



Minutes  
Redondo Beach City Council  
Tuesday, January 13, 2026  
Closed Session – Adjourned Regular Meeting 4:30 p.m.  
Open Session – Regular Meeting 6:00 p.m.

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

**A. CALL MEETING TO ORDER**

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

**B. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Emily Bodkin, Administrative Specialist/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**

Liaison Bodkin reported no eComments and one Zoom attendee.

**F. RECESS TO CLOSED SESSION – 4:34 P.M.**

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

**Name of case:**

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

**Case Number: 20STCP03193**

**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:**

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

**Name of case:**

**New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.**

**Case Number: B337897**

**F.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive**

**Case Number: 23STCV10146**

**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 Bankruptcy C.D. Cal.**

**Case Number: 2:23-bk-10918-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:**

**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.7. 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.8. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION** - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2).

**One potential case (Letter received from the Law Firm Rand, Paster, & Nelson LLP dated January 8, 2026, attached as part of the Agenda packet).**

**F.9. 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**

**F.10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** - The Closed Session is authorized by the Government Code Section 54956.8.

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Katherine Buck, Waterfront & Economic Development Manager**

**PROPERTY:**

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

**NEGOTIATING PARTIES:**

**Allen Sanford, BeachLife Festival**

**UNDER NEGOTIATION:**

**Price and Terms**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Katherine Buck, Waterfront & Economic Development Manager**

**PROPERTY:**

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

**NEGOTIATING PARTIES:**

**James Kwon, HK Pacific, LLC**

**UNDER NEGOTIATION:**

**Lease Status and Terms**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Elizabeth Hause, Community Services Director**

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

**PROPERTY:**

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

**Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade**

**NEGOTIATING PARTIES:**

**Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.**

**UNDER NEGOTIATION:**

**Price and Terms**

Liaison Bodkin read titles to be discussed at 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, Community Development Director Marc Wiener, Outside Legal Counsel Diana Veret, Human Resources Director Diane Strickfaden, W.E.D. Director Greg Kapovich, W.E.D. Manager Katherine Buck, and Community Services Director Elizabeth Hause

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to recess to Closed Session at 4:34 p.m.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION**

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

**H. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Supervisor  
Emily Bodkin, Administrative Specialist/Liaison

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

Mayor Light noted that they got through all but the last three items in Closed Session.

City Manager Witzansky reported that they will be picking up items F.10, F.11, and F.12 in Closed Session following the conclusion of the Open Session and those items become R.10, R.11, and R.12; noted that those items will need to be reread into the record as they go back into Closed Session after Open Session; stated no reportable action.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Waller, seconded by Councilmember Castle, to adjourn to the Open Session at 6:00 p.m.

Motion carried 5-0 by voice vote.

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

**A. CALL TO ORDER**

A Regular Meeting of the Redondo Beach City Council was called to order at 6:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager

Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Supervisor  
Emily Bodkin, Administrative Specialist/Liaison

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

Mayor Light invited veterans and active-duty military to stand and be recognized for their service.

Councilmember Kaluderovic led in the Salute to the Flag.

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

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

Mayor Light announced he had one presentation that evening; asked Councilmember Castle to join him in honoring Dr. Martin Luther King Jr.; spoke about Dr. King's legacy and his impact on the nation; stated Redondo Beach values diversity, inclusion, and civic responsibility and that evening they reaffirm the City's commitment to Dr. King's legacy and reflect on his message; proclaimed, on behalf of the City Council and as Mayor, Monday, January 19<sup>th</sup>, 2026 as Martin Luther King Jr. Day in the City of Redondo Beach and had Councilmember Castle accept the proclamation on behalf of the City.

Mayor Light reported attending the Blood Drive hosted by the RBPD and the Cal Cities' LA County Division Meeting the previous week; hosted Mayor Bash who visited Redondo Beach on Saturday; met with Citizens for Redondo Trees and participated in planting over 850 native plants in the new lower pond at Wilderness Park on Sunday with over 100 RUHS students; acknowledged Geraldine Trivedi (Public Works) for all her work as the lead engineer for that project; announced there was a meeting earlier that day regarding water polo and events for that summer; met with members of the Public Amenities Commission.

Councilmember Waller congratulated Officer Lofstrom on a successful Blood Drive that received 103 donations; announced he would have a meeting later that week on the status of the Avenue A pedestrian ramp and a Clean Power Alliance Board of Directors meeting; announced the NRBBA's mixer at Trusted Gut from 5:30 p.m. to 8:00 p.m. on January 14<sup>th</sup>.

