



Minutes  
Redondo Beach City Council  
Tuesday, October 21, 2025  
Closed Session – Adjourned Regular Meeting 4:30 p.m.  
Open Session – Regular Meeting 6:00 p.m.

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

### **A. CALL MEETING TO ORDER**

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

### **B. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Mayor Pro Tem Behrendt

Councilmembers Absent: Mayor Light

Officials Present: Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Melissa Villa, Analyst/Liaison

### **C. SALUTE TO THE FLAG AND INVOCATION - None**

### **D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None**

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

Analyst Villa reported no eComments and no one on Zoom.

### **F. RECESS TO CLOSED SESSION – 4:36 P.M.**

#### **F.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**

**Larry Kosmont, Kosmont Companies**

**PROPERTY:**

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

**NEGOTIATING PARTIES:**

**Various Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- F.2. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager  
Diane Strickfaden, Director of Human Resources**

**EMPLOYEE ORGANIZATIONS:**

**Redondo Beach Police Officers' Association, Redondo Beach Police Management Unit; and Redondo Beach Firefighters' Association**

- F.3. 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.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: B336042**

- 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; City of Redondo Beach Department of Community Development, et al.  
Case Number: B337897**

Analyst Villa read titles to items that would be covered in Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Waterfront and Economic Development Director Greg Kapovich, Outside Consultants Larry Kosmont and Wil Soholt, Lead Labor Negotiator Laura Kalty, Human Resources Director Diane Strickfaden, Assistant to the City Manager Jane Chung, Outside Legal Counsel Livia Borak Beaudin, and Outside Legal Counsel Peter Pierce and Diana Varat.

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

Motion carried 5-0 by voice vote.

#### **G. RECONVENE TO OPEN SESSION**

Mayor Pro Tem Behrendt reconvened to Open Session at 6:15 p.m.

#### **H. ROLL CALL**

Councilmembers Present: Castle, Kaluderovic, Obagi, Mayor Pro Tem Behrendt

Councilmembers Absent: Mayor Light, Waller

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Laura Diaz, Records Mgmt. Coordinator/Sr. Deputy  
City Clerk

#### **I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced they were joined by Andrew Perez from Kosmont & Associates for items F.1 and Community Development Director Marc Wiener for F.4 and F.5.

#### **J. ADJOURN TO REGULAR MEETING**

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Obagi, to adjourn to the Regular Meeting at 6:16 p.m.

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

### **6:16 PM – OPEN SESSION – REGULAR MEETING**

#### **A. CALL TO ORDER**

A Regular Meeting of the Redondo Beach City Council was called to order at 6:16 p.m.

by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

## **B. ROLL CALL**

Councilmembers Present: Castle, Kaluderovic, Obagi, Mayor Pro Tem Behrendt, Waller (arrived at 6:18 p.m.)

Councilmembers Absent: Mayor Light

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Laura Diaz, Records Mgmt. Coordinator/Sr. Deputy City Clerk

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

Mayor Pro Tem Behrendt recognized any veterans and active-duty military for their service. None were present.

Kiran, 8<sup>th</sup> grader at Adams Middle School, led in the Pledge of Allegiance.

Mayor Pro Tem Behrendt asked all to remain standing for a moment of silent invocation.

Councilmember Waller arrived at 6:18 p.m.

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

### **D.1. MAYOR'S PROCLAMATION OF OCTOBER 19 TO 25, 2025 AS UNITED AGAINST HATE WEEK**

Mayor Pro Tem Behrendt, on behalf of the City of Redondo Beach, proclaimed October 19-25, 2025 as United Against Hate Week, thanked Vanessa Poster, BCDH Board Member, and Scott Houston, West Basin Water District Board Member, for being there; announced they are both members of the South Bay Community Coalition Against Hate; spoke about the meaning of the week, stating it is about community action standing against division, discrimination, and fear; stated Los Angeles County recorded, in 2023, 1350 hate crimes, noted it was the highest number ever documented; spoke more about the impact these hate crimes cause and what people can do to counter it; stated by proclaiming October 19-25 as United Against Hate Week Redondo Beach is sending a clear message "Hate has no place here in the City, everyone belongs" and it reaffirms the City's support for its community partners; encouraged everyone in Redondo Beach to take part to become a stronger more inclusive community; thanked the Police Department for all their part in keeping the community safe; presented a Certificate of Proclamation to both Vanessa Poster and Scott Houston.

Scott Houston spoke more about the organizations that are involved with the Coalition Against Hate and mentioned the BCHD held Yoga for Unity the night before; announced Community by Candlelight Vigil in El Segundo on October 22<sup>nd</sup> at 5:30 p.m. at the city hall, Interfaith Unity Walk on October 23<sup>rd</sup> at 9:30 in Manhattan Beach, and holding a food drive all week for Richstone Family Center for their single-mom project; noted the events can be found on their website at southbayvshate.org.

