



Minutes
Redondo Beach City Council
Tuesday, January 14, 2025
Closed Session - Adjourned Regular Meeting 6:00 p.m.

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

B. ROLL CALL

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager
Melissa Villa, Analyst

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light led in the salute to the flag and called for a moment of silence.

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

Councilmember Nehrenheim talked about the recent District 1 community meeting where they discussed RCV and the upcoming election; announced an online community meeting next Wednesday at 6:30 p.m. via Zoom and Facebook.

Councilmember Loewenstein announced the District 2 community meeting will be either January 23rd or the 27th; thanked the First Responders and Fire Department for all the work they have done during the Pacific Palisades fire and the Police Department for keeping the peace in the affected areas.

Councilmember Kaluderovic stated she had a great online District 3 meeting on Saturday; thanked everyone that attended and said they discussed the upcoming election; reported that many residents wanted to know where to get election information and directed them to the Chamber of Commerce; mentioned the NRBBA put together a great opportunity to help the RB firefighters or show appreciation for all they are doing by donating or purchasing gift cards.

Councilmember Obagi echoed what Councilmembers Loewenstein and Kaluderovic said; thanked the community that reached out to try to support the victims, firefighters and police officers; stated his understanding from the SBCCOG is that the non-profits are overwhelmed with donations at this point; suggested monetary donations to the Red Cross and other non-profits supporting this cause.

Councilmember Behrendt and Mayor Light expressed their appreciation to First Responders in keeping everyone safe.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Loewenstein, seconded by Councilmember Obagi, and carried by voice vote, to approve the order of the agenda, as presented.

The motion carried 5-0.

F. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

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

Analyst Villa reported there is one Blue Folder Item related to Item No. I.1.

Motion by Councilmember Kaluderovic, seconded by Councilmember Loewenstein, and carried by voice vote, receive and file Blue Folder Items.

The motion carried 5-0.

G. CONSENT CALENDAR

G.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JANUARY 14, 2025

CONTACT: ELEANOR MANZANO, CITY CLERK

There were no public comments on the Consent Calendar.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, and carried by voice vote, to approve the Consent Calendar, as presented.

The motion carried 5-0.

H. EXCLUDED CONSENT CALENDAR ITEMS - None

I. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Rick McQuillin provided an update regarding his group's Artesia Business Development Project and efforts to form a Business Improvement District; noted they received some good guidance from Dave Charobee, Mayor Light and Councilmembers and thanked them; mentioned one possible set of benefits may be by offering some new commerce technology; reported engaging with the Cultural Arts Commission and working on a commerce strategy for art along Artesia Boulevard.

Holly Osborne provided a summary of the challenges Redondo Beach would face if the Metro Green Line was built on the ROW and spoke about existing pipelines under the area.

John Mostero, at the request of the City, shared his experience housing homeless people and mentioned an incident where the Police had to be called.

Councilmembers Kaluderovic and Nehrenheim shared their business cards and asked him to contact them off-line to better understand the matter.

Niki Negrete-Mitchell, District 2, commended RBFD for helping with the Pacific Palisades fire; spoke about receiving an announcement from Metro about upcoming surveying, using drones and reported graffiti on the other side of her wall along the ROW.

There were no other public comments, and Mayor Light closed this portion of the meeting.

J. RECESS TO CLOSED SESSION – 6:45 p.m.

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

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, W.E.D. Director Greg Kapovich, Outside Leasing Agent Brian Campbell, Community Services Director Elizabeth Hause, Assistant Community Services Director Kelly Orta and Outside Legal Counsels Jon Welner and Abby O'Brient.

Motion by Councilmember Kaluderovic, seconded by Councilmember Loewenstein, and carried by voice vote, to recess to Closed Session at 6:45 p.m.

The motion carried 5-0.

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

123 West Torrance Blvd #201, Redondo Beach, CA 90277

Pier Plaza (a portion of APN: 7505-002-908)

NEGOTIATING PARTIES:

Jonathan Rosenbaum, CFO of Unagi, Inc.