Councilmember Castle reported attending the Cal Cities' dinner last week and speaking to the state Senator and other dignitaries from Sacramento; attended the King Harbor Association Board Meeting on Wednesday morning and received a lot of feedback from the boat parade; announced he would attend the Martin Luther King Day celebration at the California Surf Club where Goodie Goodloe would be speaking and, on Saturday, would attend the In and Out Car Show and stated it would be coming to Seaside Lagoon.

Councilmember Kaluderovic reported donating blood at the RBPD Blood Drive; attended

the Cal Cities' LA Division General Meeting, a meeting at the LA Air Force Base with the Governor's Military Council and Director Myers from the Governor's Office of Business and Economic Development to discuss the importance of the base, aerospace industry, and space force; announced she and Councilmember Obagi would be co-hosting a Community Meeting on January 24<sup>th</sup> at 9:00 a.m. at the North Branch Library with speaker Tom Bakaly; reported that on January 22<sup>nd</sup> the Metro Board will be deciding where to build the Green Line extension to Torrance and stated they are chartering a bus to help residents get to the meeting and advocate for the best option, Hawthorne Blvd; noted that the bus will be at the Redondo Beach Transit Center and will leave promptly at 7:20 a.m.

Councilmember Obagi reported donating blood at the RBPD Blood Drive and thanked Officer Lofstrom for running the event; echoed Councilmember Kaluderovic's announcements regarding the combined Community Meeting on January 24<sup>th</sup> and regarding the Metro Board Meeting and encouraged all Redondo residents to attend; stated the dangers of having two additional Metro tracks that will have hundreds of trains every day over seven fuel and gas pipelines next to a freight train carrying combustible materials is no place to build a new rail system; commented that the K Line is elevated throughout El Segundo so why shouldn't it remain elevated when it gets to Lawndale and Redondo Beach; announced a planning and programming meeting at Metro headquarters for January 14<sup>th</sup> at 11:00 a.m.

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

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the order of agenda as is.

Motion carried 5-0 by voice vote.

## **F. AGENCY RECESS**

### **F.1. SPECIAL MEETING OF THE REDONDO BEACH HOUSING AUTHORITY**

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

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to recess to the Special Meeting of the Redondo Beach Housing Authority at 6:12 p.m.

Motion carried 5-0 by voice vote.

**RECONVENE TO REGULAR MEETING FROM AGENCY MEETING – 6:30 P.M.**

## **ROLL CALL**

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

Councilmembers Absent:

None

Officials Present:

Mike Witzansky, City Manager

Joy Ford, City Attorney

Laura Diaz, Records Mgmt. Supervisor

Emily Bodkin, Administrative Specialist/Liaison

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

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

Laura Diaz reported one Blue Folder item for J.1.

Motion by Councilmember Waller, seconded by Councilmember Castle, to receive and file the Blue Folder item.

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 JANUARY 13, 2026**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

#### **1. APPROVE AN AMENDMENT TO THE AGREEMENT WITH PETDATA, INC. FOR PET LICENSING SERVICES TO EXTEND THE TERM FOR SIX MONTHS, THROUGH JULY 17, 2026, FOR A MINIMUM SERVICE FEE OF \$3,000 AND A TOTAL ESTIMATED COST OF \$6,000, TO ALLOW TIME TO INITIATE A REQUEST FOR PROPOSALS PROCESS TO DETERMINE OPTIONS FOR FUTURE LICENSING SERVICES**

**CONTACT: STEPHEN SPRENGEL, POLICE CHIEF**

2. APPROVE AN AGREEMENT WITH LODGING & MANAGEMENT ADVISORY LLC., DBA HVS ASSET MANAGEMENT & ADVISORY, FOR AS NEEDED (ON CALL) GENERAL CONSULTING AND ADVISORY SERVICES REGARDING HOTEL ASSETS IN THE CITY OF REDONDO BEACH FOR AN AMOUNT NOT TO EXCEED \$25,000 AND THE TERM JANUARY 13, 2026 TO JUNE 30, 2027, WITH AN OPTION TO RENEW FOR AN ADDITIONAL ONE-YEAR PERIOD

**CONTACT:** STEPHANIE MEYER, FINANCE DIRECTOR

- H.5. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2601-002, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO AMERICAN ASPHALT SOUTH, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$597,931.97 FOR CONSTRUCTION OF THE CITYWIDE SLURRY SEAL PROJECT, PHASES 5-7, JOB NO. 41140

