



A. CALL TO ORDER

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

B. ROLL CALL

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee, Mayor Brand
Councilmembers Absent: None
Officials Present: Michael W. Webb, City Attorney
Vickie Kroneberger, Chief Deputy City Clerk
Joe Hoefgen, City Manager
Cheryl Park, Assistant City Attorney
Diane Cleary, Minutes Clerk

C. SALUTE TO THE FLAG AND INVOCATION

At the request of Mayor Brand, the audience and Councilmembers rose to salute the flag followed by a moment of silence.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

D.1. MAYOR'S PRESENTATION OF THE KEY TO THE CITY TO FIRE DIVISION CHIEF MARK WINTER FOR HIS 29 YEARS OF SERVICE

Councilmember Nehrenheim announced his Community Meeting this Saturday at Alta Vista Community Center at 9 a.m.

Councilmember Loewenstein announced his Community Meeting on Thursday, August 22 at 6 p.m. on the second floor of the Main Library Conference Room.

Councilmember Horvath announced his Community Meeting on Thursday, August 15 from 6 to 7:30 p.m. in the Beach Cities Health District basement meeting room.

Councilmember Gran announced his Community Meeting on Saturday at 9 a.m. at Perry Park, supported the International Surf Festival, and supported staff for their help and involvement addressing the homeless issues.

Councilmember Emdee supported the Surf Festival and thanked those involved for putting together National Night Out.

Mayor Brand also supported the Surf Festival and the pier to pier swim.

E. APPROVAL OF ORDER OF AGENDA

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to approve the Order of Agenda as presented. Motion carried unanimously.

F. AGENCY RECESS 6:13 p.m.

F.1. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY

RECONVENE: 6:15 p.m.

ROLL CALL

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee, Mayor Brand
Councilmembers Absent: None
Officials Present: Michael W. Webb, City Attorney
Joe Hoefgen, City Manager
Cheryl Park, Assistant City Attorney
Vickie Kroneberger, Chief Deputy City Clerk
Joe Hoefgen, City Manager
Diane Cleary, Minutes Clerk

G. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to receive and file additional materials for Agenda Items H9, N1 and N4. Motion carried unanimously.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR AND REGULAR MEETING OF AUGUST 6, 2019.

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. MAY 21, 2019 SPECIAL AND REGULAR

B. JUNE 4, 2019 ADJOURNED REGULAR AND REGULAR

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS

CHECKS 25782-25842 IN THE AMOUNT OF \$62,327.20, PD. 7/26/2019

DIRECT DEPOSIT 210740-211370 IN THE AMOUNT OF \$2,163.76, PD. 7/26/2019

EFT/ACH \$7,822.90. PD. 07/11/19 (PP1914)

EFT/ACH \$361,070.17. PD. 07/15/19 (PP1914)

EFT/ACH \$7,822.90. PD 07/25/19 (PP1915)

EFT/ACH \$11,741,061.00. PD. 07/29/19

EFT/ACH \$350,760.28. PD. 08/06/19 (PP 1915)

ADDITIONAL/REPLACEMENT DEMANDS CK #25781

ACCOUNTS PAYABLE DEMANDS

CHECKS 89964-90170 IN THE AMOUNT OF \$2,942,882.42

DIRECT DEPOSIT 10002415-100002526 IN THE AMOUNT OF \$91,370.83. PD 08/01/2019

CONTACT: MARNI RUHLAND, FINANCE DIRECTOR

H.5. PULLED BY COUNCILMEMBER NEHRENHEIM FOR FURTHER DISCUSSION.

H.6. PULLED BY COUNCILMEMBER NEHRENHEIM FOR FURTHER DISCUSSION.

- H.7. PULLED BY COUNCILMEMBER GRAN FOR FURTHER DISCUSSION.**
- H.8. ADOPT BY TITLE ONLY RESOLUTION NO. CC-1908-056, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A CONTRACT TO HARDY & HARPER, INC., A CALIFORNIA CORPORATION IN THE AMOUNT OF \$605,080.00 FOR PROSPECT AVENUE FROM BERYL STREET TO DEL AMO STREET RESURFACING PROJECT, JOB NO. 41030, FEDERAL PROGRAM NO. STPL-5093(021)
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.9. APPROVE THE PURCHASE OF ONE 2019 FORD SUPER DUTY F-450 WITH A ROADSIDE STENCIL TRUCK BODY FROM NATIONAL AUTO FLEET GROUP FOR USE BY THE PUBLIC WORKS DEPARTMENT FOR A TOTAL COST OF \$140,437.**
- APPROVE THE PURCHASE OF ONE KUBOTA UTILITY CAB TRACTOR WITH A TRIMAX MOWER SNAKE FROM EBERHARD EQUIPMENT FOR USE BY THE PUBLIC WORKS DEPARTMENT FOR TOTAL COST OF \$87,927.
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.10. APPROVE PLANS AND SPECIFICATIONS FOR THE MEDIAN RENOVATIONS – PALOS VERDES BOULEVARD PROJECT, JOB NO. 41110, AND AUTHORIZE THE CITY CLERK TO ADVERTISE FOR COMPETITIVE BIDS
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.11. APPROVE THE THIRD AMENDMENT TO THE AGREEMENT WITH PACIFIC ARCHITECTURE AND ENGINEERING FOR CONSTRUCTION MANAGEMENT OF THE ANDERSON PARK IMPROVEMENTS PROJECT, JOB NO. 30670 FOR AN ADDITIONAL AMOUNT OF \$17,000.00 NOT TO EXCEED \$92,996.40 FOR THE EXISTING TERM
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.12. ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION No. CC-1908-057, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2019-2020 BUDGET MODIFICATION TO APPROPRIATE \$2,000 FROM WEST BASIN MUNICIPAL WATER DISTRICT'S WATER BOTTLE FILLING STATION PILOT PROGRAM TO THE INTERGOVERNMENTAL GRAND FUND.
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.13. APPROVE HISTORIC PROPERTY PRESERVATION AGREEMENT WITH LEO NORDINE, TRUSTEE OF THE LEO S NORDINE TRUST, OWNER FOR THE PROPERTY LOCATED AT 601 GARNET STREET
CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**
- H.14. APPROVE AGREEMENT WITH COMPLETE PAPERLESS SOLUTIONS, A CALIFORNIA LIMITED LIABILITY COMPANY (CPS) FOR LASERFICHE SOFTWARE MAINTENANCE AND SUPPORT SERVICES FOR THE AMOUNT NOT TO EXCEED \$104,127 FOR THE TERM SEPTEMBER 4, 2019 – SEPTEMBER 3, 2022
CONTACT: ELEANOR MANZANO, CITY CLERK
KEITH KAUFFMAN, POLICE CHIEF**
- H.15. ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION No. CC-1908-058, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, TO APPROVE A FY 2018-19 BUDGET MODIFICATION TO APPROPRIATE FEDERAL TRANSIT ADMINISTRATION FUNDING IN THE AMOUNT OF \$266,667 TO THE OTHER**