Vanessa Poster reported a bin will be at BCHD's Center for Health and Fitness to collect any food donations; stated their theme this year is about building community, building connections, and finding peace within ourselves; provided Neighbors United Against Hate stickers for each of the Councilmembers and showed posters that they have created for the City to post.

Councilmember Waller reported attending a ceremony to honor Carl Dreizler with a commemorative brick at the Redondo Union Alumni House for his efforts and work on the renovations for the house; attended the Clean Power Alliance Board Meeting last week, where they spoke about the Power Ready Program and provided an update on the program and on changes that will occur on people's bills; attended the RUHS Homecoming last week, where he presented a certificate at the Domestic Violence Awareness Vigil; announced the Keep the Esplanade Beautiful mixer event at HT Grill on October 22<sup>nd</sup> at 5:30 p.m., the soft launch opening of Montauk on October 26<sup>th</sup>, West Basin's Harvest Water Festival 10 a.m. to 2 p.m. at the Edward Little Water Recycling facility in El Segundo, and the Riviera Village Annual Trick or Treat event on October 31<sup>st</sup> starting at 3:00 p.m.

Councilmember Castle announced his Community Meeting for October 22<sup>nd</sup> on the second floor of the library starting at 5:30 p.m. with guest speaker Traffic Engineer Ryan Liu.

Councilmember Kaluderovic attended the 120<sup>th</sup> Homecoming game at RUHS; reported having her District 3 Community Meeting on Saturday where they discussed various District 3 and Citywide topics and will be holding an in-person District 3 meeting in November, but the date is yet to be determined.

Councilmember Obagi announced that Hermosa Beach is the latest of a number of cities to join Redondo Beach in favoring the Hawthorne alignment of the sea lion extension; thanked a number of people for their support; reported that is four cities (Hermosa Beach, Redondo Beach, Lawndale, and Hawthorne) in favor of the Hawthorne alignment of the sea lion extension, noted Torrance is in favor of the ROW; stated the Metro directors will probably discuss it on December 4<sup>th</sup>; reported the Artesia Blvd survey has been kept open for additional week due to glitches with the link and was also included in the Blue Folder; thanked Mike Klein and the Public Works team for fixing up street damage on Artesia Blvd. ; reported receiving a lot of complaints regarding the intersection at Grant and Blossom and announced the PWSC will hold a hearing regarding that intersection on October 27<sup>th</sup> at 7:00 p.m. in the City Hall Chambers.

**E. APPROVE ORDER OF AGENDA**

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Kaluderovic, to approve the order of the agenda as published.

Motion carried 5-0 by voice vote.

**F. AGENCY RECESS – 6:35 P.M.**

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

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

**RECONVENE TO REGULAR MEETING FROM AGENCY MEETING – 6:38 P.M.**

**ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Mayor Pro Tem Behrendt

Councilmembers Absent: Mayor Light

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

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

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

City Clerk Manzano reported two Blue Folder items: J.1, and L.1.

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Waller, to receive and file the Blue Folder items.

Motion carried 5-0 by voice vote.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF OCTOBER 21, 2025**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

- H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES:  
A. OCTOBER 7, 2025 ADJOURNED AND REGULAR MEETING**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

- H.4. PAYROLL DEMANDS**  
**CHECKS 30415-30431 IN THE AMOUNT OF \$29,827.14, PD. 10/10/25**  
**DIRECT DEPOSIT 301722-302347 IN THE AMOUNT OF \$2,328,971.17, PD. 10/10/25**  
**EFT/ACH \$9,065.19, PD. 9/26/25 (PP2520)**  
**EFT/ACH \$473,250.57, PD. 10/20/25 (PP2520)**

**ACCOUNTS PAYABLE DEMANDS**  
**CHECKS 121841-122151 IN THE AMOUNT OF \$2,884,676.75**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

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

- 1. APPROVE A THIRD AMENDMENT TO THE AGREEMENT WITH FHN FINANCIAL MAIN STREET ADVISORS, LLC (ASSIGNED TO MEEDER PUBLIC FUNDS, INC.) FOR NON-DISCRETIONARY INVESTMENT ADVISORY SERVICES TO EXTEND THE TERM TO JANUARY 31, 2029**

**CONTACT: EUGENE SOLOMON, CITY TREASURER**

- 2. APPROVE A SECOND AMENDMENT TO THE AGREEMENT WITH CANNON CORPORATION FOR PROJECT CLOSEOUT SERVICES FOR THE MANHATTAN BEACH BOULEVARD RESURFACING - AVIATION BOULEVARD TO INGLEWOOD AVENUE PROJECT, JOB NO. 41160 FOR AN ADDITIONAL AMOUNT OF \$4,840 FOR THE EXISTING TERM THROUGH NOVEMBER 20, 2025**

