



Minutes
Redondo Beach City Council
Tuesday, December 17, 2024
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: Behrendt (arrived at 4:33 p.m.), Kaluderovic, Loewenstein, Obagi, Mayor Light

Councilmembers Absent: Nehrenheim

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

C. SALUTE TO THE FLAG AND INVOCATION - NONE

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Analyst Villa reported there were no Blue Folder Items for Closed Session.

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

There were no public communications on Closed Session items and non-agenda items.

F. RECESS TO CLOSED – 4:35 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 and Outside Legal Counsels Jon Welner and Abby O'Brien.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, and carried

by voice vote, to recess to Closed Session at 4:35 p.m.

The motion carried 4-0. Councilmember Nehrenheim was absent.

- F.1. 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

- F.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

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

- 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:

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

Case Number: 20STCP03193

- 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 and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach

Case Number: 22TRCP00203

- 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:

**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.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:

**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**

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

Name of case:

**9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive
Case Number: 23STCP02189**

- F.8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

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

- F.9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

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

RECONVENE TO OPEN SESSION – 6:00 p.m.

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

H. ROLL CALL

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

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

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky announced there were no reportable actions from Closed Sessions.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, and approved by voice vote, to adjourn to the regular meeting at 6:01 p.m.

Motion carried, 5-0.

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 6:02 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

Officials Present: Eleanor Manzano, City Clerk (via Zoom)
Mike Webb, City Attorney
Mike Witzansky, City Manager
Melissa Villa, Analyst

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light invited Veterans and Active Military to stand and be recognized for their service.

Eve, 7th Grader, St. James Catholic School, led in the salute to the flag.

Mayor Light called for a moment of silence.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

Councilmember Nehrenheim spoke about the recent District 1 community meeting; reported the online meeting will be tomorrow at 6:30 p.m. and wished everyone Happy Holidays and a Happy New Year.

Councilmember Loewenstein announced there will be no District 2 meeting in December and wished everyone Happy Holidays and a Happy New Year.

Councilmember Kaluderovic thanked City staff for always going above and beyond and wished Happy Holidays to all.

Councilmember Obagi expressed his wishes for a Happy Holiday; thanked RBPD and Rbfd for transporting Santa around the City; encouraged parents to use the map on the City's website to see Santa's schedule.

Mayor Light wished everyone Happy Holidays.

E. APPROVE ORDER OF AGENDA

Councilmember Behrendt proposed moving Item No. P.3 before P.2.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, and approved by voice vote, to approve the order of the agenda, as amended, moving Item No. P.3 before P.2.

Motion carried, 5-0.

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 noted Blue Folder Items for Items No. H.18, J.1 and N.1.

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

Motion carried, 5-0.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF DECEMBER 17, 2024

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 30046-30056 IN THE AMOUNT OF \$8,021.37, PD. 12/6/24
DIRECT DEPOSIT 287702-288320 IN THE AMOUNT OF \$2,407,378.35, PD. 12/6/24**

EFT/ACH \$8,862.50, PD. 11/8/24 (PP2423)

EFT/ACH \$451,198.23, PD. 12/2/24 (PP2423)

EFT/ACH \$8,862.50, PD. 11/22/24 (PP2424)

EFT/ACH \$447,336.57, PD. 12/13/24 (PP2424)

ACCOUNTS PAYABLE DEMANDS

CHECKS 117252-117506 IN THE AMOUNT OF \$3,329,175.86

REPLACEMENT DEMAND 117251

CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR

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

1. APPROVE AN AGREEMENT WITH J.J. KANE ASSOCIATES, INC. DBA KEN PORTER AUCTIONS FOR AUCTION SERVICES AT A COMMISSION RATE OF 2.5% ON THE GROSS SALES PRICE OF AUCTIONED ITEMS FOR THE TERM DECEMBER 17, 2024 TO DECEMBER 16, 2029

2. APPROVE AN AGREEMENT WITH HOTEL ADVISORY, LLC DBA HVS ASSET MANAGEMENT FOR A COMPLIANCE REVIEW AND ANALYSIS OF DATA RELATED TO THE SITE SPECIFIC TAX AGREEMENT FOR THE HOTEL PROPERTIES ON MARINE AVE IN AN AMOUNT NOT TO EXCEED \$14,500 AND THE TERM DECEMBER 17, 2024 TO JUNE 30, 2025

3. APPROVE A SECOND AMENDMENT TO THE AGREEMENT WITH FLOCK

GROUP, INC. TO PURCHASE AN APPLICATION PROGRAMMING INTERFACE (API) TO ACCESS DATA ON OTHER COMPUTER PLATFORMS IN AN ANNUAL AMOUNT OF \$5,000 FOR THE EXISTING TERM THROUGH OCTOBER 2, 2027

CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR

H.6. APPROVE THE INSTALLATION OF MODULAR SPEED TABLES ON FLAGLER LANE BETWEEN 190TH STREET AND BERYL STREET

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE PLANS AND SPECIFICATIONS FOR THE RESIDENTIAL STREET REHABILITATION PROJECT, JOB NO. 40190, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. APPROVE PLANS AND SPECIFICATIONS FOR THE NORTH REDONDO BEACH BIKEWAY EXTENSION PROJECT, JOB NO. 41250, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.9. APPROVE AMENDMENTS TO THE ON-CALL CONSULTING SERVICE AGREEMENTS WITH AGA ENGINEERS, INC., ARCHITERRA, INC., DENN ENGINEERS, ELIE FARAH, INC., GRIFFIN STRUCTURES, INC., IDS GROUP, INC., ONWARD ENGINEERING, SABERI & ASSOCIATES INC., AND TWINING, INC., RESPECTIVELY, TO INCREASE THE NOT TO EXCEED AMOUNTS BY \$100,000 EACH, FOR A NEW TOTAL NOT TO EXCEED AMOUNT OF \$400,000 EACH, AND TO EXTEND THE TERM OF THE AGREEMENTS TO DECEMBER 31, 2026

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.10. APPROVE THE PURCHASE OF TWO 2025 FORD F-150 LIGHTNING TRUCKS FROM OLATHE FORD SALES INC. FOR USE BY THE PUBLIC WORKS DEPARTMENT FOR A TOTAL COST OF \$160,804

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.11. APPROVE AN AMENDMENT TO THE AGREEMENT WITH DOUGLAS DECASTRO, DBA SIGNVERTISE, FOR THE FABRICATION AND INSTALLATION OF ALUMINUM STRUCTURE BLADE SIGNS FOR THE TENANTS OF INTERNATIONAL BOARDWALK TO INCREASE THE NOT TO

EXCEED AMOUNT BY \$9,000, TO ACCOMMODATE PREVAILING WAGE REQUIREMENTS, FOR A NEW TOTAL NOT TO EXCEED AMOUNT OF \$43,000 AND TO EXTEND THE TERM THROUGH FEBRUARY 28, 2025

CONTACT: GREG KAPOVICH, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

- H.12. APPROVE AN AMENDMENT TO THE LEASE AGREEMENT WITH THE CHUKA FAMILY TRUST FOR THE COMMUNITY SERVICES AND POLICE DEPARTMENT OFFICES LOCATED AT 1922 ARTESIA BOULEVARD, REDONDO BEACH, CALIFORNIA FOR A TOTAL FIVE-YEAR AMOUNT OF \$1,389,326 AND THE TERM JANUARY 1, 2025 THROUGH DECEMBER 31, 2029**

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

- H.13. ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2412-121, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, TO AUTHORIZE A BUDGET MODIFICATION FOR FISCAL YEAR 2024-2025 TO ALLOCATE TO AND APPROPRIATE PROPOSITION A LOCAL RETURN TRANSPORTATION FUNDS IN THE AMOUNT OF \$168,000 TO THE TRANSIT FUND APPROVE THE THIRD AMENDMENT TO THE AGREEMENT WITH PARKING CONCEPTS, INC. FOR OPERATIONS AND MAINTENANCE OF THE BEACH CITIES TRANSIT AND WAVE DIAL-A-RIDE SYSTEM FOR AN UPDATED ANNUAL TOTAL NOT TO EXCEED AMOUNT OF \$3,564,833**

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

- H.14. APPROVE THE PURCHASE OF 17 REPLACEMENT SETS OF FIRE DEPARTMENT PERSONAL PROTECTIVE EQUIPMENT FROM MUNICIPAL EMERGENCY SERVICES, INC. (MES) UTILIZING A COOPERATIVE PURCHASING AGREEMENT FROM NATIONAL PURCHASING PARTNERS FOR AN AMOUNT OF \$77,330**

CONTACT: PATRICK BUTLER, FIRE CHIEF

- H.15. APPROVE AN AGREEMENT WITH RESCUE ADVANCEMENT INCORPORATED TO PROVIDE CONTINUING EDUCATION TO FIRE DEPARTMENT PERSONNEL FOR THE MAINTENANCE OF EMT AND PARAMEDIC CERTIFICATION FOR A THREE-YEAR TOTAL AMOUNT NOT TO EXCEED \$255,000 AND THE TERM JANUARY 1, 2025 THROUGH DECEMBER 31, 2028**

CONTACT: PATRICK BUTLER, FIRE CHIEF

H.16. APPROVE AN AGREEMENT WITH HART INTERCIVIC, INC. FOR RENTAL OF TABULATION AND SOFTWARE, BALLOT DESIGN, AND PROFESSIONAL SERVICES FOR THE MARCH 4, 2025 GENERAL MUNICIPAL ELECTION FOR A TOTAL NOT TO EXCEED AMOUNT OF \$65,753 FOR THE TERM DECEMBER 17, 2024 - DECEMBER 17, 2027, WITH THE OPTION TO EXTEND ONE ADDITIONAL YEAR

CONTACT: ELEANOR MANZANO, CITY CLERK

H.17. APPROVE THE THIRD AMENDMENT TO THE AGREEMENT WITH CITY NET FOR STREET OUTREACH AND ENGAGEMENT SERVICES AND A CENSUS FOR AN ADDITIONAL AMOUNT OF \$332,214.17 AND TO EXTEND THE TERM TO JUNE 30, 2025.