INTERGOVERNMENTAL FUND TO PASS THROUGH FEDERAL GRANT FUNDS TO THE CITY OF TORRANCE PURSUANT TO THE PASS-THROUGH AGREEMENT.

CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR

- H.16. APPROVE MICROSOFT ENTERPRISE AGREEMENT (EA) RENEWAL UNDER RIVERSIDE COUNTY CONTRACT #RIVCO-20800-015-12/19 (RIVCO), MICROSOFT MASTER AGREEMENT #01E73970, THROUGH PCM-G, INC., FOR MICROSOFT ENTERPRISE SOFTWARE LICENSING, AT AN ESTIMATED THREE (3) YEAR COST OF \$632,905.68, FIRST YEAR \$222,733.88, SECOND AND THIRD YEAR \$205,085.90, FOR THE TERM AUGUST 01, 2019 TO JULY 31, 2022.**

CONTACT: CHRISTOPHER BENSON, INFORMATION TECHNOLOGY DIRECTOR

- H.17. ADOPT BY TITLE ONLY RESOLUTION NO. CC-1908-059, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA AMENDING THE OFFICIAL BOOK OF CLASSIFICATIONS BY AMENDING THE CLASS SPECIFICATION FOR THE POSITION OF HOUSING SUPERVISOR**

CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR

- H.18. APPROVE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG) LETTER OF COMMITMENT FOR THE CITY TO CONNECT TO THE SOUTH BAY FIBER NETWORK (SBFN).**

CONTACT: CHRISTOPHER BENSON, INFORMATION TECHNOLOGY DIRECTOR

- H.19. APPROVE LEASE AMENDMENT WITH EVOLLVE, INC. FOR THE PREMISES AT 119 WEST TORRANCE BLVD., SUITE 100 FOR GENERAL OFFICE SPACE FOR THE MONTHLY BASE RENT OF \$16,522 THROUGH MARCH 16, 2020**

CONTACT: STEPHEN PROUD, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

- H.20. RECEIVE AND FILE CITY TREASURER'S FOURTH QUARTER FISCAL YEAR 2018-19 REPORT**

CONTACT: STEVEN DIELS, CITY TREASURER

- H.21. APPROVE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT SPECIAL PERMIT CONDITIONS RELATED TO THE TORRANCE CIRCLE DIVERSION AND INFILTRATION PROJECT (FCDP2017007179) ALSO KNOWN AS THE SANTA MONICA BAY NEAR/OFFSHORE DEBRIS TMDL PROJECT-TORRANCE CIRCLE LFD, JOB NO. 60190**

CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR

- H.22. APPROVE AN AGREEMENT FOR LEGAL SERVICES WITH THE RENNE PUBLIC LAW GROUP FOR THE AMOUNT NOT TO EXCEED \$7,500 TO JOIN A COALITION OF CALIFORNIA CITIES AS AMICI CURIAE IN SUPPORT OF THE CITY OF BOISE'S PETITION FOR A WRIT OF CERTIORARI WITH THE UNITED STATES SUPREME COURT IN THE MARTIN V. BOISE CASE**

CONTACT: MICHAEL W. WEBB, CITY ATTORNEY

Mayor Brand called for public comment. There being no one wishing to comment, Mayor Brand closed the public comment period.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to approve Consent Calendar items H.1 through H.22, with the exclusion of H.5, H.6 and H.7. Motion carried unanimously.

Chief Deputy City Clerk Vickie Kroneberger read all Ordinances and Resolutions by title only which were included on the Consent Calendar.