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

- H.6. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION REQUESTING AN EXEMPTION FROM COMPLIANCE WITH THE BUSINESS LICENSE TAX RATES ESTABLISHED IN REDONDO BEACH MUNICIPAL CODE SECTION 6-1.22, AS PER SECTION 6-1.08 OF THE REDONDO BEACH MUNICIPAL CODE, SUBMITTED BY IN-N-OUT BURGER FOR THE FUNDRAISING EVENT SCHEDULED ON JANUARY 17, 2026 AT SEASIDE LAGOON TO BENEFIT THE SLAVE 2 NOTHING FOUNDATION

**CONTACT:** STEPHANIE MEYER, FINANCE DIRECTOR

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve H.1 through H.6 of the Consent Calendar.

Mayor Light invited public comments.

Dr. Andy Lesser spoke on item H.4; stated he is the President of Southern California Labrador Retriever Rescue and reported that the City of Torrance uses DocuPet as their pet licensing vendor; stated that Torrance and DocuPet approved a large donation to his non-profit Labrador Retriever Rescue; referred DocuPet as a potential vendor for Redondo Beach.

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

Councilmember Obagi thanked Public Works for H.5 and for prioritizing residential rehab.

Motion carried 5-0 by voice vote.

Laura Diaz read H.5 adopt by title only Resolution No. CC-2601-002

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

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

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

Keli Williams, 30-year resident, spoke about the state of the post office near Catalina and Gertruda; noted that there are weeds all over the United States Postal Service sign and that the property looks neglected; reported that, over the last five years, she has repeatedly reached out to the postmaster and was informed that there is no budget for landscaping due to covid; commented that other maintenance and upgrades have been made to that location but the trees are growing all over the property; encouraged everyone to drive by and see what she is referring to; asked that the City send the post office a code violation letter.

Councilmember Castle noted that the post office she is referring to is in District 2 and he has received several phone calls from residents regarding the state of it; reported visiting the location and trying to meet with the manager, he has also reached out to other politicians to see if they can get some help; appreciated her bringing it to their attention.

Mayor Light reported he has tried several times to call the postmaster, but no one answers and it doesn't go to voicemail; noted that he has asked code enforcement to look into it.

Councilmember Obagi mentioned he has contacted Ted Lieu about it as well.

Georgette Gantner, District 2, stated that she finally read the entire AACAP and didn't realize the amount of money and effort that has been put into the plan; spoke about the vacancies and non-operating businesses around the City and asked if any PR is being done to educate everyone including neighboring cities about the huge effort that is being made to revitalize the Artesia/Aviation corridor; noted that the City is losing money on the vacant and non-operating businesses and wondered if these property owners knew how much effort was being put into the area that they may sell and the area will begin to look better immediately.

Jim Mueller spoke about government needing to be transparent about its condition and problems they face and provide the opportunity to give input and feedback from their citizens; noted some issues he has found while trying to be a good citizen: 1) financial transparency reports have been taken down from the Finance Department website, 2) the shutdown of the Public Safety Commission which is now under Public Works but they never seem to discuss safety issues related to law enforcement, 3) the Finance Director responds to Budget and Finance Commissioners' questions by justifying the status quo, complaining about staffing, and when she provides data it is often incomplete or inaccurate, 4) removing the CUP process for key development projects on Artesia which eliminates a layer of public review and comment, 5) quarterly budget reporting doesn't conform to financial reporting conventions familiar to the public which creates a barrier to

public understanding of the City's financial performance, condition, and outlook, 6) high-value, sometimes multi-year consulting contracts, awarded with non-compete provisions in the municipal code, and automatic and/or Consent Calendar extensions; hoped more citizens take an interest in their City government and vote in the upcoming elections so the elected will have a better idea of how to keep Redondo an amazing place to live.

Maria Larissa Yasol asked everyone to go to Redondo Beach on their phones and stated that many of the City's businesses show up under no events or lack clear placement entirely and they should be showcased as part of a vibrant international destination; stated branding communicates priorities and signals value; noted that King Harbor and its businesses are defining civic assets yet their visibility is inconsistent; encouraged the Council to request a briefing to ensure the City's branding are clear, prominent, consistent and supports community pride, tourism, and long-term economic stewardship.

