner, asked if the most updated version of the Ordinance exempted hookah lounges and if the time restrictions were still in the Ordinance.

Community Development Director Wiener stated the restrictions were removed during versions and there is an exception for hookah lounges.

Jacob Schetter voiced his support for the Ordinance.

City Clerk Manzano reported no one online and no eComments.

Motion by Councilmember Castle, seconded by Councilmember Kaluderovic, to close the public hearing.

Motion carried 5-0 by voice vote.

Motion to introduce the Ordinance by title only with the amendments from the Blue Folder was taken. Motion carried 5-0 by voice vote.

City Clerk Manzano read the introduction by title only Ordinance No. 3310-25.

**L.3. PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCES AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING THE AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROCEDURES:**

- 1. Open the public hearing and take testimony;**

2. Close the public hearing and deliberate;
3. Introduce the following ordinances by title only; and
4. Adopt by title only the resolution submitting ordinance to the California Coastal Commission

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3308-25, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, SECTION 10-2.402(a)(135.5) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3309-25, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(a) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING SUCH AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2511-090, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, FORWARDING TO AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO TITLE 10, CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE), ARTICLE 1, SECTION 10-5.402(A) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF “P” (PERMITTED BY RIGHT) IN THE CITY’S VARIOUS SPECIFIED ZONES AND PROCEDURES, WHICH IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY’S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE OF REGULATIONS**

**CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR  
SEAN SCULLY, PLANNING MANAGER**

Motion by Councilmember Obagi, seconded by Councilmember Waller, to open the public hearing.

Motion carried 4-0-1 by voice vote. Councilmember Behrendt was absent for the vote. Planning Manager Scully reported that the item is coming from Housing and Community Development (HCD) from the state; provided some background information to explain why HCD identified this as something the City needed to do along with the proposal to

add a definition for permitted-by-right in the City's zoning ordinance and zoning ordinance for the Coastal zone; reported it started with the City's Housing Element (HE) that was adopted and submitted to HCD in July 2022; noted, in September 2022, HCD issued their certification letter where they included provisions for the implementation of the HE; spoke of Council adopting all the amendments to the General Plan, the local Coastal program, the zoning ordinance, and zoning ordinance for the Coastal Zone to implement the City's housing sites in 2024; reported in January 2025 staff submitted the whole package to HCD and they had reviewed it over several months; reported the only issue they had was with the definitions for what is permitted-by-right; stated on August 27<sup>th</sup> HCD issued a Letter of Technical Assistance because they wanted to remove any ambiguity with respect to ministerial approvals for future housing projects; presented staff's proposed definition, noted that items 1,2, and 3 reflect how the City has always administratively processed a use that has a "P" in the land use tables or permitted-by-right; stated under item 1 it is approved administratively, item 2 doesn't require a CUP, administrative use permit, a planned unit development permit or any other discretionary entitlement, and item 3 is typically exempted from CEQA; reported they have sent the definition to HCD two or three times and they have not commented on it but it hits all the items they had identified in their letter; requested Council open the public hearing, close the public hearing, deliberate, and then introduce the ordinances and resolution.

Mayor Light asked if permitted-by-right only applies to housing.

Planning Manager Scully responded no, under the land use table wherever there's a "P" that's where the permitted-by-right definition applies.

Mayor Light asked for clarification that if there is a "P" they don't have to do CEQA and it doesn't matter if it's housing or not and a "P" also means it doesn't have a CUP; voiced his opposition to that.

Planning Manager Scully stated there are different categories of housing projects and commercial zone, such as the Harbor, are required to have a CUP; explained each zone either has a "P", a "C", an "A", or a "dash".

More discussion ensued.

Community Development Director Wiener added that CEQA only applies to projects that involve discretion so, if it's permitted-by-right it's not subject to CEQA; noted that is state law and for all different types of projects.

More discussion followed. Planning Manager Scully noted that under item 1, in order for it to be permitted and processed administratively, it has to meet the objective standards and a variance doesn't meet it so then it becomes discretionary.

Community Development Director Wiener pointed out that the key aspect about this ordinance is it codifies what is currently and historically being practiced and it is just defines it.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and no eComments.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to close the public hearing.

Motion carried 5-0 by voice vote.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to introduce the ordinances by title only and to adopt by title only resolution submitting the ordinance related to the Coastal zone to the Coastal Commission.

Motion carried 5-0 by voice vote.

City Clerk Manzano read introduction by title only Ordinance No. 3308-25, introduction by title only Ordinance No. 3309-25, and adopt by title only Resolution No. CC-2511-090.