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

- H.6. APPROVE THE PURCHASE OF 479 COBRA HEAD STREET LIGHT FIXTURES FROM LEOTEK ELECTRONICS FOR A COST OF \$144,927, FOUR DECORATIVE TUDOR-STYLE LIGHT FIXTURES FROM STRESSCRETE FOR**

**A COST OF \$6,610, AND VARIOUS LIGHT FIXTURES FROM WALTERS WHOLESALE ELECTRIC FOR A COST OF \$47,483**

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

- H.7. APPROVE AMENDMENT NO. 9 TO FUNDING AGREEMENT #MOU.MR312.20 BETWEEN THE CITY OF REDONDO BEACH AND METRO FOR THE AVIATION BOULEVARD AT ARTESIA BOULEVARD INTERSECTION IMPROVEMENTS PROJECT, JOB NO. 40780, TO ADD AN ADDITIONAL \$400,000 IN MEASURE R FUNDS IN FISCAL YEAR 2025-26.**

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

- H.8. APPROVE THE PURCHASE OF ONE CASE FORKLIFT AND ONE CASE ASPHALT COMPACTOR FROM SONSRAY MACHINERY FOR USE BY THE PUBLIC WORKS DEPARTMENT FOR A TOTAL COST OF \$230,477**

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

- H.9. APPROVE AN AGREEMENT WITH ACCO ENGINEERED SYSTEMS TO PROVIDE AND INSTALL A 150-TON REPLACEMENT CHILLER UNIT AT THE REDONDO BEACH PERFORMING ARTS CENTER FOR A COST NOT TO EXCEED \$365,438, INCLUDING A 10% CONTINGENCY**

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

- H.10. APPROVE A FIFTH AMENDMENT TO THE AGREEMENT WITH GEOSYNTEC CONSULTANTS, INC. FOR DEVELOPMENT OF A FEASIBILITY STUDY AND GRANT APPLICATION FOR A JOINT HERONDO WATERSHED GREEN STREET PROJECT TO BE COORDINATED WITH THE CITY OF HERMOSA BEACH, FOR AN AMOUNT NOT TO EXCEED \$60,000, AND A NEW TOTAL CONTRACT AMOUNT OF \$1,554,027**

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

- H.11. APPROVE A TRANSIT SERVICES AGREEMENT WITH THE CITY OF HERMOSA BEACH FOR OPERATION OF BEACH CITIES TRANSIT LINE 109 FOR A ONE-YEAR PERIOD, BEGINNING JULY 1, 2025 THROUGH JUNE 30, 2026, FOR A FEE OF \$17,183 ADOPT BY 4/5THS VOTE AND TITLE ONLY RESOLUTION NO. CC-2510-081, A RESOLUTION OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2025-26 BUDGET MODIFICATION TO ALLOCATE \$17,183 FROM THE CITY OF HERMOSA BEACH FOR BEACH CITIES TRANSIT LINE 109 COST SHARING TO TRANSIT FUNDS**

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

**H.12. APPROVE AND EXECUTE THE ESCROW INSTRUCTIONS LETTER AND THE AGREEMENT CONTAINING COVENANTS, RESTRICTIONS, AND OPTION TO PURCHASE FOR THE SALE OF THE AFFORDABLE HOUSING UNIT AT 2001 ARTESIA BOULEVARD, UNIT #301, REDONDO BEACH, CALIFORNIA 90278**

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

**H.13. APPROVE AN AGREEMENT WITH WOODS MAINTENANCE SERVICES, INC., DBA GRAFFITI CONTROL SYSTEMS, FOR GRAFFITI REMOVAL SERVICES AND ADDITIONAL AS-NEEDED PUBLIC WORKS MAINTENANCE SERVICES, FOR A TOTAL THREE-YEAR AMOUNT NOT TO EXCEED \$487,263 AND THE TERM NOVEMBER 1, 2025 TO OCTOBER 30, 2028, WITH TWO AUTOMATIC ONE-YEAR RENEWALS UNLESS TERMINATED**

**CONTACT: JOE HOFFMAN, CHIEF OF POLICE**

**H.14. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2510-079, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO 211 CRYSTAL COVE APTS, LLC, A DELAWARE CORPORATION APPROVE A GROUND LESSOR ESTOPPEL CERTIFICATE AND AN AMENDMENT TO THE LEASE TO INCLUDE A NON-MERGER CLAUSE FOR 211 CRYSTAL COVE APTS, LLC**