CONTACT: MICHAEL W. WEBB, CITY ATTORNEY

H.18. APPROVE THE LEGAL SERVICES AGREEMENT WITH CROWELL AND MORING LLP FOR LEGAL SERVICES

CONTACT: MICHAEL W. WEBB, CITY ATTORNEY

H.19. RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY CITY COUNCIL ON OCTOBER 8, 2024

CONTACT: MIKE WITZANSKY, CITY MANAGER

H.20. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2412-122, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, UPDATING THE PAY AND BENEFITS PLAN FOR MANAGEMENT AND CONFIDENTIAL EMPLOYEES

CONTACT: MIKE WITZANSKY, CITY MANAGER

Councilmember Obagi thanked City staff for acting quickly on approving the expansion of the North Redondo Beach bike path and moving forward with requesting bids for that project.

There were no public comments on the Consent Calendar.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, and approved by voice vote, the Consent Calendar, as presented.

Motion carried 5-0.

City Clerk Manzano read titles to Resolutions No. CC-2412-121 and CC-2412-122.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1 For eComments and Emails Received from the Public

Brad Waller, District 1, spoke about his experience and civic involvement in the City; announced he is running for City Council and looked forward to serving the community.

Mayor Light left the chamber.

Joan Irvine, District 1, announced she is running for Mayor.

Mayor Light returned to the chamber.

Joan Irvine, District 1, spoke about delays in moving projects forward, increased costs and staff time, the need for bond measures, the need to be more business friendly; talked about ensuring the City has a good balance of businesses, residents and City staff to work towards a thriving future and wished everyone Happy Holidays.

Andre Leroux, District 5, talked about privacy hedges being illegal in the City; mentioned the City's Fence Ordinance relative to side and rear yards; reported the City is prosecuting him for hedges he planted over 12 years ago and for which he obtained verbal approval from the City's Planning Department; noted the law has not been enforced historically; addressed the equitable treatment of all individuals and referenced a petition of 243 signatures in support of changing the ordinance.

Byung Cho, resident and Board Member, Redondo Beach Unified School District, thanked the City for working together with the Board on issues impacting the City and for its service to its residents and wished everyone a Happy Holiday Season.

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

K. EX PARTE COMMUNICATIONS - None

L. PUBLIC HEARINGS - None

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION ON THE CITY'S DRAFT CANNABIS REGULATORY ORDINANCES

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Community Services Director Hause narrated a PowerPoint presentation with details of a timeline of the topic and a review of the most recent version of the City's draft Cannabis Regulatory Ordinances. She requested additional direction from Council regarding the sales tax rate.

Councilmember Behrendt reported he was recently reminded that residents never voted on the specific question of whether to allow cannabis shops in the City; referenced an online survey and in-person interactions to determine where residents stood on the matter; noted that although many are in favor, there is no majority support in District 5 for cannabis shops; listed some of the reasons residents are opposed to retail cannabis shops including sending the wrong message to the youths and oversaturation of existing smoke, vape and liquor shops; believed a fair compromise would be to proceed with storefront cannabis in Redondo Beach, but not on Artesia Boulevard between Aviation and Inglewood.

Councilmember Loewenstein mentioned an online survey is one of the worst ways to gauge public opinion and stated the City does not set policy based on online polling. Regarding the compromise offered by Councilmember Behrendt, he stated it is not his district and would rather defer it to the Councilmember whose district it is in but felt if the store is done right, he is not opposed to a retail store.

Councilmember Obagi referenced Slide 3A; felt Councilmember Behrendt is being true to his constituents; spoke about issues concerning District 4; noted the corridor area has surplus parking; opined going with Councilmember Behrendt's suggestions would push parking to Aviation or to the Galleria; talked about a section on Aviation being allergic to cannabis because of lack of parking and surmised that Artesia Boulevard is much more suitable for a cannabis retail storefront; voiced his opposition to the compromise.

Councilmember Behrendt offered an alternative location for a cannabis shop on Artesia Boulevard.

Councilmember Kaluderovic asked Councilmember Behrendt what makes Artesia less viable as a retail location than the other viable locations in North Redondo.

Councilmember Behrendt reported he is concerned because Artesia Boulevard is already oversaturated with smoke shops and liquor stores and because of the proximity to residential uses and schools; mentioned the work Councilmember Obagi has done to make Artesia more attractive and this would not be a good addition to it.