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

**N. ITEMS FOR DISCUSSION PRIOR TO ACTION - None**

**N.1. DISCUSSION AND POSSIBLE ACTION ON THE CITY'S TRANSIENT OCCUPANCY TAX AND THE PROCESS TO CONSIDER INCREASING THE TAX RATE**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

Finance Director Meyer introduced the item and explained why it was before them that evening; recalled from previous meetings, Council expressed interest in hearing some additional background on the topic and potential options to adjust the tax rate; stated she would discuss TOT rate comparison, adjustment options, hotel impacts, and the process if Council directs staff to take action; reported compared to neighboring cities and other Coastal cities Redondo Beach at 12% is among the lowest rate including the City's 1% assessment for their tourism district; noted that the City has not adjusted their rate since 2005.

Discussion followed regarding the TOT rate being separate from the tourism district rate.

Finance Director Meyer continued her presentation; stated that Council asked staff to look into some options for adjusting the TOT rate which included potential exemptions or carve outs; reported they found other cities often establish different rates for different types of hotels such as hotels with larger numbers of rooms or hotels with higher rates but that Council could set other exemptions if they choose; provided some ideas for Council to consider and stated if Council were to direct staff to move in that direction staff would do

more research to consider the impacts on the City's revenue; mentioned another option Council has is to set an effective date for the tax rate and noted that last time Council did a rate change, in 2005, they asked for voter authorization for a rate up to a certain amount and Council then reconvened following the election and set the rate.

Mayor Light asked if they pursue the vote option if the tax rate includes the visitor's bureau charges.

Finance Director Meyer stated it does not include it and the visitor's bureau charges are a separate process.

More discussion followed and it was discussed that the hoteliers have is not a tax but a fee.

Finance Director Meyer continued with her presentation; provided research on hotel impacts to the City's hotels; noted that the impact depends on the elasticity of demand and on market conditions with the exception being group travel since it tends to be more flexible; stated the timing of the effective date of the increase could mitigate the impact, reported some cities direct some of the revenue from the tax to supporting the hotel industry; noted that the Redondo Beach Tourism Marketing District (TMD) does not oppose the TOT increase but they would recommend a 1% increase to their rate; reported they did receive several comments, one of which is included as a Blue Folder item and another they did not get in time to add as a Blue Folder item but both expressed support for an increase to their assessment; noted hotels are concerned that a 14% TOT rate would not leave room for the TMD assessment increase; spoke about the City polling residents to gauge potential resident response to the increase but that would cost the City up to an estimated \$30,000 to conduct a poll; pointed out that TOT measures tend to pass at a fairly high rate.

Councilmember Behrendt asked if staff could provide the passage percentage rate of TOT measures passing.

Finance Director Meyer said she could get that for them; reviewed passage rates from years 2020, 2022, and 2024 of the number of measures voted on in relation to the number of them that passed along with the passage rate; stated the nearest election that the City could put it on the ballot would be the June 2, 2026 statewide primary; if given Council direction, staff would plan to return to Council in January, staff would present an updated ordinance for Council approval in February, staff would then call the election on or before March 3, 2026 and stated they would ask Council to select someone to create the arguments in favor and rebuttal; mentioned the state plans to certify the election at the end of June and after that staff would ask Council to certify to set the effective date and/or tax rate; asked that Council receive and file the report, and direct staff regarding next steps.

Councilmember Waller voiced his concerns about having a 2% TOT increase and a 1% increase to the TMD; asked if Rebecca Elder could answer what the District would be doing with the extra money and how it would help impact revenue to the City.

Rebecca Elder, Chair and Founder of Redondo Beach Tourism, noted she is also employed by Noble House which owns the Portofino Hotel; reported that the Marketing District has had about \$725K for five years and they have accomplished a number of objectives; stated people coming into Los Angeles do not know where Redondo Beach is and Redondo Beach Tourism is investing in digital funds and out-of-home initiatives so they can get more presence for Redondo Beach which drives them to a Redondo Beach landing page and that leads them to the hotels; explained that a hotel guest brings revenue and TOT and a 1% increase to the marketing budget for tourism means 95% is dedicated to bringing in guests to the hotels; spoke about demand and that the market over the past years have been soft which has affected the funds going into marketing; explained how Redondo Beach could funnel to the initiatives that bring the guests and awareness to Redondo Beach.

Councilmember Waller asked if she saw a differentiation in information by location of hotels and if they all feel the same way about the increase.