Gil Escontrias stated he is there in response to the Mayor's recent remarks on social media concerning a use of force incident involving a federal officer; spoke of the Mayor's right to speak as a private citizen but when he does identify himself as the Mayor he is then speaking as the City's chief elected official and his words need to reflect the position; reported he has 45 years of police experience but is speaking as a private citizen and stated he would be hesitant to offer public opinion based on a few seconds of video especially without a full investigation; stated that use of force in policing is dynamic and not scripted and can be difficult to watch but often necessary; noted that the encounters demand seriousness, restraint, and informed judgement and that is why the public comments made by the Mayor are deeply concerning; stated policing tactics are professional disciplines grounded in training, policy, and experience and when elected officials engage in amateur meddling of professional operations it exposes the City and pulls them into tactical debates that should never be politicized; stated that comments may harm the officers by making them hesitate in critical moments, question whether they have the support of City leadership, or whether their actions may be publicly undermined later; hoped that the position of the City Council would be to withhold judgement on any incident involving RBPD until all facts are fully investigated and to defend them; asked the City Attorney to review the policies and procedures concerning public comment by the members of the Council as well as the Mayor and how it affects the City on social media.

Laura Diaz reported no hands raised and no eComments.

## **K. EX PARTE COMMUNICATIONS**

Mayor Light reported he had communications with the City Manager, several Councilmembers and with Director Hause.

Councilmember Waller reported speaking to the City Manager and the Mayor.

Councilmember Castle reported speaking to the City Manager.

Councilmember Kaluderovic reported speaking to the City Manager, City Attorney, and the Mayor.

Councilmember Obagi reported speaking to the City Manager and Councilmember Behrendt.

Councilmember Behrendt reported speaking to the Mayor, Councilmember Obagi, and City staff.

## **L. PUBLIC HEARINGS**

### **L.1. PUBLIC HEARING TO CONSIDER AND ADOPT THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM PLAN FOR 2021-2023 ALLOCATIONS**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2601-003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING THE APPLICATION AND ADOPTING THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM PLAN FOR 2021-2023 ALLOCATIONS**

**PROCEDURES:**

- A. Open the Public Hearing, Take Testimony;**
- B. Close the Public Hearing; and**
- C. Adopt Resolution No. CC-2601-003**

**CONTACT:** STEPHANIE JOHNSON, QUALITY OF LIFE PROSECUTOR  
JANE CHUNG, ASSISTANT TO THE CITY MANAGER

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

Motion carried 5-0 by voice vote.

Jane Chung, Assistant to the City Manager, announced that she was joined by Senior Deputy City Prosecutor Stephanie Johnson; introduced the item and went over what they would be discussing in the presentation; explained that the Permanent Local Housing Allocation (PLHA) Program is also known as the Building Homes and Jobs Act and that it created a permanent statewide funding source for housing related needs and funds are generated through real estate transaction recording fees; reported that a jurisdiction must be a recipient of community development block grants or CDBG grants to qualify for PLHA Program funding and Redondo Beach does qualify; reported that, on October 15, 2024, the state released Notice of Funding Availability (NOFA) and Redondo Beach is eligible to receive up to \$198,126 of the approximately \$320 million available statewide for the 2022 and 2023 allocation years; noted that the 2024 NOFA represents the final allocation under the City's current five-year PLHA Program Plan; reported that this NOFA also reflects an adjustment to the City's total five-year allocation, the original estimate of

\$784,980 had been revised to \$756,188; stated that the City, to date, has received \$475,874.15 and they have a current available balance of \$280,313.85 for this application for the Council's consideration; turned the floor over to Stephanie Johnson.

Senior Deputy City Prosecutor Johnson stated the PLHA supports the City's current 20 pallet shelters on Kingsdale in Redondo Beach along with LA County and Harbor Interfaith; reported, to date, the PLHA has served 134 unhoused individuals and 78 have been permanently housed; stated that all 20 units are currently filled and five residents are matched with housing but waiting to either sign their lease or for housing inspections to be completed.

City Attorney Ford added that the finances are going to their operational cost and that is what they have traditionally used the funding for; reported that the City's agreement with the County, per the last amendment they made with the agreement, was for a six month period because they did not know what the 2024 and 2025 allocations would be; noted that the agreement with the County will expire on March 31<sup>st</sup> and they are looking for other sources to utilize to continue operations; stated that, historically, the annual budget is almost \$1 million and stated that the County pays for most of it and the City pays about \$26,000 per month; staff provided a slide with the current breakdown of costs: \$291,855.49 paid by the City, and \$642,399.80 paid by LA County.

Assistant to the City Manager Chung stated in order for a jurisdiction to receive its funding allocation it needs to meet several application requirements and provided the five requirements on the PowerPoint presentation; turned the floor back over to the City Attorney to explain the first requirement.

