



Minutes  
Redondo Beach City Council  
Tuesday, October 1, 2024  
Closed Session - Adjourned Regular Meeting 4:30 p.m.  
Open Session –Regular Meeting 6:00 p.m.

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

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

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

### **B. ROLL CALL**

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

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

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

### **D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

There were no Blue Folder Items for Closed Session.

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

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

### **F. RECESS TO CLOSED – 4:32 p.m.**

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

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, Outside Leasing Agent Brian Campbell, W.E.D. Director Greg Kapovich, Public Works Director Andy Winje, Outside Legal Counsel Mike Yoshiba, Human Resources Director Diane Strickfaden, Outside Legal Counsel Dominic Quiller and Public Works Engineering Division Geraldine Trivedi

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, and

approved by voice vote, to recess to Closed Session at 4:32 p.m.

Motion carried, 5-0.

- 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**

**PROPERTY: 206 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-913)**

**NEGOTIATING PARTIES:**

**Polife USA LLC Dong (Gus) Kyu Park - Principal**

**Hot Dog on a Stick / FAT Brands Foundation**

**Jessica Wiederhorn - Founding Board Member**

**Under Negotiation: Lease Status, Price, and Terms**

- F.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

**Name of case:**

**City of Redondo Beach v. Mike Madani, Trustee of the Madani Family Trust Under Declaration of Trust Dated May 6, 2022, et al.**

**Case Number: 21STCV11444**

- F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Sec. 54956.9(d)(1); conference with legal counsel - existing litigation.**

**Name of case: Rosenda Ramirez Clark v. City of Redondo Beach, et al.**

**Case Number: 21STCV00584**

- F.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Sec. 54956.9(d)(1); conference with legal counsel - existing litigation.**

**Name of case: Shonna Counter v. City of Redondo Beach**

**Case Number: 24TRCV00603**

**F.5. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -**  
The Closed Session is authorized by the attorney-client privilege,  
Government Code Section 54956.9(d)(3); conference with legal counsel  
- anticipated litigation  
One Potential Case

**G. RECONVENE TO OPEN SESSION – 6:00 p.m.**

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

**H. ROLL CALL**

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

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

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky noted there were no reportable actions taken by Council during  
Closed Session.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Loewenstein , seconded by Councilmember Kaluderovic, and  
approved by voice vote, to adjourn to the regular meeting at 6:00 p.m.

Motion carried, 5-0.

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

**A. CALL TO ORDER**

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

**B. ROLL CALL**

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

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

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

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

Rocco, 4th Grader, Washington Elementary School, led in the salute to the flag.

Mayor Light called for a moment of silence.

**D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS**

**D.1. MAYOR'S PROCLAMATION OF OCTOBER 2024 AS YOUTH SUBSTANCE USE PREVENTION MONTH**

Mayor Light invited BCHD Board Member Jane Diehl and Youth Representative Kennedy Hasty to the front and presented a Proclamation to them, declaring October 2024 Youth Substance Use Prevention Month in Redondo Beach.

BCHD Board Member Diehl spoke about the organization, partnerships and efforts to improve youth mental health and reduce substance use.

Youth Representative Hasty spoke about being a member of the Beach Cities Youth Advisory Council; spoke about the focus of their work and opportunities to bring awareness to community youth.

BCHD Board Member Diehl and Kennedy Hasty provided overdose kits to Councilmembers and the Mayor and for attendees.

Mayor Light presented a Proclamation and announced October 22, 2024 as Youth Substance Use Prevention Month in Redondo Beach.

Councilmember Nehrenheim announced a compost pickup at Wilderness Park from 8:00 a.m. to noon this weekend; talked about the upcoming Locals and Legends Bands on October 26th and October 27th on Avenue I in Riviera Village; mentioned the upcoming Measure FP Bond Community Forum this Saturday at 10:00 a.m. at the Sonesta Hotel.

Councilmember Loewenstein commented on the recent September District 2 Community Meeting; talked about the pavers at the International Boardwalk; urged residents to go to [www.residents4fp.com](http://www.residents4fp.com) to learn more about the Bond Measure.