I. EXCLUDED CONSENT CALENDAR ITEMS

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

- 1. APPROVE ADDENDUM TO THE AGREEMENT WITH BEACH CITIES HEALTH DISTRICT (2017-20/AGREEMENT #17-20/4-A) FOR PARAMEDIC EDUCATION AND SUPPLIES FOR AN ADDITIONAL AMOUNT OF \$10,000 FOR THE EXISTING TERM TO JUNE 30, 2020.**
- 2. APPROVE AGREEMENT WITH BARTEL ASSOCIATES, LLC FOR ACTUARIAL SERVICES FOR THE AMOUNT NOT TO EXCEED \$34,999 FOR THE TERM OF AUGUST 6, 2019 TO DECEMBER 31, 2021.**
CONTACT: MARNI RUHLAND, FINANCE DIRECTOR

In response to Councilmember Nehrenheim, Chief Metzger explained that the Beach Cities agreement is to give the City an additional \$10K over and above the \$48K per year current contract. He said they have been underwriting the ALS supplies and nurse educator services for the paramedics at \$48K a year. This contract covered these expenses but the costs have gone up over the years and Beach Cities is providing an additional \$10K toward these costs. He also said they are providing funding to purchase the ALS medications and then pay UCLA directly for the nurse services. He also confirmed that the contract started July 1, 2017.

Finance Director Marni Ruhland explained that the City is required every two years to get an evaluation on liability or other postemployment benefits (retiree medical). She said Bartel and Associates will produce a report on liability for those benefits. She also noted this is a new contract, and evaluations will take place every two years with extra services as needed, up to the \$35K and is for citywide.

Mayor Brand called for public comment. There being no one wishing to comment, Mayor Brand closed the public comment period.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to approve addendum to the Agreement with Beach Cities Health District (2017-20/Agreement #17-20/4-A) for paramedic education and supplies for an additional amount of \$10,000 for the existing term to June 30, 2020; and Agreement with Bartel Associates, LLC for actuarial services for the amount not to exceed \$34,999 for the term of August 6, 2019 to December 31, 2021. Motion carried unanimously.

H.6. CITY COMMISSIONERS REQUESTS TO EXCUSE ABSENCES **CONTACT: ELEANOR MANZANO, CITY CLERK**

Councilmember Nehrenheim asked about a follow-up on the list of Commissioners and their absences. Chief Deputy City Clerk Kroneberger stated it should be completed by September, and stated an absence is considered unexcused until a Commissioner asks for an excused absence.

In response to Councilmember Nehrenheim, Community Development Director Brandy Forbes explained that Commissioner Strutzenberg was excused for the July meeting.

Mayor Brand called for public comment. There being no one wishing to comment, Mayor Brand closed the public comment period.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to approve the City Commissioners requests to excuse absences. Motion carried unanimously.

**H.7. APPROVE LETTER OF INTENT TO EXERCISE FIRST OPTION TO RENEW THE LEASE AGREEMENT WITH JOHN CHUKA LESSOR FOR THE 1922 ARTESIA BOULEVARD FACILITY FOR COMMUNITY SERVICES AND POLICE DEPARTMENT OPERATIONS FOR \$20,069.27 PER MONTH WITH A 1.8% ANNUAL ESCALATOR FOR THE TERM JANUARY 1, 2020 – DECEMBER 31, 2024 AND INCLUDE AN AMENDMENT TO THE LEASE AGREEMENT NAMING THE CHUKA FAMILY TRUST AS LESSOR’S PROPERTY TITLE ENTITY.
CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR**

In response to Councilmember Gran, Community Services Director John La Rock gave a report on the lease at 1922 Artesia Boulevard and recommended activation of the first five-year extension.

Mayor Brand called for public comment. There being no one wishing to comment, Mayor Brand closed the public comment period.

Motion by Councilmember Gran, seconded by Councilmember Horvath, to approve Letter of Intent to exercise first option to renew the lease agreement with John Chuka lessor for the 1922 Artesia Boulevard facility for community services and police department operations for \$20,069.27 per month with a 1.8% annual escalator for the term January 1, 2020 – December 31, 2024 and include an amendment to the lease agreement naming the Chuka Family Trust as lessor’s property title entity. Motion carried unanimously.

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mayor Brand called for public comment.

Lindsey Patterson spoke on her business at 327 Diamond which is in a great location next o Redondo Van and Storage. She stated a complaint was received regarding displaying her merchandise and she had to bring everything inside. She said her sales have now dropped 40% and she won’t be able to make it without her items outside. She said the community in the area supports her items outside and enjoy here store.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to extend Ms. Patterson’s time. Motion carried unanimously.

Ms. Patterson reviewed other surrounding businesses that have items outside but due to the complaint, the items had to be brought in per the Enforcement Officer.

Joe Buttigieg stated he works with Ms. Patterson and noted she has put her heart and soul in the business which went to Planning and was permitted. He said the complaint stated it was a hazard, reviewed the area, and pointed out that her location has a widened sidewalk. He said the items were

tastefully displayed underneath the awning and are not a hazard. He also said the business is quaint and boutique-like and the neighborhood supports it.

Kathy Boedeker supported Ms. Patterson's business and enjoyed the character in the neighborhood and vibe, bringing life to the area, and said the neighbors support it.

Jess Money, District 3, updated the event regarding the cat rescue in a tree and expressed concern with lack of help from the Fire Department.

Kelly Kessler expressed concern with her neighborhood going from a half day kindergarten center to an all-day/all year daycare. She expressed concern with the screaming from the children from 8 a.m. to 7:30 p.m., and questioned Redondo Beach facilitating children from other cities in the middle of a neighborhood.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to extend Ms. Kessler's time. Motion carried unanimously.

Ms. Kessler also stated people have moved due to the screaming, stated a sound study took place, and said the location is designed for older children.