City Attorney Ford noted that on page 2 of the actual application, on Section 302 A, there is a question asking if a Housing Element was adopted by the local governments governing body and subsequently determined to be in substantial compliance with State Housing Element Law pursuant to the statute; confirmed that on the application the City is stating yes and they will add a note there that says pertaining to years 2022 and 2023.

Assistant to the City Manager Chung stated staff recommended that the City Council conduct the noticed Public Hearing that evening, adopt Resolution No. CC-2601-003, and approve the PLHA Program Plan application for the remaining 2021 to 2023 cycle.

Councilmember Behrendt asked the City Attorney, in the application, if the information and representations made in the PLHA Grant Application, along with what she mentioned she would add complete and accurate information in representations.

City Attorney Ford responded yes.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adopt Resolution No. CC-2601-003, PLHA Program Plan for 2021 through 2023 allocations and approve the PLHA Program Plan Application with the additions stated.

Mayor Light invited public comments.

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

Motion carried 5-0 by voice vote.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to close the Public Hearing.

Motion carried 5-0 by voice vote.

Laura Diaz read L.1 adopt by title only Resolution No. CC-2601-003.

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

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

**O. CITY MANAGER ITEMS**

City Manager Witzansky reminded everyone that there is a City Council meeting next Tuesday, January 20<sup>th</sup> and they will be dark the fourth Tuesday of the month; announced Police Chief Sprengel will have his ceremonial swearing in at the start of the meeting on the 20<sup>th</sup>.

**P. MAYOR AND COUNCIL ITEMS**

**P.1. DISCUSSION AND POSSIBLE ACTION RELATED TO THE CITY'S PROHIBITION OF GENERAL FOOD SALES, INCLUSIVE OF BEER AND WINE, AT SERVICE STATIONS IN THE COASTAL ZONE**

Luke Smude, Assistant to the City Manager, reported that the item is being brought forth for Council discussion and consideration based on a November 4, 2025 referral from Councilmember Castle; stated that general food sales are general grocery items and that class of goods is inclusive of beer and wine, noted that that definition is put forth in the Business and Professions Code; clarified that when considering general food items they cannot legally exclude beer and wine but liquor is excluded; reported that prior to October of 2023, the City's 11 service stations were prohibited from selling general grocery items and that was due to an ordinance that was passed by the City in 1971; stated that the City Council elected to change that in October of 2023 by Ordinance 3263-23, which authorized general food sales at the City's service stations in the inland zone; stated that 9 of the 11 service stations are in the inland zone and if they were interested in selling general food they had to apply for a new or amend their existing CUP and adhere to state and local laws; noted that the Business and Professions Code regulates general food sales and has an extensive list of regulations plus local jurisdictions can add additional restrictions if desired; reported that, when Council elected to authorize general food sales in the inland zone, Council added additional City regulations which he described in more detail the additions and the intention for the added regulations; stated staff is bringing this

back for consideration at the request of Councilmember Castle and strictly for the Coastal Zone; noted that if Council chooses to take no action the prohibition of general food sales would remain intact in the Coastal Zone but, if they direct staff to prepare an ordinance to allow general food sales in the Coastal Zone, staff would work with the City Attorney's office to prepare an ordinance that mirrors the inland zone regulations and then bring it back in February for Council's consideration.

Mayor Light noted that if there is an ordinance change in the Coastal Zone the Coastal Commission will have to review it.

Discussion followed regarding how many they can do per year, what they have scheduled currently, and whether the limit pertains to LCP amendments only or if CDPs are included.

Councilmember Obagi highlighted the Mobil gas station at Inglewood and Artesia and noted the owner of the station had wanted to invest in the gas station and needed to be able to sell groceries which was why Council had brought the item forward for the non-Coastal Zone; spoke about the renovations made to that gas station and how well the owner has followed the regulations and restrictions; voiced his support for the item for the Coastal Zone.

Councilmember Waller opined that the Coastal Zone isn't different than the inland zone; noted it would only affect one location which lost the 7-Eleven franchise due to its inability to sell beer and wine; felt the location is a prime one and voiced his support for updating the City's ordinance.

Councilmember Castle reiterated the points Councilmember Waller made; noted that the current law had the opposite effect on the location in his district that had the 7-Eleven and felt supporting this item would help that owner get back the business he has lost.

Motion by Councilmember Castle, seconded by Councilmember Waller, to direct staff to come back with the necessary ordinance change to amend and make it congruent with the inland zone service stations.