Councilmember Kaluderovic felt there is no area that will not be tangible to students, acknowledged the discussion is important but asserted that the points made by Councilmember Behrendt can point to other areas in the City.

Councilmember Nehrenheim agreed about the oversaturation of smoke shops along Artesia; felt a contributing factor is that the City has no outlet legal process to police the

illegal shops and, by providing a pathway for legal shops, the City can do enforcement and ensure compliance; talked about having a high-end legal shop raising the bar for everyone and a good diamond mind in leasing and ownership; expressed concerns about unintended consequences.

Councilmember Behrendt announced enforcement took place today on an illegal cannabis shop on Artesia.

Councilmember Nehrenheim stated he supports a 4% sales tax as that was what was agreed to in a previous Council meeting.

Councilmember Loewenstein supported a 5% sales tax.

Community Services Director Hause reported that at one point, Council thought a development agreement of 5% would be fair.

Councilmember Obagi recalled the various cannabis companies were asked to tell Council the highest tax rate they could accept, and conversations landed on 7% or 8%; spoke in favor of a 5% rate after the rates for everything were raised in the last budget.

Councilmember Behrendt reported Council had spoke about 3% for a reason; felt it appropriate to set a rate at 4%; talked about decreasing the black market and noted the goal is to be a competitive and an attractive market for cannabis and the 4% rate should generate more customers and revenue.

Councilmember Obagi suggested a compromise at a 4.5% tax rate.

Councilmembers agreed with the compromise.

Community Services Director Hause requested direction regarding transfer of ownership.

Mayor Light recalled that Council was concerned with a business owner getting the entitlements and selling the business.

Councilmember Nehrenheim stated his support for requiring at least three years of operation.

Councilmember Kaluderovic recalled that there was a requirement to begin operations no later than 24 months after being awarded a license.

Discussion followed regarding the pros and cons of restricting or allowing for ownership transfer and the City's discretion for denying a new owner.

Community Development Director Hause reported that the transferee's application will be treated as a new application and will be evaluated according to procedures adopted

in the ordinance and will be vetted the same way. She responded to questions from Council about minimizing potential liability and the source of the proposed examples.

City Attorney Webb (via Zoom) addressed the pros and cons of allowing and prohibiting transfer of ownership; noted Council has less control if it allows the ability to transfer ownership.

Discussion followed regarding allowing the transfer while giving the City more say and the need to have a standard.

Councilmember Obagi referenced Slide 3A and in response to his question regarding the redline version, City Attorney Webb talked about the need to establish the pass/fail standard.

Councilmember Kaluderovic explained that she would lean towards not allowing the transfer of ownership, otherwise, Council would need to establish a minimum.

Councilmember Obagi suggested requiring the applicant to achieve at least as many points as the approved licensee achieved within the prior round.

Councilmember Loewenstein left the chambers.

Community Services Director Hause stated the only way they could vary in points would be in the ownership background and those specific to security.

Councilmember Obagi added they should have at least as many points as their predecessor.

Councilmember Loewenstein returned to the chambers.

In reply to Councilmember Nehrenheim's question, Councilmember Kaluderovic spoke about the only thing different being the ownership information.

Councilmember Nehrenheim supported keeping the language relative to being 3 years in operation after opening. He felt that leaving it as is, opens the Council to making a decision based on the merits.

Mayor Light noted the red line version is not consistent with the back line version.

Community Services Director Hause noted an error and made the appropriate correction to harmonize the requirements.

City Manager Witzansky talked about the goal of ensuring safe and continued operation; reported to allow for transfers gives the next buyer an opportunity to do that; mentioned the City would require that they maintain the same level of care and standards of operation; indicated that Councilmember Obagi's suggestion to bring them back for the

City to judge their proposed plan is a good suggestion, since it should mirror what was submitted originally, and if it does not, they would need to articulate it, and it will need to be at or above the prior standard; felt it was a solid metric.

More discussion followed.

Community Services Director Hause offered to wordsmith the document and return to Council for approval.

City Attorney Webb (via Zoom) reported that one of the issues is to specifically identify some of the things Council has discussed in terms of the same or better scores in specific areas; stated staff will develop operational standards and other areas where they must meet a minimum score and Council can make additional edits at a future meeting.

Community Services Director Hause spoke about needing direction relative to the definition of "owner".

Discussion followed regarding requiring all owners to be listed in the application but only majority, with an interest of 20% or more, would participate in the interview process, using the same definition of "owner" as the State's and ensuring the owner/operator is part of the interview process.

Councilmember Obagi referenced Slide 3A; addressed the definition of "owner"; expressed support and noted he is open to other ideas.

Councilmember Obagi left the chambers.

Discussion followed regarding adding to the interview portion of the application process that not just owners with 20% or more interest, but also management and operational staff, including but not limited to CEO, on-site Managers, etc.

Councilmember Nehrenheim suggested lowering the percentage of ownership to 15% or 10% to capture who the true owners are.