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

**H.15. APPROVE AN AMENDMENT TO THE AGREEMENT WITH ROBERT HALF, INC. FOR TEMPORARY STAFF AUGMENTATION SERVICES IN THE COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SERVICES DIVISION TO EXTEND THE TERM THROUGH DECEMBER 31, 2026 APPROVE A FIFTH AMENDMENT TO THE AGREEMENT WITH ROBERT HALF, INC. FOR TEMPORARY STAFF AUGMENTATION SERVICES IN THE FINANCIAL SERVICES DEPARTMENT AND THE CITY CLERK'S OFFICE FOR AN ADDITIONAL AMOUNT OF \$130,000 AND TO EXTEND THE TERM THROUGH DECEMBER 31, 2026**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR  
ELEANOR MANZANO, CITY CLERK  
MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

**H.16. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2510-080, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS TO AMEND THE POSITION OF ASSISTANT CITY CLERK**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

- H.17. APPROVE A MASTER SERVICES AGREEMENT WITH CAYLENT INC. FOR A PROOF OF VALUE IMPLEMENTATION OF AMAZON WEB SERVICES BEDROCK DOCUMENT MODERNIZATION PLATFORM FOR THE TERM OCTOBER 22, 2025 THROUGH OCTOBER 21, 2026, AT NO COST TO THE CITY**

**CONTACT: MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR**

- H.18. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CITYGATE ASSOCIATES, LLC TO ANALYZE THE COST TO PROVIDE CONTRACT FIRE AND EMERGENCY SERVICES FOR THE CITY OF HERMOSA BEACH FOR AN AMOUNT NOT TO EXCEED \$25,956 AND A TERM EXPIRING ON OCTOBER 20, 2026**

**CONTACT: PATRICK BUTLER, FIRE CHIEF**

- H.19. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CITYGATE ASSOCIATES, LLC TO PREPARE A FEASIBILITY STUDY TO ASSESS THE CITY'S ABILITY TO PROVIDE BASIC LIFE SUPPORT AMBULANCE SERVICES IN-HOUSE FOR AN AMOUNT NOT TO EXCEED \$19,909 AND A TERM EXPIRING ON OCTOBER 20, 2026**

**CONTACT: PATRICK BUTLER, FIRE CHIEF**

- H.20. ADOPT BY TITLE ONLY ORDINANCE NO. 3306-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 2, ARTICLE 5, SECTION 10-2.1707 OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS FOR NON-RESIDENTIAL USES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN. FOR SECOND READING AND ADOPTION.**

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

- H.21. RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025**

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

- H.22. APPROVE AN AMENDMENT TO THE AGREEMENT WITH ARTIST ERNESTO MARANJE FOR THE PUBLIC ARTWORK "SEA CHATTER" TO BE LOCATED ON THE N. CATALINA AVENUE AND N. GERTRUDA AVENUE WALLS BORDERING THE PUBLIC WORKS MAINTENANCE FACILITY AT 545 N. GERTRUDA AVENUE TO EXTEND THE TERM FROM DECEMBER 2, 2025 TO**

**JANUARY 30, 2026**

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

City Clerk Manzano reported no one online and no eComments for Consent Calendar.

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Obagi, to approve the Consent Calendar as presented.

Motion carried 5-0 by voice vote.

City Clerk Manzano read adopt by 4/5ths vote and title only Resolution No. CC-2510-081, adopt by title only Resolution No. CC-2510-079, adopt by title only Resolution No. CC-2510-080, and adopt by title only Ordinance No. 3306-25.

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

**J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – 6:42 p.m.**

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

Holly Osborne spoke about the unsatisfactory arguments Metro has given regarding the ROW options of the green line; highlighted that Metro stated they would make the ROW quiet zone ready, meaning the train would not have to sound its horn when it comes to a quiet zone crossing; explained the concerns the residents have with this option, noting the LRT trains pass 100 to 300 times a day and a quiet zone does nothing to mitigate that noise; reported she gave this speech, in June, to the Construction Committee as well.

Jim Mueller stated there were over 5,000 positive responses on the North Redondo Beach Facebook page regarding having a farmer's market on Artesia Blvd.; mentioned the Planning Commission also liked the idea and formed a subcommittee which will submit the findings to the Council; explained the community is in favor of the idea because it allows families and friends to gather at a time when they can while also picking up fresh products and said where the power line crosses Artesia Blvd is the perfect location for safety and accessibility; noted that the AACAP encourages biking and walking and felt a farmer's market would bring more to the existing businesses and allow for new ones to have a venue to showcase; spoke more about the benefits of the farmer's market and encouraged the Council to push this effort forward for the good of the City.