Mayor Light invited public comments.

Sam Vartanian, owner of 76 Station at Torrance and PCH, stated 11 years ago, after completing a major remodeling of the property, they were excited for the opportunity to become a franchisee of 7-Eleven and, as part of the process, accepted two standard requirements of opening 24 hours a day and applying for a beer and wine license; stated they were unaware of the outdated and unreasonable provision of the municipal code that limits the gas station sales items to immediate consumption of motoring publics; provided some details on his attempts to have the provision removed so that he could operate as a normal functional C store; reported that former Councilmember Nils Nehrenheim, at that time, had good intentions to solve the homeless problem in Redondo Beach and blocked every attempt to remove the provision; reported that it was approved by Council to allow all gas stations on the east side of PCH but created another problem for those west of

PCH; the speaker ran out of time and was not able to continue. Dr. Andy Lesser stated a few years ago he was against the general grocery along with beer and wine for the stations on the Coastal Zone but he has since changed his mind; spoke highly of the way Mr. Vartanian conducts his business and felt his ability to sell beer and wine would not have a negative impact on the neighborhood with the restrictions that Council has placed in the inland zone; stated it would be nice for the neighborhood to have groceries within walking distance and voiced his support for the item.

Marci Guillermo (via Zoom) opposed the item and stated for the record she doesn't feel it is appropriate.

Laura Diaz reported no one else online and no eComments.

Motion carried 5-0 by voice vote.

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

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to have the City Attorney work with their Outside Legal Counsel to prepare a letter representing the City Council's viewpoint on the C-Line extension with Councilmember Behrendt abstaining including making reference to any decisions that are made at the Planning and Programming Committee.

City Manager Witzansky confirmed Councilmember Obagi's idea is to bring that letter back to the Council as part of an approval item next Tuesday for consideration, discussion, and possible action so it can be done in advance of the 27<sup>th</sup>.

Councilmember Obagi responded affirmatively.

Motion carried 4-0-1 by voice vote. Councilmember Behrendt abstained.

Councilmember Kaluderovic referenced discussions they have had regarding a maintenance standards ordinance and asked if staff had a timeline on that item.

City Manager Witzansky noted that Community Development Director Wiener is working on it but it will be several months before it is brought back.

## **R. RECESS TO CLOSED SESSION**

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

**Name of case:**

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

**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:**

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

**Name of case:**

**New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al. Case Number: B337897**

**R.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive**

**Case Number: 23STCV10146**

**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 Bankruptcy C.D. Cal.**

**Case Number: 2:23-bk-10918-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:**

**In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC) Bankruptcy C.D. Cal. Case Number: 2:23-ap-01163-ER**

**R.7. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client**

privilege, Government Code Section 54956.9(d)(4).  
One potential case

R.8. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2).

One potential case (Letter received from the Law Firm Rand, Paster, & Nelson LLP dated January 8, 2026, attached as part of the Agenda packet).

R.9. 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

R.10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

**AGENCY NEGOTIATOR:**

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

**PROPERTY:**

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

**NEGOTIATING PARTIES:**

Allen Sanford, BeachLife Festival

**UNDER NEGOTIATION:**

Price and Terms

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

**AGENCY NEGOTIATOR:**

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

**PROPERTY:**

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

**NEGOTIATING PARTIES:**

**James Kwon, HK Pacific, LLC**

**UNDER NEGOTIATION:**

**Lease Status and Terms**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Elizabeth Hause, Community Services Director**

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

**PROPERTY:**

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

**Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade**

**NEGOTIATING PARTIES:**

**Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.**

**UNDER NEGOTIATION:**

**Price and Terms**

Motion by Councilmember Obagi, seconded by Councilmember Waller, to recess back to Closed Session for items R10, 11, and 12.

Mayor Light asked Laura Diaz to read off items R.10, R.11, and R.12 before the Council voted.

Laura Diaz read items R.10, R.11, and R.12 to be discussed in Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session for items R.10, R.11, and R.12: City Manager Mike Witzansky, W.E.D. Director Greg Kapovich, W.E.D. Manager Katherine Buck, and Community Services Director Elizabeth Hause.

Motion carried 5-0 by voice vote.

**S. RECONVENE TO OPEN SESSION – 9:44 P.M.**

## **ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager

City Manager Witzansky stated no reportable action from Closed Session.

## **T. ADJOURNMENT – 9:45 P.M.**

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn the meeting.

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, January 20, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

---

Eleanor Manzano, CMC  
City Clerk