Mayor Brand suggested Ms. Kessler send an email as a follow-up. Councilmember Loewenstein suggested Ms. Kessler contact the School District.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to receive and file information presented by Ms. Kessler. Motion carried unanimously.

Dr. Andrew Lesser thanked the City Attorney, prosecutors, and the police force, for making progress on the mentally ill and criminal situation coming to the City from other cities and states. He also stated the LA County Police canine event at the high school stadium was well attended, indicated that Canine Boss retired and had to be put to sleep and encouraged having a fifth canine to replace Boss. He also encouraged the City Council and citizens support Redondo Beach Police Department.

Arnold Sacks spoke on the power plant which is an asset to the community and suggested converting the area into civic office space and into a larger newer police station.

Matt Hinsley, District 3, spoke on rules and conducts of City Council, reviewed items of discussion at the January meeting, and asked about the process of putting items on the agenda.

Motion by Councilmember Horvath, seconded by Councilmember Nehrenheim, to receive and file documents presented by Mr. Hinsley. Motion carried unanimously.

City Manager Hoefgen clarified the rules of conduct and Roberts Rules of Order were discussed at a past Strategic Planning Session.

Laura Baron supported small businesses owned by women in the City of Redondo Beach, and supported Ms. Patterson's business.

There being no one else wishing to speak, Mayor Brand closed the public comment period.

K. EX PARTE COMMUNICATIONS – NONE

L. PUBLIC HEARINGS – NONE

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS – NONE

N. CONTINUED ITEMS - NONE

O. ITEMS FOR DISCUSSION PRIOR TO ACTION

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE SUBMITTAL OF CITY OF REDONDO BEACH WRITTEN COMMENTS IN RESPONSE TO SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE'S RELEASE OF PROPOSED RHNA METHODOLOGY OPTIONS FOR PUBLIC COMMENT AND REVIEW
CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

Community Development Director Forbes gave a report and reviewed the following:

- Proposed Regional Housing Needs Assessment (RHNA) Methodology
- Comment letter to SCAG on three proposed RHNA allocation methodologies
- Draft comment letter
- RHNA Subcommittee released Methodology Options (Three) – July 22, 2019 – Factors, Option 1, Option 2 and Option 3
- Veronica Tam – reviewed RHNA allocation
- SCAG's RHNA Methodology Estimate Tool – 675,000 total estimates of regional need (could change)
- Option 1 – City of Redondo Beach – total existing need 487, total RHNA for Redondo Beach City – 1038. Staff is recommending numerous corrections.
- Option 2 – didn't consider local planning factors – 2067 total RHNA for Redondo Beach City
- Option 3 – Lowest RHNA number at 775 units – option SCAG not interested in pursuing
- Planning Manager Sean Scully reviewed the errors in data
 - 5th Cycle Regional Housing Needs Assessment
 - RB's RHNA is 13 times larger than combined beach cities with a greater population
 - RB's RHNA is same as jurisdiction twice our population and three times our area
 - Proposed separate and additional "Existing Needs" is inconsistent with 2020 RTP/SCS
- Existing needs – Double Counting
 - If "Existing Needs" is part of the methodology, recommend:
 - Consider a zoning factor
 - Phase over the next 3 housing element cycles
 - Recognize existing density
 - Incorporate jobs-to-housing ratio – Redondo Beach needs more jobs to improve regional transportation impacts, not additional housing
 - Correct RHNA Methodology Technical Appendix Tables
 - Numerous inaccuracies and inconsistencies are cited in many of the data sets
- Veronica Tam reviewed existing needs and RHNA Methodology Technical Appendix Tables
- Next steps
 - August 1, 2019 SCAG initiated formal comment period on three proposed methodology options
 - Four public hearings with SCAG have been scheduled in August
 - One methodology will be approved by SCAG for submittal to HCD – tentatively scheduled for September 23, 2019
 - HCD has 60 days to review preferred methodology. SCAG receives comments from HCD then adopts a final RHNA methodology – January or February 2020

Mayor Brand questioned who projected the growth, and how does Redondo Beach get this unfair allocation compared to other local communities with no checks on these growth projections.

Community Development Director Forbes stated the letter will include the inaccurate estimates and reporting.

In response to Mayor Brand, Ms. Tam stated each city is submitting their data through SCAG.

Mayor Brand called for public comment.

Grace Peng, District 5, Director League of Women Voters LA County, stated she has been watching the RHNA process and Methodology Subcommittee, expressed concern with the numbers presented in Redondo Beach, and noted public comments opposing all three options and their deficiencies. She said the three options will not address the jobs housing imbalance, and suggested pushing for a better and more fair process, and supported following the advice of the UCLA professor in planning who recommends Option 2 with modifications.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to extend Ms. Peng's time. Motion carried unanimously.

Dr. Peng also spoke on opportunity zones, reforming Option 2 and neighbors doing their fair share, supported a 200% social equity adjustment, and pushing for a fair and more just RHNA process.

Teri Neustaedter, Hermosa Beach, Board Member of League of Women Voters Beach Cities, supported the modified version of Option 2 regarding the housing job balance and changes coming to the population, more inclusionary zoning, and to allow for public servants, young families and retirees to live in the region.

Arnold Sacks recommended viewing today's meeting of the County Board of Supervisors regarding the sustainability plan for the county and affordable housing, suggested covenant funds to subsidize rents, and suggested a process to help people to afford their current housing. He also did not support CRA programs and cautioned considering opportunity zones.