Community Services Director Hause requested direction regarding the time between final selection and operation and discussed prior direction.

Council agreed with prior direction of 24 months between issuance of a license and operations.

Regarding interview criteria, Community Services Director Hause confirmed that interviews will be conducted by staff and Council will only hear appeals.

Council agreed with the interview criteria as presented.

Additionally, Community Services Director Hause confirmed with Council suggested

edits as shown in the presentation and Council agreed with them.

Councilmember Behrendt talked about whether Council would like one cannabis retailer per district.

Councilmember Kaluderovic recalled a discussion regarding one cannabis retailer per zip code; talked about District 3 having areas of both North and South Redondo.

Community Services Director Hause referenced the September 17, 2024 City Council meeting, where the final motion was direction for staff to “remove the section that stated no retailer shall be established or located within 1000 feet, measured from the nearest property lines of each of the affective parcels or any other cannabis retailer”.

Councilmember Behrendt commented on allowing one cannabis retailer per district.

Community Services Director Hause provided an update on outstanding items including the fee schedule, the permit application form, a property owner consent and landlord affidavit and ultimately, the RFP; stated that if Council is generally accepting of the ordinance, staff can prepare it for first reading at the January 21, 2025 City Council meeting.

Councilmembers Obagi, Kaluderovic and Loewenstein thanked Community Services Director Hause for ushering in the ordinance.

Councilmember Nehrenheim spoke about making sure that the public understands there are multiple pathways to rescind the ordinance, licenses and CUPs. He referenced the State’s definition of ownership and agreed with Staff’s recommendations.

Mayor Light summarized the discussion noting general consensus regarding setting the tax rate at 4.5%, that regarding the transfer of ownership, it can be done after 3 years of operation and the new owner must maintain or improve the same minimum score as the original applicants, to list all owners in the application but include those with 20% or greater interest in the business, management and operational staff in the interview process and to set a maximum of 24 months between issuance of a license and operations.

Councilmember Behrendt mentioned the Permit Administrator will be a delegate of the City Manager and has taken on a number of ministerial duties and other functions; wondered if there are any duties of the Permit Administrator that should be done by Council such as the option to renew.

Mayor Light suggested having the Permit Administrator maintain his/her duties to advise the Council.

Community Services Director Hause reported it is up to the Permit Administrator to grant the two, two-year extensions and if the Permit Administrator does not grant them, it

would appeal to City Council.

Councilmember Behrendt proposed that City Council review the option to renew after five years of operation, instead of the Permit Administrator.

Mayor Light noted that future Councils can make changes as they see fit.

Councilmember Obagi spoke about hearing from operators that if Council wants to interview staff, they can be subject to a “bait and switch” and there is nothing holding the operator from actually employing those staff members in Redondo Beach.

Mayor Light spoke about the Federal Government requiring letters of commitment; noted that in California, they do not stand up, because a person has a right to a job.

City Manager Witzansky spoke about evaluating the ownership structure and management staff.

Mayor Light announced Mayor Pro Tem Kaluderovic will take charge of the meeting and left the chambers.

Mayor Pro Tem Kaluderovic invited public comments.

Melissa DeChandt, expressed her opposition to cannabis dispensary storefronts in the City; claimed that they increase the youth use of cannabis; urged Council to protect the youth and not try to make revenue this way; discussed illegal smoke shops; thanked Councilmember Behrendt for supporting the community; disagreed with Councilmember Loewenstein’s claims about online surveys; reported residents voted not to have dispensaries in the City.

Joan Irvine, District 1, expressed excitement about moving Council moving forward with this ordinance; spoke about her involvement in online youth protection; asserted that illegal sales will be thwarted by providing legal, adult-only cannabis dispensaries; described a new trend (robotripping), where kids abuse over-the-counter cough medication with DXP for a PCP-like effect; noted alcohol remains the drug of choice for teenagers and there are over 200 establishments in the City where they can go. Additionally, she mentioned on-line predators; questioned whether two legal cannabis stores in the City will destroy the youth; listed the benefits legal dispensaries will provide; suggested keeping the appeals window to 30 days; asserted that once an operator obtains a license, they will not need 24 months to open, as they have already spent thousands of dollars to get to this point.

Discussion followed regarding the number of days to file and the appeals window.

Courtney Caron mentioned Section 1.2 includes a requirement for proof of federal compliance; noted cannabis is not federally compliant and suggested removing “federal” from the definition; spoke about independent auditor requirements and related points;

reported Section 2.1 lists the wrong code and discussed additional edits to Sections 1.5, 2.7, 3.13, 4.19 and 6.2-04f including security guard training, taxes as fees and PTA comments.

Devin Wardlow, Embark, thanked Council and City staff for its work on this matter; felt it is time to move forward and clarified a requirement (Section 1, No. 4) relative to the applicant's history and relationships.

Mayor Light returned to the chambers.

Councilmember Loewenstein left the chambers.