Councilmember Kaluderovic spoke about attending the Mayor's meeting on his behalf

with Supervisor Holly Mitchell; discussed the recent online District 3 Community Meeting; addressed attending the recent commission orientation session and kickstarting the Youth Commission.

Councilmember Obagi announced a Cal Haven forum on Redondo Beach Measure FP; reported speaking with residents and commented on the tremendous show of support for RB Firefighters and Police Officers; urged residents who want to show support to contact him.

Councilmember Behrendt thanked City Staff for the great work done at Dale Page Park.

Mayor Light reported attending a forum by the Association of Realtors regarding the City's bond measures.

**E. APPROVE ORDER OF AGENDA**

Motion by Councilmember Kaluderovic, to move Item No. L.1 prior to Item No. H.1.

The motion died for lack of a second.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, the order of the agenda, as presented.

Motion carried, 4-1. Councilmember Kaluderovic was opposed.

**F. AGENCY RECESS - None**

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

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

City Clerk Manzano announced Blue Folder Items for Items No. H.10, J.1, L.1 and N.1.

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

Motion carried, 5-0.

**H. CONSENT CALENDAR**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.2. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER**

**READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. PAYROLL DEMANDS**

**CHECKS 29966-29982 IN THE AMOUNT OF \$21,606.88, PD. 9/27/24  
DIRECT DEPOSIT 284624-285243 IN THE AMOUNT OF \$2,279,977.94, PD.  
9/27/24  
EFT/ACH \$442,652.99, PD. 8/22/24 (PP2416)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 116144-116362 IN THE AMOUNT OF \$3,009,398.47  
EFT CALPERS MEDICAL INSURANCE \$456,359.82  
DIRECT DEPOSIT 100008730-100008819 IN THE AMOUNT OF \$93,240.15,  
PD.10/1/24  
REPLACEMENT DEMANDS 116142-116143**

**CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR**

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

- 1. APPROVE AN AGREEMENT WITH R.P. LAURAIN ASSOCIATES, INC. FOR APPRAISAL OF PROPERTY LOCATED AT 1922 ARTESIA BLVD. APN 4156-003-022 IN AN AMOUNT NOT TO EXCEED \$5,800 FOR THE TERM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025**
- 2. APPROVE AN AGREEMENT WITH DISABILITY ACCESS CONSULTANTS, LLC TO UPDATE THE CITY'S ADA SELF EVALUATION AND TRANSITION PLAN IN AN AMOUNT NOT TO EXCEED \$34,700 FOR THE TERM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025**
- 3. APPROVE A CONSENT TO THE CHANGE IN OWNERSHIP IN THE AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND BKF ENGINEERS, NOW BKF GROUP HOLDINGS, LLC, EFFECTIVE AUGUST 23, 2024**
- 4. APPROVE A RENEWAL LICENSING AGREEMENT WITH KNOWBE4, INC. FOR ONGOING EMPLOYEE SECURITY AWARENESS TRAINING ON EMAIL PHISHING TECHNIQUES, RANSOMWARE AWARENESS, SOCIAL ENGINEERING MANIPULATION, AND HUMAN RESOURCES AND FRAUDULENT TRANSACTION TRAINING MODULES FOR AN AMOUNT**

**NOT TO EXCEED \$13,932 FOR THE TERM NOVEMBER 21, 2024 TO NOVEMBER 20, 2025**

- 5. APPROVE AN AGREEMENT WITH ROCKWEST TECHNOLOGY GROUP, INC., DBA MULTICARD, FOR ID CARD SOFTWARE AND HARDWARE UPGRADES FOR AN AMOUNT NOT TO EXCEED \$33,672 FOR THE TERM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025**
- 6. APPROVE A SECOND AMENDMENT TO THE AGREEMENT WITH ROBERT HALF, INC. FOR TEMPORARY STAFF FOR THE FINANCIAL SERVICES DEPARTMENT FOR AN AMOUNT OF \$34,500 FOR THE EXISTING TERM THROUGH DECEMBER 31, 2025**
- 7. APPROVE AN AMENDMENT WITH FLOCK GROUP, INC. FOR AUTOMATIC LICENSE PLATE READERS IN AN AMOUNT NOT TO EXCEED \$18,450 FOR AN INITIAL TERM OF ONE YEAR UPON EXECUTION OF THE AMENDMENT, WITH AN AUTOMATIC ONE YEAR RENEWAL**
- 8. APPROVE AN AGREEMENT WITH GLADWELL GOVERNMENTAL SERVICES, INC. FOR MANAGEMENT CONSULTING AND ELECTION SERVICES IN AN AMOUNT NOT TO EXCEED \$20,000 FOR THE TERM OCTOBER 1, 2024 TO JUNE 30, 2025**