Rebecca Elder stated that it is for all the hotels in Redondo Beach so every initiative that they run includes all of the hotels and went into more detail; mentioned the increase may create greater impact on group bookings; spoke more about Redondo Beach needing to increase their presence in the market.

Councilmember Obagi asked if the City could increase the Tourism District's assessment from 1% to 1.25% and start collecting next week.

City Manager Witzansky stated there's a cycle and period of time where parties involved need to be notified, similar to the BID process in the Association; reported they are passed the window for the 2026 calendar year; noted they can decrease as well as increase, the Council has full discretion.

More discussion followed. Rebecca Elder stated the change in rate needs to happen before the end of their fiscal year which is in September; suggested, if they are going to increase, they put the best use of funds in place sooner rather than later due to the Olympics; it was noted that September 2026 would be their next opportunity to impose the new rate.

Councilmember Obagi stated his preference would be to authorize Council to set a TOT rate up to 15% intending to go up to 14% at this time; spoke about preventing the next Council having to put another statewide ballot measure together for \$230,000 just to get \$750,000.

Councilmember Castle compared Redondo Beach's spending of \$750,000 to Torrance's \$875,000 and noted that Torrance has twice the population of Redondo Beach; asked if there was a way to measure the return on investment of the marketing dollars that the City is paying for the hotels, also wondered if they have seen an increase in hotel stays since the City has upped their enforcement of the ban on short-term rentals.

Rebecca Elder responded to the first question that the TMD presents an annual report to the City each year with all the key statistics (stated they will be presenting on December 2, 2025) and noted it is on their website as well; responded to the second question that they would need to understand what parameters were around the ban to extrapolate it to the hotel side.

Councilmember Castle spoke of research he has done on the resort fees and parking fees hotels in the area are charging; felt there is room for the City to increase the 2%.

Councilmember Behrendt mentioned the struggles the three Marine Avenue hotels have had over the past few years; asked what kind of impact the increase in TOT would have on the hotels, if it would help them or hurt them and wanted feedback before deciding on the TOT rate.

City Manager Witzansky noted they will get a response from the hotels to answer his questions.

Councilmember Behrendt spoke of the development in the South Bay Social District, the Galleria; voiced concern over creating a negative situation if they increase the TOT and scaring away a potential hotel development for the area; mentioned speaking to Councilmember Castle about the situation; provided options to consider: 1) for any new hotel development in the City, there would be a three year reprieve on TOT, 2) for any brand new hotel development allow them to keep whatever the TOT increase may be for a set amount of time (such as three years) and put it on the ballot measure and 3) spoke more on his preference to look at the RBTM proposal and on what Councilmember Obagi mentioned about an RBT assessment.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to direct staff to come back with a ballot measure to authorize the City Council to raise the TOT up to 15% and to direct staff to bring a discussion at the next opportunity to consider a modification to the tourism assessment and to receive and file the report.

Councilmember Castle asked for a point of clarification that if Council raises the TOT up to 15% do they need to also say they want it at 14%.

City Manager Witzansky stated the taxpayers would vote on the "up to" rate and that would authorize the Council to set the rate, the sequence, and the timeframe.

Councilmember Obagi volunteered to be an author of the proponent statement.

City Manager Witzansky noted that the TMD plan does limit the annual increase year over year to a 0.5% increment so the district is bound by its own adopted plan.

Councilmember Kaluderovic asked if they were to consider a three year reprieve for new

hotels would that need to be written into the ballot measure or would that be at the discretion of Council.

City Manager Witzansky responded that they could do it either way and that there are pros and cons to both options.

More discussion followed regarding incentives, different fee structures, and possibly developing their own Citywide program.

Councilmember Behrendt made a substitute motion to come back with the additional information they discussed and continue the discussion at that time; stated he is not personally comfortable signing off on it at that moment.

Mayor Light noted they are not signing off on it that evening; asked if they could move forward but still come back with the data.

City Manager Witzansky stated Council could direct staff to prepare the materials that would be requisite for them to move forward with placing it on the ballot and provide the additional information that Councilmember Behrendt requested.

Councilmember Behrendt withdrew his substitute motion and accepted the original motion with the additional information and to go ahead and prepare the ordinance.

Councilmember Obagi and Councilmember Kaluderovic were also good with the additions to the motion.

Mayor Light invited public comments.