Holly Osborne, District 5, noted things skewed against Redondo Beach in certain areas, did not agree with the expert from UCLA, noted the problem is how to build affordable housing and how far you have to drive when leaving the City, which is a more meaningful measure and did not support more jobs in the City which will bring in more people and traffic.

Sheila Lamb, District 4, thanked staff for the diligence and focus put on this project and zoning problems, expressed concern with increasing the volume of housing without addressing the impacts on our infrastructure, and noted more and more accidents from the impact of increased housing in the community.

Matt Hinsley, District 3, noted an unfair RHNA number, noted SCAG meetings take place in the morning which makes it difficult for public input, suggested the letter be as strong as possible and to include a comment that the City understands the housing need in California and Los Angeles, supported more green space, suggested stating in the letter the most agreeable option, and requested GPAC have a RHNA target.

There being no one else wishing to speak, Mayor Brand closed the public comment period.

In response to Mayor Brand, Community Development Director Forbes explained that HCD will have a final RHNA number in January or February 2020.

Councilmember Horvath supported having a case study showing the inequity of how Redondo Beach is being treated and the methodology being flawed. He suggested having a strong case, stated the zoning map is differentiated by colors and what is being lost is too limiting, not showing the huge allowances in zoning that the City currently has, with a variety of multi-residential housing. He suggested having illustrations showing and presenting a well-rounded argument as to how the methodology is flawed.

Mayor Brand suggested including the discrepancy between Hermosa Beach and Redondo Beach shown by Scott Wiener in his position paper.

Councilmember Horvath suggested petitioning HCD directly as well, having a multi-prong process. He also asked about the 675,000 defined regional need which is a large area, with some areas being more rural than others.

Councilmember Emdee referred to Option 2 which is done because of an existing population share, and suggested job housing balancing, forcing the neighbors to do their share. She said Option 2 will do the most to address traffic and road congestion, putting the housing where the jobs are located. She said Hermosa Beach is the densest, with 13,000 residents per square mile, then Redondo Beach at 11,000, and stated the three top places people travel to work are the City of LA, El Segundo and Torrance. She stated Beverly Hills has 75,000 jobs and only 15,000 households and Redondo has more houses than jobs. She suggested the cities with higher ratios to start doing their share. She said Culver City brought in 4,000 jobs with no housing. She suggested focusing on jobs-to-housing ratios, noting Beverly Hills is 5 to 1 and El Segundo is 7 to 1, putting a burden on the surrounding cities to provide the housing for the jobs El Segundo is creating. She said the Torrance ratio is 126,000 jobs versus 55,000 households, but Manhattan Beach has 22,000 jobs with 14,000 households. She also noted pulled permits are not accurate versus the number of units, and suggested attacking the methodology and make the argument focusing on the job-to-household ratio. She also supported inclusionary zoning to build affordable housing, and also agreed the City of Redondo Beach does not need more jobs. She pointed out that Manhattan Beach would only have to up-zone their arterials which will fix their jobs-to-housing ratio. She also suggested doing the needs based on job share which will address the traffic and force the neighbors to do their jobs.

Mayor Brand suggested affordable housing can also be provided by conditioning a project on a certain percentage, and pointed out that Santa Monica has a 30% inclusionary zoning ordinance for affordable housing.

In response to Councilmember Emdee regarding the density between North Redondo and South Redondo, Dr. Peng reviewed the densities and stated there is a density map on the website showing the population per square mile.

Councilmember Emdee stated Santa Monica has 106,000 jobs to 48,000 households.

Mayor Brand reviewed bills being written and did not support the one size fits all approach which is exacerbating problems all over the state.

In response to Councilmember Gran regarding the HQTA, Planning Manager Scully stated the data researched shows no corridors or areas that meet high quality transit areas in the City.

In response to Councilmember Gran regarding the 137, Ms. Tam reviewed the methodology and stated 20% of the RHNA is apportioned based on the City's share of the HQTA population in the region.

In response to Councilmember Gran regarding the numbers and HQTA, Community Development Director Forbes stated assumptions being made are incorrect and information will be provided on the numbers.

Councilmember Gran stated a statement should be provided regarding having a zero HQTA, and also suggested using the right argument regarding the jobs-to-household ratio.

In response to Councilmember Gran regarding SCAG providing a lower number, Ms. Tam stated SCAG generally doesn't look at what was provided last time and only looks at existing needs. She said the RHNA number starts with the baseline growth projections, and the RHNA wipes clean at the end of the cycle. She also reviewed the Correct RHNA Methodology Technical Appendix tables.

In response to Councilmember Gran regarding the permits issued, Ms. Tam believed the numbers are incorrect but SCAG needs to recheck for the entire region.

In response to Councilmember Nehrenheim regarding 2 on a lot, Ms. Tam stated separate townhomes are considered single family homes.

In response to Councilmember Nehrenheim, Community Development Director Forbes stated R1 and R1A would be in the 41% and 2 and 3 on a lot are in the 59%.

Councilmember Nehrenheim noted density is the issue and a graph should be included addressing densities of other cities. He reviewed other cities and said the density number per square mile provides the true picture on the compaction of the City. He suggested Torrance being singled out, noting what they have done in the last five years Redondo Beach does in one year. He also suggested a comment to include no more commercial unless residential is provided, to a certain point, in density level.

In response to Councilmember Nehrenheim, Planning Manager Scully stated the 534 includes One South, Legado, and apartments on Avenue I when permits were issued.