Jim Muller, District 5, congratulated Councilmember Behrendt for reaching out directly to his constituents about whether they want a cannabis retail store in their district; spoke about two Councilmembers who have taken campaign contributions from cannabis interests and another who dismissed online surveys as a false subversion of democracy; suggested they take a survey of their districts; noted North Redondo residents do not want cannabis dispensaries along Artesia "just because they have parking"; opined the potential revenue expected by the City will not offset the damage done by such businesses.

Councilmember Loewenstein returned to the chambers.

Timothy Dodd, Sweet Flower, expressed gratitude to Council and staff for their work on this ordinance; spoke about the number of illegal dispensaries in the City of Pasadena before and after the implementation of legal cannabis dispensaries in that city; asserted that well-run, well-operated, legal stores force out illegal operations; addressed illegal shops selling high doses of THC and talked favorably about the proposed ordinance.

Jonatan Cvetko, District 1, talked about the City making its map restrictive; reported attending Councilmember Obagi's community meeting where he pointed out some of his concerns including that Council has not educated the community with the challenges facing the industry including financial struggles and testing issues; voiced his opposition to the ordinance and about the need to address issues of concerns.

Trisha Murakawa, District 4, Board Member of the El Camino Board of Trustees, thanked Council for moving this ordinance forward; felt that the City is doing the right thing by being very thoughtful; agreed that legal cannabis storefronts will prevent illegal sales and hoped the jobs generated will be union jobs.

Robert Merkelbach reported his company will apply for a cannabis license in Redondo Beach; looked forward to being a contributing business owner in the community and wished everyone Happy Holidays.

Wayne Craig, District 1, asked whether percentage ownership involves LLCs or entities and spoke about accounting for that in the definition of "ownership".

Nancy Skiba (via Zoom) thanked Council for making sure these will be well-tested, thoroughly vetted products and looked forward to seeing how it will work out.

City Clerk Manzano reported receiving 5 eComments, 4 opposed and 1 in support.

There were no other public comments on this item.

Discussion followed regarding the applicant experience in the local community and in other communities and addressing “applicable” federal compliance.

Councilmember Kaluderovic left the chambers.

City Attorney Webb (via Zoom) suggested that Council allow him, and Community Services Director Hause work on the matter and making it clear that federal regulations regarding cannabis as a controlled substance are not involved.

Councilmember Kaluderovic returned to the chambers.

Discussion followed regarding the independent auditor and applicable points involved.

Community Services Director Hause stated she will work with the City Attorney to ensure the appropriate edits are made, per Courtney Caron’s comments.

Discussion followed regarding Section 4.19 relative to ensuring the highest ranking security training, refining language regarding fees/taxes, reviewing levels of ownership including LLCs.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to approve the edits as discussed and summarized including setting the tax rate at 4.5%, maintaining transfer of ownership as proposed but requiring that the new operator maintain or improve the same minimum score as the original applicants, to list all owners in the application but include those with 20% or greater interest in the business, management and operational staff in the interview process, to set a maximum of 24 months between issuance of a license and operations and reviewing including language relative to LLCs and clarifying edits to specific sections of the ordinance.

Councilmember Behrendt referenced Slide 3A and specifically, Section 6-2.11, regarding the Permit Administrator and offered edits.

City Attorney Webb (via Zoom) explained the terms “administratively” versus at the “sole discretion” and stated if the intent is to have more control, all extensions could go to City Council.

City Manager Witzansky spoke about giving the Permit Administrator the discretion to make the choice not to be a perfunctory act.

Councilmember Behrendt suggested changing “administratively” to “at the sole discretion of” to Section 6-2.11(a).

Discussion followed regarding the process recommended by Tierra West, having the application go through the committee after having operated for 9 years, if an operator wants an additional 5 years, Council’s approval of the process and developing objective criteria for renewals.

Mayor Light offered an amendment to the motion adding “at the sole discretion of the Permit Administrator” to Section 6-2.11(a) and permits for the 5 years would be approved by application to the Permit Administrator.

City Manager Witzansky reported he interpreted “sole and absolute discretion” as giving the City more legal protection against whatever decision the Permit Administrator makes.

City Attorney Webb (via Zoom) noted there is no standard for the City to use in giving that discretion.

Discussion followed regarding maintaining or exceeding the original application score and developing specific objective criteria.

City Attorney Webb (via Zoom) offered to produce appropriate language to present to Council; addressed revoking licenses and agreed with the need to preserve the maximum discretion but asserted it needs to be based on objective standards.

Councilmember Obagi suggested adding noise and odor to the criteria.

Mayor Light confirmed the motion is being further amended to allow staff to have discretion and return to Council with a defined objective standard for the permit.

Councilmembers Obagi and Loewenstein accepted the amendments.