Niki Negrete-Mitchell, District 3, reported the items she shared with the Metro Planning and Programming Committee meeting last week; reported Hermosa voted 4 to 1 in support of no to Row and yes on Hawthorne Blvd.; reported refinery and pipeline owners raised objections to the proposed project due to concerns of breaching internal safety protocols and severe risk to public safety; noted the FEIR offers no consolation and indicated that they have not worked out pipeline issues yet which poses risks to operations at LAX; felt it is illogical to think a transit agency knows better than the gas

and refinery industry professionals; spoke about other projects where boards are attaching conditions where the State Court of Appeals eventually end up rejecting the FEIRs since they are environmentally non-compliant demonstrating that issues raised by the public are meaningful and validated; felt with the concerns from the gas and refinery industry they should not be able to certify the c-line extension as is; asked that they keep the City's vulnerable senior constituents needs protected and opined the only solution is to route the extension down Hawthorne Blvd. and end at the Galleria.

Steve Hanks, 30 year Redondo Beach resident, stated the dog issues are rampant at the Pier and the environment is not inviting; asked what they can do to combat the dog issue; noted that e-Bike safety is still a problem and also asked if something could be done during the holidays regarding the lights on Artesia.

Laura MacMorran, founder of Citizens for Redondo's Trees, noted that Citizens is a new community initiative to protect, grow, and sustain healthy urban forest in the neighborhoods; stated there are three topic areas they are focused on: community education, policies, and grassroots action to plant trees; spoke about national parks and their overall meaning to our values and what we care about; felt that action is needed in Redondo.

City Clerk Manzano reported no one on Zoom and no eComments for the record.

At 7:04 p.m. some District 4 residents arrived, Councilmember Obagi motioned to reopen Public Comment on Non-Agenda items to allow them to speak; Mayor Pro Tem Behrendt seconded the motion. Motion carried 5-0 by voice vote.

Tom Royds spoke regarding Kingsdale Avenue road work and provided some material for the Council.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi to receive and file the material presented.

Motion carried 5-0 by voice vote.

Tom Royds reported he found out that the intent on Kingsdale Ave. is to eliminate five out of nine parking spots and try to align the left hand turn lanes; stated the challenge for that neighborhood is they have no parking already and they have issues with mentally ill individuals on that street because of the environment of the area (ie. Homeless shelters); explained some incidents they have experienced and due to them gates are often needed to secure their own driveways and homes, the driveways are single car spaces and too difficult to exit the cars and taking away street parking poses a big problem; noted the residents received no notice of the changes; speaker ran out of time.

Mayor Pro Tem Behrendt continued the meeting to Item N.1.

## **K. EX PARTE COMMUNICATIONS**

Councilmember Waller reported speaking to the City Manager.

Councilmember Castle reported speaking with the City Manager.

Mayor Pro Tem Behrendt reported speaking with City staff.

## **L. PUBLIC HEARINGS**

### **L.1. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING TITLES 9 AND 3 OF THE REDONDO BEACH MUNICIPAL CODE, AND ADOPTING TITLE 24, PARTS 1 THROUGH 12, OF THE CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3307-25, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE, CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA REFERENCE STANDARDS CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 UNIFORM SWIMMING POOL, SPA, AND HOT TUB CODE, 1997 UNIFORM HOUSING CODE, AND 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS TOGETHER WITH CERTAIN DELETIONS, ADDITIONS AND AMENDMENTS TO TITLES 3, 5, AND 9 OF THE REDONDO BEACH MUNICIPAL CODE**

#### **PROCEDURES:**

- a. Open the public hearing and take testimony;**
- b. Close the public hearing; and**
- c. Introduce Ordinance No. 3307-25 by title only**

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

Motion by Councilmember Obagi, seconded by Mayor Pro Tem Behrendt, to open the public hearing.

Motion carried 5-0 by voice vote.

Building Official Lorena Soules brought forward an ordinance amending Titles 9 and 3 of the Redondo Beach Municipal Code and adopting Title 24, parts 1 through 12, of the California Building Standards Code of Regulations; noted every three years the California Standards Commission (CBSC) adopts updated International Building Code (IBC) with amendments; reported significant changes in the 2025 code cycle include care facilities

in residential dwelling units, additional bicycle parking for multi-family dwellings, heat pump water heaters, updating accessibility codes and seismic provisions; reported no changes to the local code; stated staff's recommendations are to open the public hearing and take testimony, close the public hearing, and introduce the Ordinance 3307-25 by title only.

Councilmember Waller asked when the codes officially apply.

Building Official Soules responded once they are adopted, the 2025 codes will go into effect January 1, 2026.

Councilmember Waller asked if any outreach was done to notify builders.

Building Official Soules stated it happens every three years, so they are used to seeing it.

Division Chief Regan introduced Chief Jason May and Randy Scovill, who handles all fire prevention items, stated along with Lorena Soules they play a big role in this item; stated they meet with other local fire marshals to compare ordinances, fire codes, and make sure they are all fairly consistent across the board.