Mayor Brand referred to SB828 and suggested it be reviewed.

Councilmember Nehrenheim suggested including a paragraph regarding credit for retirement and assisted living.

In response to Mayor Brand, Ms. Tam stated living on boats is not counted.

Councilmember Horvath suggested attending some of the meetings and a process over the next three weeks addressing concerns about methodology and unfair distribution of RHNA numbers.

Councilmember Gran suggested a statement focusing in on Redondo Beach similar to Hermosa Beach. Community Development Director Forbes suggested having a comparison table regarding the density compared to other municipalities.

Ms. Tam reviewed the numbers and said there was a correction for foreclosures last year.

Mayor Brand clarified that Hermosa Beach is the most densely populated area on the coast, not the state.

Councilmember Loewenstein pointed out that the City is limited with ingress and egress being on the coast. He also suggested a statement regarding density impacts to the schools. Ms. Tam pointed out that this is not a factor for the RHNA numbers under state law.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to continue this item to the April 20, 2019 City Council meeting. Motion carried unanimously.

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING SHARED MOBILITY DEVICE GUIDELINES DRAFTED BY SOUTH BAY CITIES WORKING GROUP AND CONSIDERATION OF CURRENT PROHIBITION OF SHARED MOBILITY DEVICES IN THE CITY

CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR

Community Services Director John La Rock gave a report on the shared mobility device guidelines.

Mayor Brand called for public comment.

Karla Owunwanne, Community and Government Affairs Manager for Lime Southern California, reviewed their advantages and features and hoped to bring the operational expertise to the City of Redondo Beach and to work with SBCCOG towards a regional program.

Rolf Strutzenberg, Redondo Beach, noted the cities are a mess that have these mobile devices and doesn't take away from vehicle miles traveled and is not accountable. He said this is not the right thing to do for the City and if one is allowed, more will come. He encouraged Council not approving this proposal.

Marilyn Singleton, District 1, spoke out against mobility devices, noting they are a mess in San Diego. She said they are impactive, and are not considered abandoned until they have been in place for 72 hours, on private property. She did not support anyone coming on her property to pick them up and these devices would not be good for her neighborhood.

Dan Brown, District 1, opposed the clutter, people on sidewalks and planting scooters on private property. He suggested reprogramming the devices so they can only be returned to approved drop off points. He also questioned what can be done about abandoned bikes and suggested anyone can pick it up and hold it until Lime picks them up. He suggested Lime be responsible for the clutter.

There being no one else wishing to speak, Mayor Brand closed the public comment period.

Mayor Brand stated he is also against this which has received nothing but complaints, and never once has received positive feedback or cities wanting them.

Councilmember Nehrenheim stated Long Beach has set up specific locations for returns and noted the issues are clutter and bikes being left out on sidewalks. He said some cities have made them locked, setting up an 800 number to respond to devices left in areas. He said the number one issue is the drop off points and the collection of insuring they are not being dropped off on sidewalks. He said there is a learning curve and people becoming more responsible. He also said people are buying their own scooters and electric bikes, and suggested considering infrastructure to support these devices. He recommended COG moving forward with their draft ordinance.

Community Services Director La Rock stated the COG's role going forward would be to serve as a collector for the RFQ process, soliciting vendors to approach the City regarding how they would comply with the City's customized guidelines. He said this would be done in concert with one or more South Bay cities.

In response to Councilmember Emdee, Community Services Director La Rock said the City can have just one company as a pilot program.

Councilmember Emdee suggested opening up discussions with the other beach cities and encouraged geofencing the beaches, having designated areas for parking, and picking the devices up every night.

Community Services Director La Rock said that Hermosa Beach and El Segundo have indicated a willingness to consider, but Manhattan Beach and Torrance are taking a wait and see approach at this time.

Councilmember Horvath stated this is a cross-jurisdictional issue but did not believe the shared scooter business will continue and will turn more into a personal purchase for people. He did not believe the City is ready to have shared mobility because of lack of buildout and infrastructure, and point-to-point is needed. He opposed having the shared model and having clutter and suggested focusing on changing the street infrastructure and investing in multi-mobile usage on streets with the width to allow for them throughout the City.

Councilmember Loewenstein noted concerns include accidents, pedestrians being hit, leaving scooters on lawns, handicap access impacts on sidewalks, illegal riding scooters on sidewalks, and expressed concern with their speed. He supported bike sharing rather than scooter sharing, noted Bird is laying off people, and suggested to continue to be conservative and do a wait and see regarding the market.

Councilmember Gran supported a wait and see approach as well.

Councilmember Nehrenheim stated the scooters are everywhere on the bike path and stated there is a learning curve and accidents will level off. He also supported having a bike conversation.

Motion by Councilmember Nehrenheim, seconded by Councilmember Emdee, to revisit this item at the next Strategic Plan. Motion carried unanimously.

N.3. DISCUSSION AND POSSIBLE ACTION REGARDING A STRATEGIC PLAN OBJECTIVE REPORT FOR PUBLIC OUTREACH AND POTENTIAL CONVERSION OF ONE ALTA VISTA PARK RACQUETBALL COURT TO A MULTI-USE RECREATION FACILITY
CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR

Community Services Director John La Rock gave a report and discussed the following:

- Alta Vista Racquetball
- Alta Vista Park Tennis Courts Racquetball Facility
- Racquetball Facility
- Court #1
- Court #2
- Usage rates of both courts – average 12% per fiscal year of available hours
- Proposing to outreach to the community to ask their opinions on conversion of Court #2 into a recreational space – will report back regarding grant application to fund conversion comprised of sound deadening materials
- Community Center – highly used
- Activating this – helpful space – secondary meeting room
- Recommendation

Councilmember Loewenstein asked who would want to rent out a space with no windows, how often it would be used on the weekends versus weekdays, and questioned it being used.