The motion carried 4-1-0, per the following roll call vote:

AYES:	Kaluderovic, Loewenstein, Nehrenheim, Obagi,
NOES:	Behrendt
ABSENT:	None
ABSTAIN:	None

Mayor Light thanked Community Services Director Hause, the City Attorney and staff for all the work done on the Cannabis Ordinance; complimented Council for tackling this difficult and complex topic; mentioned this moved along as expediently as was possible. Additionally, he thanked those in the industry who offered testimony and applauded everyone involved.

N.2. DISCUSSION AND POSSIBLE ACTION RELATED TO THE NEXT STEPS TO IMPLEMENT MEASURE FP, A VOTER-APPROVED \$93,350,000 GENERAL OBLIGATION BOND MEASURE FUNDING THE REPLACEMENT AND RENOVATION OF CRITICAL PUBLIC SAFETY INFRASTRUCTURE IN THE CITY OF REDONDO BEACH

CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR

City Manager Witzansky introduced the item; noted the involvement of various City departments; reported the initial action involves 5 specific items which will run on a parallel course; staff will execute those actions and move forward with different plans and implementation measures associated with oversight and other processes.

Assistant to the City Manager Smude narrated a PowerPoint presentation with details of Measure FP including immediate next steps.

Councilmember Behrendt left the chambers.

Interim Finance Director Meyer addressed the building of a financial team and engaging the Budget and Finance Commission; looked forward to returning with a more acute timeline.

Councilmember Behrendt returned to the chambers.

Discussion followed regarding the City Treasurer's role.

Public Works Director Winje addressed project planning and delivery.

Councilmember Loewenstein left the chambers.

City Manager Witzansky addressed the RFQ/RFI; reported it is expected it will be ready the middle or latter part of January; addressed identifying the internal point of contact from a staffing perspective; talked about making choices and needing someone with construction experience in the public safety world with municipal experience that will focus on Measure FP and allow staff to work on competing needs.

Councilmember Loewenstein returned to the chambers.

Mayor Light agreed with the City Manager's comments and spoke about having someone with experience in applying different strategies to the project.

Mayor Light offered to be an accelerator or a workload reliever.

Discussion followed on the importance of considering additional staffing.

Assistant to the City Manager Smude addressed additional considerations for Council.

Councilmember Obagi left the chambers.

Discussion followed regarding the overall management, ensuring continuity of service, establishing a bond oversight committee dealing with the fiscal nature of decisions, having a continuity of service maintenance program, considering whether the City Treasurer should have an appointment, implementing the School District's model and the timeline for forming the committee.

Councilmember Behrendt commented favorably on the report.

There were no public comments on this item.

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, and approved by voice vote, to receive and file the report.

Motion carried, 5-0.

Mayor Light moved to Item No. P.1.

O. CITY MANAGER ITEMS

City Manager Witzansky reminded the community of holiday hours of operation for City Hall and wished everyone Happy Holidays.

Mayor Light moved to Item No. Q.

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND CONSIDERATION OF MAYOR LIGHT'S APPOINTMENT OF MARY DRUMMER AS THE CITY'S REPRESENTATIVE ON THE LOS ANGELES COUNTY WEST VECTOR CONTROL BOARD OF TRUSTEES

Mayor Light requested that City Council approve the appointment of Mary Drummer as the City's representative in the Los Angeles County West Vector Control Board of Trustees.

Councilmember Obagi returned to the chambers.

Motion by Councilmember Nehrenheim, seconded by Councilmember Kaluderovic, and approved by voice vote, to approve the Mayor's appointment of Mary Drummer as the

City's representative in the Los Angeles County West Vector Control Board of Trustees.

Motion carried, 5-0.

Mayor Light moved to Item No. P.3, per the amended agenda.

P.2. DISCUSSION AND POSSIBLE ACTION REGARDING ASSEMBLY BILL 1234 WHICH PERTAINS TO ETHICS TRAINING REQUIREMENTS FOR LOCAL OFFICIALS

Councilmember Nehrenheim spoke about AB 1234 requirements regarding the need for Councilmembers to report on meetings attended at the expense of the local agency; talked about needing to provide the opportunity for Councilmembers to report on AB 1234 on meeting agendas.

City Clerk Manzano suggested it could be added under Agenda Item No. D.

Assistant City Attorney Park briefly reviewed the requirement; opined that oral reports are acceptable and agreed Council should provide a report before being reimbursed.

Councilmember Behrendt wanted to know the specific requirements of the Council before making a commitment and moving forward.

In response to Councilmember Kaluderovic's question, Assistant City Attorney Park reported AB 1234 reporting is required only when seeking reimbursement for actual or necessary expenses in relation to meetings attended in an official capacity.

Councilmember Behrendt preferred waiting for the City Attorney's office to research the item before committing to a decision; wondered about the required format for reporting and suggested setting a reasonable time for submitting expenses at 6 months.

City Manager Witzansky referenced another resource for information on AB 1234 attached to the Staff Report.

Assistant City Attorney Park reported she will research the information and return to Council with a report.