City Manager Witzansky added there isn't any proposed change to the ordinances' fire codes that the City controls as a municipality; stated charter cities have an opportunity to set their own requirements but what they have in place today is proposed for continuation with no amendments to what the City controls; felt the state's code set is sufficient as it pertains to this item.

City Clerk Manzano reported no eComments and no one on Zoom.

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Obagi, to close the public hearing.

Motion carried 5-0 by voice vote.

Motion by Mayor Pro Tem Behrendt, seconded by Councilmember Obagi, to introduce by title only Ordinance 3307-25.

Motion carried 5-0 by voice vote.

City Clerk Manzano introduced by title only Ordinance 3307-25.

Motion by Councilmember Obagi, seconded by Mayor Pro Tem Behrendt, to reopen Public Comment on Non-Agenda Items because some of his constituents just arrived at 7:04 p.m.

Motion carried 5-0 by voice vote.

**M. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**N. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING UPDATED DRAFT ORDINANCE LANGUAGE PERTAINING TO SMOKE SHOP REGULATIONS**

**PROVIDE DIRECTION ON THE FINAL ORDINANCE LANGUAGE AND SET NOVEMBER 18, 2025 AS THE DATE FOR A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF THE PROPOSED ORDINANCE**

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

Community Development Director Wiener provided some background on the item; spoke of Council meeting multiple times and providing direction to staff, noted it was also reviewed by the Planning Commission; reported the last time the item was discussed was on August 19, 2025 at the City Council meeting and summarized what Council's direction was at that time and how it is being incorporated including buffer zones, amended definitions to e-cigarette and "youth center", exemptions to Hookah lounges, hours to be determined by the Planning Commission, cap the maximum number of smoke shops at five, and define "ancillary sales"; provided more detail and explanation regarding the smoke shop cap including the issuance and transfer of licenses; provided more explanation and conditions of ancillary sales and how the draft has been modified through their research, clarified procedural requirements, cross referenced other code sections, and added regulations to prevent underage smoking; recommended that Council provide direction on the final ordinance language and schedule November 18, 2025 as the date for a public hearing to consider introduction and first reading of the proposed ordinance.

Mayor Pro Tem Behrendt asked the purpose of cross-referencing other sections of the tobacco retail permit.

Community Development Director Wiener stated with this draft it clearly defines smoke shop retailers need a CUP, a business license, and a tobacco retail permit to operate and it has code references to those sections, so the requirements are clear.

Mayor Pro Tem Behrendt stated a smoke shop could be construed as including cannabis retail under the definition and asked if the City should make it clear, for purposes of this ordinance, that smoke shop does not include a cannabis retailer.

Community Development Director Wiener said he had no issue with making that addition and providing some clarification.

City Manager Witzansky agreed it would be better to make the ordinance language clear that the smoke shop and cannabis ordinances are separate and distinct.

More discussion followed regarding what was being recommended for the language of the ordinances and the distinction between selling cannabis paraphernalia at smoke shops but not cannabis.

City Attorney Ford liked the idea of both entities being subject to both if they are selling both products, and if the City decides to go forward with the permitting process for cannabis dispensaries; opined having more tools for enforcement is always good but did not know if they need to distinguish it and if there are any conflicts between sections of the municipal code or state law; suggested a section be added that says if there is a conflict then the more restrictive ordinance or law would apply.

Mayor Pro Tem Behrendt clarified that option would be to leave them as is, which would be a cannabis retailer would be subject to the smoke shop ordinance and a smoke shop retailer would be subject to the cannabis ordinance and if there is a conflict between those two statutory schemes the more restrictive ordinance would apply; asked if the cannabis permitting process comes into being would that count against the five smoke shops.

More discussion followed regarding distinguishing the two types of retailers, the potential overlap of products being sold at either retailer, the licensing and regulations needed for the shops, and the ability to provide more clarity if needed.

Councilmember Castle mentioned the ordinance for cannabis is very different than the ordinance for smoke shops and that the term for the cannabis license is much longer than the 5-year term for smoke shops so felt cannabis retailers would not want to be perceived as a smoke shop.

Councilmember Waller referred to the age restricted access they had spoken about in prior meetings and asked if anyone had any thoughts on that.

Mayor Pro Tem Behrendt stated it is embedded in the ordinance as written and was comfortable with it.

Councilmember Kaluderovic mentioned each entrance states the age requirement or that an adult must accompany a minor into the shop.

Councilmember Waller asked, regarding the new ancillary sales rule, if there are any retailers in the City that would be affected by this new rule and if so, is there a communication plan needed.

Community Development Director Wiener provided some explanation and detail regarding provisions that allowed for some flexibility for certain types of businesses; mentioned some people have reached out to the City with questions.