In response to Councilmember Nehrenheim regarding meeting spaces, Community Services Director La Rock explained that the primary use of the space would be for recreational programming and user paid classes and could be used as a supplemental meeting space. He said the only primary meeting spaces are the two rooms in the main library, the one room at the north branch library, and the community room at Alta Vista.

Councilmember Nehrenheim suggested looking at creating a better reservation system and making the public more aware of what is available.

In response to Councilmember Horvath regarding what can take place in the space, Community Services Director La Rock explained that there is a roster of physical activity classes, organized dance, sport introduction classes, climbing wall instruction, table-based classes, and becoming a multipurpose user paid classroom. He also said this is a great space which could be enhanced as a revenue generator, is ADA compliant, would require acoustic paneling, and proposed talking to the public.

Mayor Brand called for public comment.

Dan Brown, District 1, pointed out there are no windows in the facility.

There being no one else wishing to speak, Mayor Brand closed the public comment period.

Motion by Councilmember Emdee, seconded by Councilmember Gran, to provide direction on a 30-day public information period regarding the potential conversion of racquetball court #2 at Alta Vista Park into a multiuse recreational space and report the results to the Recreation and Parks Commission. Motion carried, with Councilmembers Nehrenheim and Loewenstein voting no.

Councilmember Nehrenheim suggested bringing back a schedule of other places being used.

N.4. DISCUSSION AND POSSIBLE ACTION REGARDING A LEASE AT 230 PORTOFINO WAY

APPROVE THE FIRST AMENDMENT TO THE LEASE FOR 230 PORTOFINO WAY WITH JCS ACQUISITION, INC TO INCREASE THE BASE RENT, ADD LEASE TERMINATION PROVISIONS, AND ASSIGNMENT OF THE LEASEHOLD TO KRG JCS REDONDO BEACH, LLC

RECEIVE AND FILE THE GUARANTY FROM DEL MAR LLC FOR THE LEASE FOR 230 PORTOFINO WAY

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-1908-060, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2019-20 BUDGET MODIFICATION TO APPROPRIATE \$750,000 FROM THE HARBOR UPLANDS FUND AVAILABLE BALANCE TO THE FISCAL YEAR 2019-20 ANNUAL BUDGET FOR ADDITIONAL CONTRACTS AND PROFESSIONAL SERVICES EXPENDITURES WITHIN THE WATERFRONT & ECONOMIC DEVELOPMENT DEPARTMENT FOR THE TERMINATION FEE ASSOCIATED WITH THE FIRST AMENDMENT TO THE LEASE BETWEEN THE CITY OF REDONDO BEACH AND KRG JCS REDONDO BEACH, LLC. CONTACT: STEPHEN PROUD, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

Waterfront and Economic Development Director Proud gave a report and discussed the following:

- Location
- Overview
 - Current leaseholder – JCS Acquisition Inc. – requested consent to assign lease to KRG JCS Redondo Beach LLC
 - Subsequent to Assignment – execute 1st Amendment to the lease
 - Increase of base rent from \$12k to \$16k
 - Termination option for both parties – 60 day notice
 - Termination fee - \$750k payable at execution
 - Liquidated damages provision - \$1k per day for failure to vacate
- Guarantor is parent company – Del Mar LLC
- Requires budget appropriation for termination fee
- Recommendation
 - Approve 1st Amendment to the lease for 230 Portofino Way with JCS Acquisition, Inc., to increase the base rent, add lease termination provisions, and assignment of the leasehold to KRG JCS Redondo Beach, LLC.
 - Receive and file the guaranty from Del Mar LLC – attached to the Lease Amendment
 - Adopt by 4/5 vote and by title only Resolution No CC-1908-060

In response to Mayor Brand regarding the time term of the lease, Waterfront and Economic Development Director Stephen Proud explained that Joe's Crab Shack currently has two five-year options to extend their lease to 2030. He also said the soonest they could vacate would be November 1, 2020, and the \$750K was a negotiated figure.

In response to Councilmember Nehrenheim, Waterfront and Economic Development Director Stephen Proud explained that the City pays the \$750K after execution of the first amendment to obtain the right to terminate the lease in 2020. He also said the base rent is changing from \$12K to \$16K but the percent of sales would not change. He said it would be highly unlikely a new use would come in requiring a significant capital investment. Assistant City Manager Witzansky also clarified that the City would receive the \$16K per month, regardless of their performance.

In response to Mayor Brand, Waterfront and Economic Development Director Stephen Proud clarified that the termination option may be exercised by either the City or tenant.

In response to Councilmember Loewenstein, Waterfront and Economic Development Director Stephen Proud stated the five-year options stay in place and the 60-day provision will remain in place during the entire period.

In response to Councilmember Loewenstein, Waterfront and Economic Development Director Stephen Proud stated the current Upland's Fund balance is about \$5M, and the \$750K would be withdrawn, dropping the balance to about \$4.2M. Assistant City Manager Witzansky stated the Tidelands balance is about \$17M in cash but there are a lot of potential encumbrances.