UNDER NEGOTIATION:

Lease Status and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

100 International Boardwalk, Redondo Beach, CA 90277

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

NEGOTIATING PARTIES:

Jeff Jones, Quality Seafood, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

125 West Torrance Blvd #100, Redondo Beach, CA 90277

Pier Plaza (a portion of APN: 7505-002-908)

NEGOTIATING PARTIES:

Sineenart Klinmalai, CEO of The Shrimp Lover #2, Inc.

UNDER NEGOTIATION:

Lease Status and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

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

NEGOTIATING PARTIES:

Rashel Mereness & Randy LaFaye, Owners of Dinghy Deli

UNDER NEGOTIATION:

Lease Status, Price, and Terms

- J.5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

PROPERTY:

208 Yacht Club Way, Redondo Beach, CA 90277

King Harbor Marina (a portion of APN: 7503-003-900)

NEGOTIATING PARTIES:

Allen Ginsburg, Majestic KHM, LLC

UNDER NEGOTIATION:

Lease Terms

- J.6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

PROPERTY:

230 Portofino Way, Redondo Beach, CA 90277 (a portion of APN: 7503-029-903)

NEGOTIATING PARTIES:

John Warner, Marine Mammal Care Center Los Angeles, a non-profit corporation

UNDER NEGOTIATION:

Terms

- J.7. 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**

PROPERTY:

309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:

Made by Meg - Meg Walker

UNDER NEGOTIATION:

Both Price and Terms

- J.8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

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

PROPERTY:

555 North Harbor Drive, Redondo Beach, CA 90277 (a portion of APN: 7503-008-901)

NEGOTIATING PARTIES:

Kevin Ketchum, Port Royal Marina, LGW Investments, LLC

UNDER NEGOTIATION:

Lease Status, Price, and Terms

- J.9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

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

- J.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

PROPERTY:

Portions of the Redondo Beach Marina Parking Lot, Seaside Lagoon, and California Surf Club 239 & 245 N. Harbor Drive, Redondo Beach, CA 90277 (portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:

Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:

Price and Terms

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

Name of case:

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

Case Number: 20STCP03193

- J.12. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The**

**Closed Session is authorized by the attorney-client privilege,
Government Code Section 54956.9(d)(1).**

Name of case:

In re 9300 Wilshire LLC Bankruptcy C.D. Cal.

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

- J.13. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The
Closed Session is authorized by the attorney-client privilege,
Government Code Section 54956.9(d)(1).**

Name of case:

**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

- J.14. 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

- J.15. 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

- J.16. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The
Closed Session is authorized by the attorney-client privilege,
Government Code Section 54956.9(d)(1).**

Name of case:

**New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo
Beach and City Council of the City of Redondo Beach**

Case Number: 22TRCP00203

J.17. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

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

Case Number: 23STCP00426

K. RECONVENE TO OPEN SESSION – 10:00 p.m.

Mayor Light reconvened to Open Session at 10:00 p.m.

ROLL CALL

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Mike Witzansky, City Manager

L. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky announced there were no reportable actions during Closed Session.

M. CITY MANAGER ITEMS - None

N. MAYOR AND COUNCIL REFERRALS TO STAFF

Motion by Councilmember Loewenstein, seconded by Councilmember Behrendt, and approved by voice vote, to place a discussion on hours of protest allowed for ordinances on the agenda for the first meeting in February.

The motion carried 5-0.

Councilmember Kaluderovic requested a BRR on the replacement of missing plaques throughout the City.

Councilmember Obagi asked that staff spray down playground facilities.

O. ADJOURNMENT – 10:15 p.m.

There being no further business to come before the City Council, motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to adjourn the meeting at 10:15 p.m. to an Adjourned Regular meeting to be held at 6:00 p.m. (Closed

Session), on Tuesday, January 21, 2024 in the Redondo Beach City Hall Council Chambers, 415 N. Pacific Coast Hwy., Redondo Beach, California.

The motion carried, 5-0.

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