Mayor Light suggested making a decision to comply and move on.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, to add a section to the City Council agenda to allow for AB 1234 reporting under Item D: PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS.

Councilmember Behrendt offered a friendly amendment adding, "Subject to review by the City Attorney of reporting requirements".

Discussion followed regarding having it on the agenda for discussion first and placing the matter on the Consent Calendar for the next City Council meeting.

Substitute motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to place the item on the Consent Calendar for the next meeting to allow time for the City Attorney to explain AB 1234 requirements and provide direction to the City Clerk to amend the agenda, moving forward, if agreed to by Council.

Councilmember Behrendt agreed to the compromise.

Mayor Light spoke against increasing Staff's workload.

Councilmember Obagi withdrew his second to the substitute motion and asserted it is a simple act to place it in subsequent agendas.

The substitute motion died for lack of a second.

Councilmember Loewenstein urged Council to keep it simple, not to complicate the issue and just provide an oral report in the future.

Discussion followed regarding the reimbursement process and the time for filing expense reports.

Mayor Light invited public comments.

Lezlie Campeggi mentioned it is the law, so Council should just comply with it; noted a verbal report is simple to make and suggested filing an expense report after making the verbal report.

Austin Carmichael, District 5, believed the infrastructure is already in place and suggested just moving ahead to simply be in compliance with the law.

Wayne Craig, District 1, felt it is simple and involved just implementing the practice.

There were no other public comments on this item.

The motion carried 4-1 by voice vote. Councilmember Behrendt was opposed.

Mayor Light returned to Item No. O.

P.3. DISCUSSION AND DIRECTION TO STAFF REGARDING AMENDMENT OF THE EMPLOYMENT AGREEMENT WITH MIKE WITZANSKY TO SERVE AS CITY MANAGER

Mayor Light reported Council reviewed the City Manager's performance in May and formed a subcommittee who reviewed the performance evaluation with Council during

Closed Session; discussed changes in the agreement including a salary increase; addressed the subcommittee's evaluation and listed recommendations.

Councilmember Obagi reported that Mike Witzansky prepared a self-evaluation; addressed the number of agenda items for the last two years, achievements and accomplishments; commended him for his work and the Public Works Department for its excellent customer service and thanked him for sticking with the City.

Councilmember Nehrenheim felt that the City should not tie future Councils' hands and that if Council wants to add anything they should be able to do so; questioned adding another contractual year; believed the pay period should begin January 1, 2025 and disagreed with applying the pay increase retroactively. He recommended the pay increase apply to one year without the one-year extension.

Councilmember Loewenstein agreed with the comments stated so far.

City Manager Witzansky discussed the payroll cycles and reported it started with the close of the period and, therefore, back dated to December 14th this year.

Councilmember Kaluderovic stated she would be comfortable with the increase starting January 1, 2025 and go with the subcommittee's recommendation of a one-year extension.

Councilmember Obagi spoke about Mayor Light being a full-time, active Mayor and stated that together with the City Manager, they provide great value to the City.

There were no public comments on this item.

Motion by Councilmember Loewenstein, seconded by Councilmember Kaluderovic, to approve the agreement as amended to start the salary increase on January 1, 2025 and increase the term of the contract through 2027 and ask the City Attorney to make the necessary changes within the contract.

The motion carried 5-0, per the following roll call vote:

AYES:	Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi,
NOES:	None
ABSENT:	None
ABSTAIN:	None

City Manager Witzansky thanked Council for their support.

Mayor Light returned to Item No. P.2, per the amended agenda.

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, to place a discussion regarding Public Employee Unions and Teamsters on the Closed Session agenda for the first meeting in January 2025.

Councilmember Kaluderovic pointed out the numerous projects City staff and the City Attorney are working on and spoke against giving staff more to do.

The motion carried, 3-2, by voice vote. Councilmembers Behrendt and Kaluderovic were opposed.

Mayor Light commended Council for its work; announced he will be out of town beginning tomorrow through January 2, 2025.

R. RECESS TO CLOSED SESSION - None

The Closed Session meeting was cancelled.

S. RECONVENE TO OPEN SESSION - None

The Closed Session meeting was cancelled.

T. ADJOURNMENT – 10:08 p.m.

T.1. ADJOURN IN MEMORY OF JEANNE LEONARDI, LONG TIME REDONDO BEACH RESIDENT AND WIFE OF FORMER POLICE CHIEF JOE LEONARDI

Members of Council expressed his condolences to the Leonardi Family.

Councilmember Behrendt read about her involvement in public service.

There being no further business to come before the City Council, motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, to adjourn the meeting at 10:08 p.m. in memory of Jeanne Leonardi, long-time Redondo Beach resident and wife of former Police Chief Joe Leonardi , to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to held at 6:00 p.m., on Tuesday, January 7, 2025 in the Redondo Beach City Hall Council Chambers, 415 N. Pacific Coast Hwy. Redondo Beach, California.

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