**CONTACT: STEPHANIE MEYER, INTERIM FINANCE DIRECTOR**

**H.6. EXCUSED ABSENCES FROM VARIOUS COMMISSION AND COMMITTEE MEETINGS**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

- H.7. APPROVE A THIRD AMENDMENT TO THE STREET STRIPING SERVICES AGREEMENT WITH WGJ ENTERPRISES, INC., DBA PCI CORPORATION (PCI STRIPING) TO INCREASE THE NOT TO EXCEED AMOUNT FROM \$848,597 TO \$1,298,597 AND REFRESH THE STRIPING IN COUNCIL DISTRICTS 4 AND 5 TO COMPLETE THE CITYWIDE RE-STRIPING SCHEDULE**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2410-087, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING THE RE-PAINTING AND REPLACEMENT OF STREET STRIPING AS "MAINTENANCE" AND EXEMPTING IT FROM BIDDING REQUIREMENTS PURSUANT TO SECTIONS 19 AND 19.1(A) OF THE CITY CHARTER OF REDONDO BEACH**

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

**H.8. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2410-088, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA ADOPTING THE SALARY RANGE FOR THE POSITION OF PRINCIPAL TRANSPORTATION ENGINEER**

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

**H.9. Councilmember Nehrenheim pulled this item from Consent for separate discussion.**

**H.10. Councilmember Nehrenheim pulled this item from Consent for separate discussion.**

**H.11. APPROVE AN ENGAGEMENT LETTER WITH THE JL GROUP, LLC TO CONDUCT INDEPENDENT WORKPLACE INVESTIGATIONS ON AN AS-NEEDED BASIS FOR A TERM OF ONE YEAR**

**CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES**

**H.12. ADOPT BY TITLE ONLY ORDINANCE NO. 3278-24, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 14, SECTIONS 2-9.1401, 2-9.1403, AND 2-9.1404, AND TITLE 10, CHAPTER 6, SECTIONS 10-6.02, 10-6.03 AND 10-6.08 OF THE REDONDO BEACH MUNICIPAL CODE REGARDING THE PUBLIC ART COMMISSION, FOR SECOND READING AND ADOPTION**

**ADOPTION OF THE ORDINANCE WOULD AMEND THE NAME OF THE PUBLIC ART COMMISSION TO THE CULTURAL ARTS COMMISSION**

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

**H.13. APPROVE AN AGREEMENT WITH CYCOM DATA SYSTEMS, INC. TO PROCURE A NEW CASE MANAGEMENT SYSTEM (CITYLAW) FOR THE CITY ATTORNEY'S OFFICE, CIVIL DIVISION, IN AN AMOUNT OF \$19,728 FOR A ONE-YEAR TERM BEGINNING OCTOBER 1, 2024.**

**CONTACT: MICHAEL W. WEBB, CITY ATTORNEY**

**H.14. APPROVE AN AGREEMENT WITH MBM HOSPITALITY, INC. TO PROVIDE LUNCHTIME MEALS FOR SENIORS AT THE PERRY PARK SENIOR CENTER FOR THE TERM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025**

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

**H.15. APPROVE FIFTH AMENDMENT TO THE LETTER OF AGREEMENT FOR**



**FUNDING AND OPERATION OF THE REDONDO BEACH EMERGENCY HOMELESS SHELTER (PALLET SHELTER).**

**CONTACT:** MICHAEL W. WEBB, CITY ATTORNEY

**H.16. APPROVE THE FIRST AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF REDONDO BEACH AND THE LAW OFFICE OF TODD SIMONSON, PC.**

**CONTACT:** MICHAEL W. WEBB, CITY ATTORNEY

Councilmember Nehrenheim pulled Items No. H.9 and H.10 from Consent for separate discussion.