Councilmember Waller asked the City Attorney for her opinion on the impacts and risks

of shortening the 5-year term to 3 years or even 18 months.

City Attorney Ford stated law requires businesses to either a just compensation or reasonable amortization period; spoke of the law being very clear and that is why they decided on a 5-year term and that if Council wants to reduce that term, they are risking lawsuits.

Councilmember Kaluderovic thought they had spoken about a 4-year term.

Assistant City Attorney Park recalled they had spoken about reducing the term to 4 years but mentioned it is within Council's discretion what amortization period they want to enact but would want to consider the risks involved as the City Attorney mentioned.

More discussion followed on the reasons for settling on a 5-year term.

Councilmember Kaluderovic asked if the enforcement written into the ordinance happens 30 days after the second reading.

City Attorney Ford explained the businesses will have reasonable time to comply to bring their business to compliance.

City Manager Witzansky clarified that they wouldn't have to get the CUP in that time but they would have to follow the rules and regulations for operation as written in the ordinance; stated if they did not follow the rules and regulations of the ordinance then the City could take action.

Assistant City Attorney Park interjected that the action would be taken upon their tobacco license or business license and explained in more detail what that meant.

More discussion followed on the suspension or revocation of a license and the negative impacts that can have on a business trying to obtain a CUP application.

Councilmember Kaluderovic asked if synthetic flavored tobacco was addressed anywhere in the ordinance.

Discussion followed on the decision to keep the language as flavored tobacco to capture both synthetic and natural flavored products but that they can add "synthetic flavored" into the language to make it more specific.

Assistant City Attorney Park clarified that, with respect to the tobacco retailer, the license cannot be transferred according to the City's provisions in their current code.

Councilmember Kaluderovic asked if someone selling one of the ancillary stores would need a tobacco retail license and that there is no limit on obtaining one in the City.

Community Development Director Wiener stated there is no limit on obtaining one;

explained for the existing legal, non-conforming shops someone could come in and obtain a new business license and tobacco retail permit and they would have within that 5-year period to continue operating and for existing businesses that sell tobacco, there is no limit on tobacco retail permits in the City.

Councilmember Kaluderovic asked about “use space” businesses, such as the lounges, and if they are subject to the ordinance if they are selling product.

Community Development Director Wiener spoke of the draft that was written and that it referred to the labor code definition for smokers lounge and felt it was clear but that they could look at it again and see if it needs more clarification prior to bringing the ordinance; mentioned concerns he has with someone coming in saying they are doing a smoker’s lounge but they are actually opening a smoke shop.

City Manager Witzansky went back to the flavored tobacco concern and stated California has defined flavored tobacco product to include flavor enhancers which are synthetic products but said they will confirm.

Councilmember Kaluderovic mentioned that the goal is to not offer products catered to underaged users.

Mayor Pro Tem Behrendt mentioned speaking to the City Attorney about the revocation provision referring to the conduct of the “smoke shop operator”; questioned the distinction between the “smoke shop operator” and the smoke shop being in violation regardless of if the operator is on-site.

Community Development Director Wiener felt stating just smoke shop broadens it to cover both.

City Manager Witzansky stated they can do more research and if it makes more sense to elaborate on the language they can.

Councilmember Obagi agreed with Councilmember Waller’s point about condition six regarding signage in the shop; felt as written there is no condition that actually speaks to a prohibition on allowing minors to go into the shops and wondered why the City would require signage that says it is prohibited for a minor to enter the smoke shop when there is no recourse for a violation of that condition.

Community Development Director Wiener validated that comment and stated there is no provision that outright prohibits minors from entering the smoke shop.

Councilmember Obagi favored adding in language to have the smoke shops enforce the prohibition.

More discussion ensued.

Assistant City Attorney Park reported, in their tobacco retailer sections, it says retailers shall post a notice at each point of purchase saying that selling tobacco products and devices to anyone under 21 years of age is illegal and subject to penalties.

Councilmember Obagi provided a scenario where kids walk in to purchase snacks and drinks regularly since there is a loophole in the City's ordinance.

Mayor Pro Tem Behrendt recalled there was a law that prevented the City from banning them or else they would.

City Manager Witzansky and Community Development Director Wiener both recalled there were reasons they could not prevent someone from just entering the business and that at the time of purchase would be the first opportunity to verify ID.

More discussion followed on what was discussed in previous meetings and determinations that were made regarding the sale of products to minors, age requirements, and items being purchased.

Community Development Director Wiener recalled the enforceability and the challenges it would present to a shop operator to verify and screen people coming into the shop would pose some problems.

More discussion followed.

City Manager Witzansky stated they will look at it again and if they can be more restrictive, they will be more restrictive in the proposed draft on the 18<sup>th</sup>.