Eugene Solomon, City Treasurer, asked them to consider that Torrance has a lower TOT rate but higher sales tax that leads to an potential equivalent cost; recommended that Council be more forward thinking and that their decision should not be about today's market; mentioned that the TBID bylaws require they spend 87% of their monies towards marketing so they are providing a valuable service to promoting the City; spoke of consumers' spending as non-discretionary when it comes to hotel spending and most are willing to absorb the cost; stated he likes the idea of incentivized programing for the future developments; voiced support of the motion on the floor.

Ilka Kingler spoke of a previous Olympic subcommittee designating Redondo Beach as the quintessential beach town and great for ceremonies and hotels; suggested promoting transportation from hotels for the Olympics and World Cup events to promote hotel stays; voiced support for the motion.

City Clerk Manzano reported no one online and no eComments.

Councilmember Obagi wanted to comment on Councilmember Behrendt's comments from earlier; stated his concerns are valid but the City has had issues with the Marine Avenue hotel not paying TOT to the City and that the Galleria project had been stranded

since 2018 so he wouldn't call a hotel an anchor tenant but would call Macy's, Kohl's, and AMC anchor tenants; provided an analogy that a league would not take their weakest player and decide to base public policy on them and hold back the City from financial success and sustainability based on hope that the weakest player will become stronger if the additional 2% tax is not imposed.

Councilmember Behrendt asked Finance Director Meyer if there is any information available on the impacts to the labor market and cost of hotels related to pay increases.

Finance Director Meyer said they can look into that and bring it back with the other information requested.

Motion carried 5-0 by voice vote.

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

City Manager Witzansky noted Council is dark for the following Tuesday for Thanksgiving break and will be back on December 2<sup>nd</sup>, 9<sup>th</sup>, and the 16<sup>th</sup> for the rest of the calendar year.

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

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

Councilmember Obagi spoke of concern by the NRBBA regarding the banner program and wondered if an emergency meeting was needed to approve the banners going forward.

City Manager Witzansky said he had not heard of that concern but he will check into it and if needed he will add it to the December 2<sup>nd</sup> meeting.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to have the Olympic subcommittee present what they have been learning, options for upcoming events, and how to generate revenue from them.

Motion carried 5-0 by voice vote.

Motion by Councilmember Waller to have a discussion item regarding updates to the City's ordinance relating to electronic messaging displays, specifically to 10-2.1814 and 1815, and 10-5.1814 and 1815.

Councilmember Behrendt stated he would like to hold off on it for now since it is a big item.

Mayor Light mentioned that the subcommittee with the School District wanted to have some reciprocity on the Performing Arts Center but with the way the ordinance is written nothing is allowed to be placed on their banner that doesn't relate to PAC performances

and only school related on the school banners.

More discussion followed on amending the ordinance to allow shared messaging, noting currently it is written to only allow site-specific messages.

Mayor Light mentioned tacking on a kiosk to display a static map; felt they are missing opportunities to advertise and currently the City is paying extra to advertise.

More discussion ensued.

Councilmember Obagi stated if the discussion is six months from then he would second the motion.

More discussion followed on how many electronic signs are being considered and that they are all covered under the ordinance.

City Manager Witzansky clarified that the motion is an item that would be an introductory item to the current electronic message display regulations and then Council will direct staff on any potential modifications to it.

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, Management and Confidential Employee Group, 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:**

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

**Case Number: 20STCP03193**

**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:

In re 9300 Wilshire LLC Bankruptcy C.D. Cal. Case Number: 2:23-bk-10918-ER

- 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:

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.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:

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

Name of case:

Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive  
Case Number: 23TRCP00325

- 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:

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.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:**

**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.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:**

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

**Case Number: BS157789**

- R.11. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).**

**One potential case**

- R.12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.**

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

**Luke Smude, Assistant to the City Manager**

**PROPERTY:**

**3007 Vail Ave., Redondo Beach, CA 90278**

**(a portion of APN: 415-001-7931)**

**Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278**

**(APN: 415-803-3900)**

**715 Julia Ave, Redondo Beach, CA 90277**

(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)  
1935 Manhattan Beach Blvd., Redondo Beach, CA 90278  
(APN: 404-900-8903)  
807 Inglewood Ave., Redondo Beach, CA 90278  
(a Portion of APN: 408-302-4900)  
200 N. Pacific Coast Highway, Redondo Beach, CA 90277  
(a portion of APN: 750-500-9902)

**NEGOTIATING PARTIES:**  
Dr. Nicole Wesley, Superintendent  
Redondo Beach Unified School District

**UNDER NEGOTIATION:**  
Both Price and Terms

**R.13. 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 – 8:52 P.M.**

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn the meeting at 8:52 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, December 2, 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:

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Eleanor Manzano, CMC  
City Clerk