Councilmember Emdee suggested this go to the Harbor Commission to start discussing the boat ramp and to look at grants, and supported moving this forward, rather than waiting ten years.

Waterfront and Economic Development Director Stephen Proud stated the Harbor Commission will want to look at the pieces holistically that comprise the public amenity package and suggested putting this on the Strategic Plan.

In response to Councilmember Gran, Waterfront and Economic Development Director Stephen Proud stated the rents would go to the Tidelands.

Mayor Brand called for public comment.

Rolf Strutzenberg, District 2, stated buying the option to do what and when is the biggest question, said money will be risked and suggested holding off at this time. He said there is only two years left on the lease and said it would be cheaper to buy out.

There being no one else wishing to speak, Mayor Brand closed the public comment period.

Motion by Councilmember Gran, seconded by Councilmember Nehrenheim, to approve the staff recommendations, and to refer this to the Harbor Commission to come back with potential uses for the site. Motion carried unanimously.

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-1908-060.

P. CITY MANAGER ITEMS

City Manager Hoefgen stated the next Strategic Planning session will take place on Tuesday, October 22, 2019 at 3 p.m. at the library; stated that Prop 68 grant application made it to the third round, and stated the service study is to be received this month with an unspecified delay by SCE.

Q. MAYOR AND COUNCIL ITEMS

R. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Nehrenheim referred to staff an update regarding the Council meeting discussion items at the January 2018 City Council meeting.

Councilmember Loewenstein requested information on Ms. Patterson's store and a report as to why she was cited. He also suggested a report/discussion on the use of Roundup by the City.

Motion by Councilmember Gran, seconded by Councilmember Nehrenheim, to request an updated report on the leaf blower ban and effectiveness of the ordinance. Motion carried unanimously.

S. RECESS TO CLOSED SESSION at 10:14 P.M.

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, to recess at 10:14 p.m. to the following Closed Session items attended by City Attorney Webb, Assistant City Attorney Park, Assistant City Manager Witzansky, City Manager Hoefgen, and Closed Session Items #1-4 and #7 attended by Waterfront and Economic Development Director Proud, and Closed Session Item #5 attended by Outside Labor Negotiator Laura Kalty and Police Chief Kauffman. Motion carried unanimously.

R.1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the attorney-client privilege, Government Code Sec. 54956.8.

AGENCY NEGOTIATOR:

Joe Hoefgen, City Manager

Mike Witzansky, Assistant City Manager

Stephen Proud, Waterfront and Economic Development Director

PROPERTY:

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

NEGOTIATING PARTY:

Next Century Power, LLC - Leo Pustilnikov

UNDER NEGOTIATION:
Both Price and Terms

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

AGENCY NEGOTIATOR:
Joe Hoefgen, City Manager
Mike Witzansky, Assistant City Manager
Stephen Proud, Waterfront and Economic Development Director

PROPERTY:
Portions of APNs: 7503-029-900, 7503-029-902, 7503-033-903, 7503-033-905, 7505-002-908, 7505-002-914, 7505-002-932

NEGOTIATING PARTY:
Leo Pustilnikov

UNDER NEGOTIATION:
Both Price and Terms

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

AGENCY NEGOTIATOR:
Joe Hoefgen, City Manager
Mike Witzansky, Assistant City Manager
Stephen Proud, Waterfront and Economic Development Director

PROPERTY:
300 N. Harbor Drive, Redondo Beach, CA 90277
(Former Gold's Gym, APN: 7503-034-024)

NEGOTIATING PARTY:
Leo Pustilnikov

UNDER NEGOTIATION:
Both Price and Terms

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

AGENCY NEGOTIATOR:
Joe Hoefgen, City Manager
Mike Witzansky, Assistant City Manager
Stephen Proud, Waterfront and Economic Development Director

PROPERTY:
208 Yacht Club Way, Redondo Beach, CA 90277
(portions of APN's: 7503-003-900; 7503-013-822; 7503-003-901)

NEGOTIATING PARTY:

Maryann Guthrie, MCL

UNDER NEGOTIATION:
Both Price and Terms

R.5 CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6

AGENCY NEGOTIATORS:
Joe Hoefgen, City Manager
Mike Witzansky, Assistant City Manager Diane Strickfaden, Human Resources Director

EMPLOYEE ORGANIZATIONS:
Redondo Beach Police Officers' Association and Redondo Beach Firefighters' Association

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

Name of case:
Robert Martin, et al. v. City of Boise
Case Number: 920 F. 3d 584 (Ninth Circuit 2018)

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

Name of case:
Redondo Beach Waterfront, LLC v. City of Redondo Beach, et al. Case Number: BC682833

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

Name of case:
Steven Scott, et al v. City of Redondo Beach, et al. Case Number: BC656027

S. RECONVENE TO OPEN SESSION at 11:31 P.M.

ROLL CALL

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee, Mayor Brand
Councilmembers Absent: None
Officials Present: Michael W. Webb, City Attorney
Joe Hoefgen, City Manager
Cheryl Park, Assistant City Attorney

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Manager Hoefgen announced that no reportable action was taken.

T. ADJOURNMENT: 11:32 P.M.

There being no further business to come before the City Council, Motion by Councilmember Horvath, seconded by Councilmember Gran, to adjourn the meeting at 11:32 p.m. to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) on Tuesday, August 13, 2019, in the Redondo Beach

City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California. Motion carried unanimously.

Respectfully submitted,

Eleanor Manzano, City Clerk