Mayor Pro Tem Behrendt invited public comments.

Steve Hanks asked if there are reasons why Redondo Beach needs smoke shops or cannabis resellers; mentioned there are signs, policies, and rules but who is going to enforce them; asked what does Redondo Beach want for their community and their City; felt they should bring the number down to zero for smoke shops and not allow cannabis retailers.

Jim Mueller, District 5, opined that the City allowed permits for all types of businesses without exercising any kind of judgement or planning in District 5; reported sending to Council a description of a hookah lounge and how it operates; felt they should be eliminated or at least be restricted to minors especially on Artesia Blvd.

Melissa DeChandt (via Zoom), District 1, had five points to make: 1) felt it is very important to specifically include synthetic tobacco or non-tobacco derived products because it is a regulatory loophole, 2) encouraged Council to look at the elementary and middle school buffer, 3) focus on age restrictions, 4) supported moving the time down to five, and 5) was not allowed due to Melissa DeChandt's time running out.

City Clerk Manzano reported no one else online and no eComments.

More discussion followed regarding how restrictive they can make the ordinance, changes they can make to definitions, and direction for staff.

Assistant City Attorney Park suggested they prohibit the sale of anything other than tobacco and tobacco products so there would be no reason for anyone under the age restriction, unless accompanied by their parents or legal guardian, to be in the shop.

Councilmember Kaluderovic asked if that would be enforceable before the 5-year term is up.

Assistant City Attorney Park said yes, it can be written into the ordinance.

Mayor Pro Tem Behrendt asked if it is legal to prohibit a minor from buying a non-tobacco product at a smoke shop and can they prohibit smoke shops from selling anything other than tobacco products and what enforcement look like.

City Manager Witzansky pointed out they always have the ability to update, modify, and morph the ordinance and suggested they move this item forward; noted staff will make it as restrictive and legally defensible as possible and introduce a draft to Council on the 18<sup>th</sup>.

Councilmember Waller mentioned allowing smoke shops to sell liquor which prompted a discussion regarding the type of permit or license that business has and the City Manager stated they could speak off-line about it more.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to move forward with introduction and first reading of a final ordinance that conforms with what staff has provided as well as what was discussed that evening.

Motion carried 5-0 by voice vote.

## **O. CITY MANAGER ITEMS**

City Manager Witzansky reminded Council there would be no meeting next Tuesday, but they have a ribbon cutting next Thursday at the north branch library for the City's Open Access Plus Program; noted the next Council meeting would be on November 4<sup>th</sup>, no meeting on November 11<sup>th</sup>; stated items for discussion on November 4<sup>th</sup> will be boat launch ramp, conceptual location approval for the City's grant application purpose, discussion about a potential LCP amendment regarding the City's Marina parking restrictions in the Waterfront, and a Consent Calendar item associated with the Avenue H street closure

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

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

Motion by Councilmember Waller to update City code to allow short-term rentals for hosts outside the coastal zone with specific limitations.

City Manager Witzansky recommended Council have a generic discussion and allow staff to research the subject and bring it back in four to six months; mentioned legal research would be needed and they can agendaize an item when appropriate.

Councilmember Obagi offered a friendly amendment to Councilmember Waller's referral, to have a discussion, if allowed by the City Attorney, on whether they can collect TOT from violators of the City's short-term rental laws.

Councilmember Waller was agreeable to the friendly amendment.

Mayor Pro Tem Behrendt seconded the friendly motion.

Motion carried 5-0 by voice vote.

Councilmember Obagi asked the City Manager if he could provide data on enforcement action against private home rentals versus hosted home rentals.

Councilmember Kaluderovic wanted to make sure the maintenance standards for Artesia were still in development; City Manager Witzansky stated Community Development Director Wiener is working on it.

**R. RECESS TO CLOSED SESSION - None**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

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

**Larry Kosmont, Kosmont Companies**

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

**NEGOTIATING PARTIES:**

**Various Tenants**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

**R.2. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The**

**Closed Session is authorized by the Government Code Sec. 54957.6.**

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Diane Strickfaden, Director of Human Resources**

**EMPLOYEE ORGANIZATIONS:**

**Redondo Beach Police Officers' Association, Redondo Beach Police Management Unit; and Redondo Beach Firefighters' Association**

- R.3. 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.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: B336042**

- 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: 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. S.**

**Case Number: B337897**

- S. RECONVENE TO OPEN SESSION - None**

- T. ADJOURNMENT – 8:12 P.M.**

Motion by Councilmember Waller, seconded by Mayor Pro Tem Behrendt, to adjourn the meeting at 8:12 p.m.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, November 4, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Respectfully submitted:

DocuSigned by:

*Eleanor Manzano*

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Eleanor Manzano, CMC  
City Clerk