Councilmember Loewenstein pulled Item No. H.12 from Consent for separate discussion.

Councilmember Kaluderovic highlighted the Senior Lunchtime Meals Program will be starting soon.

Councilmember Obagi echoed the sentiments regarding Item No. H.14; added that it will be at Perry Park; regarding H.15, thanked Quality of Life Prosecutor Joy Ford for the number grants received and reducing the City's liability for its Pallet Shelter Program.

Mayor Light invited public comment on this item.

Ron Maroko referenced Item No. H.6; talked about excused and unexcused absences occurring in specific commissions and cases where meetings were cancelled but not listed; suggested information that should be included in the report for it to be useful.

Bob Pinzler referenced Item No. H.5.7 regarding license plate readers; expressed concerns regarding what happens with the data; wondered if there is a written and reviewable use of the data by our agency and when sharing with other agencies; noted his concern, as the proliferation of license plate reading cameras is growing, is the importance of maintaining control over the data and urged Council to take note. In reply to Councilmember Obagi's question, Bob Pinzler reported that the issue is with third-party abuse of the data and spoke about the importance of consistent monitoring and management.

RBPD Chief Hoffman was asked by Mayor Light if he had a response to this item; RBPD Chief Hoffman stated they use two types of systems; reported they control all the agencies that can access the data and they have very detailed audit trails and everyone has their own individual log-ins.

More discussion followed.

City Clerk Manzano reported receiving one eComment in opposition to Item No. H.11.

There were no other public comments on the Consent Calendar.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, and approved by voice vote, the Consent Calendar, as amended, excluding Items No. H.9, H.10 and H.12, which were pulled for separate discussion.

Motion carried, 5-0.

City Clerk Manzano read title to Resolution No. CC-2410-087 and CC-2410-088.

## **I. EXCLUDED CONSENT CALENDAR ITEMS**

### **H.9. APPROVE AN AGREEMENT WITH AERODOME, INC. FOR UNMANNED AERIAL SUPPORT SERVICES FOR AN AMOUNT NOT TO EXCEED \$180,000 FOR THE TERM OCTOBER 1, 2024 TO JUNE 30, 2025 AND TWO ADDITIONAL ONE-YEAR TERMS, FOR AN AMOUNT NOT TO EXCEED \$275,000 ANNUALLY, IF AERODOME IS ABLE TO SECURE THE FAA WAIVER NEEDED TO ALLOW FOR ADVANCED DRONE OPERATIONS**

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

Councilmember Nehrenheim spoke about the project and asked for additional information including the results of the test and pricing.

RBPD Chief Hoffman stated the department asked for a Request for Information (RFI) through the City to see what other types of drone products are available; reviewed the responses received and how they chose Aerodome, Inc as the preferred vendor; discussed how the City negotiated to adjust the price based on services currently available; stated, along with the City Attorney's office, they added a clause to move to the fully functional version of the drone system once all the capabilities have been established; spoke about other companies lack of capabilities and differences in technology.

Councilmember Nehrenheim asked about drone videos and the security of those videos; RBPD Chief Hoffman assured him that they are secure.

Mayor Light reported he was able to observe drone operations during Beach Life and other events.

Discussion followed regarding timeline for securing FAA waivers.

There were no public comments on this item.

Mayor Light called for the vote, the motion approved by voice vote, Item No. H.9, as

presented.

The motion carried 5-0.

**H.10. APPROVE AN AGREEMENT FOR PROJECT SERVICES WITH COAST CONSTRUCTION GROUP FOR THE DESIGN AND CONSTRUCTION OF A SEABASS GROW-OUT FACILITY IN AN AMOUNT NOT TO EXCEED \$67,000 AND THE TERM OCTOBER 1, 2024 TO JULY 1, 2025**

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

Councilmember Nehrenheim summarized the project and asked for additional information.

W.E.D. Director Kapovich expressed excitement about the project and addressed ongoing funding through fish licensing and food sales.

Discussion followed regarding specific location in the Harbor and the Blue Folder Item correcting misinformation in the report.

Mayor Light thanked Rbfd Chief Butler for making the site available.

Mayor Light invited public comments on this item.

Geoff Gilbert, Executive Secretary, Southwest Anglers, spoke in support of the project; hoped it would increase the white seabass population; suggested getting the youth involved and recommended that the City build awareness.

Mark Hansen (via Zoom), King Harbor boater, spoke in support of the project.

There were no other public comments on this item.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, Item No. H.10 as corrected per the corresponding Blue Folder Item.

Motion carried 5-0.

**H.12. ADOPT BY TITLE ONLY ORDINANCE NO. 3278-24, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 14, SECTIONS 2-9.1401, 2-9.1403, AND 2-9.1404, AND TITLE 10, CHAPTER 6, SECTIONS 10-6.02, 10-6.03 AND 10-6.08 OF THE REDONDO BEACH MUNICIPAL CODE REGARDING THE PUBLIC ART COMMISSION, FOR SECOND READING AND ADOPTION**

## **ADOPTION OF THE ORDINANCE WOULD AMEND THE NAME OF THE PUBLIC ART COMMISSION TO THE CULTURAL ARTS COMMISSION**

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

Councilmember Loewenstein asked how the Commissioners feel about taking on the additional responsibilities.

Assistant to the City Manager Smude reported that, according to a letter from the Commission to Council, the Commission was not in favor of the additional responsibilities and name change.

City Manager Witzansky wanted clarification regarding the Commission's concern and opined it was not the addition of duties but due to losing the public art component. He reported that Staff has assured public art will continue to be their first charge and their primary function; stated the expansion of the title and duties will be assigned as Council sees fit and as bandwidth allows.

Councilmember Loewenstein stated he has reservations.

City Manager Witzansky suggested moving forward on a trial basis; stated if there are still concerns Staff can come back and rename it; opined that there is nothing added that should worry the Commission; mentioned they can review a report in six months.

Councilmember Obagi thanked Councilmember Kaluderovic for attending the Commission's last meeting and speaking to them about the proposed changes and hoped everyone will work collaboratively.

Councilmember Kaluderovic reported the Commission was concerned that the added duties would be overwhelming; talked about the misconception that the John Parsons Public Art Fund could be used for projects other than public art and felt they now have a better understanding.

Mayor Light invited public comments.

Georgette Gantner, District 2, stated only one person supported the idea; noted it is not a bad idea, but that implementation should wait; discussed practices in other cities; noted she does not understand how this will benefit the Commission. Additionally, she recommended starting an art advocacy group to create an infrastructure that may lead to a Cultural Arts Commission in the future.

There were no other public comments on this item.

Councilmember Obagi thanked Georgette Gantner for her interest and involvement.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, and approved by voice vote, Item No. H.12, as presented.

Motion carried 4-1. Councilmember Loewenstein was opposed.

City Clerk Manzano read title to Ordinance No. 3278-24.

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

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

Mayor Light invited public comments.

Ron Maroko submitted copies of written comments to the City Clerk.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, and approved by voice vote, to receive and file documents submitted by Ron Maroko.

Motion carried 5-0.

Ron Maroko expressed excitement that the City has funded eight path of history markers; reported it is his intent to provide monthly path of history updates; provided this month's report and urged Council to move forward with renewing the contract for the markers.

Wayne Craig, District 1, spoke in support of Measure FP; discussed Measure RB noting it is absolutely vital and must be approved; urged residents to vote "Yes" on both.

Robin Eisenberg referenced the Cannabis Ordinance; reported that the guidelines, as currently written, favor large chains versus an independent operator with just as much experience; talked about every single point mattering in the competitive process; noted gross sales and profitability are two different things; spoke about the advantages of independent operators and requested a "fair playing field".

Brad Waller, District 1, VP of Keep the Esplanade Beautiful, talked about their upcoming first Saturday Sweep event; reported it will be sponsored by the Redondo Beach Rotary Club; announced the Annual Mixer and Fundraiser on October 16, 2024 at 5:00 p.m. at the Napa Room at HT Grill in Riviera Village.

German Soria, Carpenters Union, spoke in support of Measure FP noting it is a reinvestment in the community; asked that when it is approved, Council consider hiring locally, supporting apprenticeships and offering a livable wage.

Bob Pinzler talked about the Charter Review Advisory Committee sending Council three items for the ballot about elected department heads; reported that two positions (City

Clerk and City Treasurer) were worked out in excruciating detail to make the departments work better and meet Charter requirements; urged Council to get them on the ballot in the form proposed and let the public decide.

Ray Lawson, Western States Regional Council of Carpenters, spoke in support of Measure FP; urged Council, that once it is passed, to consider hiring responsible contractors that pay livable wages and offer apprenticeships and healthcare.

Mark Nelson (via Zoom) spoke in support of the drone program; talked about the bond measures and the need to understand agency liabilities; discussed unfunded operating liabilities for Alcove and a Beach Cities debt of \$175 million; urged the City and RBUSD to address it before it starts competing for additional property tax funding.

Nancy Skiba, District 4, Public Safety Commissioner, urged residents to support Measure RB and volunteer, support, and vote for Measure FP.

City Clerk Manzano reported receiving one eComment.

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

## **K. EX PARTE COMMUNICATIONS**

Councilmember Nehrenheim reported speaking with Mayor Light, Councilmember Loewenstein, City Staff and members of the public regarding Item No. L.1.

Councilmember Loewenstein reported speaking with Councilmember Nehrenheim, City Staff and the public regarding Item No. L.1.

Councilmember Kaluderovic reported speaking with City Staff and members of the public regarding Item No. L.1.

Councilmember Obagi spoke with Councilmember Behrendt regarding Item No. L.1.

Councilmember Behrendt reported speaking with Councilmember Obagi, City Staff, members of the public and Dan Elder regarding Item No. L.1.

Mayor Light reported speaking with members of the public, City Staff and several Councilmembers.

Councilmember Obagi mentioned requesting a legal letter from the original sender as it has been lost in his emails. Councilmember Obagi was standing and not directly speaking into his microphone so the person's name could not be heard through the video.

## **L. PUBLIC HEARINGS**

**L.1. PUBLIC HEARING TO CONSIDER, DISCUSS, AND RECEIVE PUBLIC INPUT ON UPDATES TO FIVE GENERAL PLAN ELEMENTS (LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY), ASSOCIATED AMENDMENTS TO THE CITY'S ZONING ORDINANCES AND LOCAL COASTAL PROGRAM, AND CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT**

**PROCEDURES:**

- 1. Open the public hearing; and**
- 2. Take public testimony; and**
- 3. Provide policy direction to staff; and**
- 4. Continue the public hearing to October 15, 2024**

**CONTACT:** MARC WEINER, COMMUNITY DEVELOPMENT DIRECT

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, to open the public hearing.

Motion carried 5-0.

Councilmember Behrendt left the Chambers.

Community Development Director Wiener introduced Planning Manager Scully and Placeworks Consultants Wendy Nowak and Halley Grundy; provided an introduction of the item; narrated a PowerPoint presentation with current updates of the General Plan including the Land Use, Open Space and Conservation, and Safety and Noise Elements; reported the rest of the elements would be addressed at the October 15, 2024 City Council Meeting and focus tonight will be on the Land Use Element.

Discussion followed regarding developing an economic plan to create systemic revenue in the City, along Artesia Boulevard or PCH and goals and policies related to economic development.

Community Development Director Wiener continued with Land Use Element highlights; addressed Special Policy Areas, the Implementation Plan, how the Housing Element affects the General Plan update and Planning Commission key recommendations.

Brief discussion followed regarding FARs.

Planning Manager Scully continued the presentation with an overview of Zoning Ordinance Amendments, drivers and updates, and details of the Housing Element.

Discussion followed regarding residential overlays, new requirements in this cycle that were not available the last cycle, and other drivers including the location of the Transit Centers.

City Manager Witzansky thanked Community Development Director Wiener and Planning Manager Scully, Placeworks and the GPAC for their work; reported there is no action to be taken tonight; noted tonight's report is informational only and the General Plan is still in circulation and open for public comment; stated Staff will return with the document for consideration on October 15<sup>th</sup>; added that three hearings are currently scheduled on this subject in October and another one in November.

Mayor Light thanked the GPAC for their years of effort; spoke favorably about the Planning Commission deliberations and recommendations.

In reply to Councilmember Obagi's inquiry regarding the FAR at PCH, Planning Manager Scully explained the zone changes and corresponding FAR.

Councilmember Obagi talked about recognizing that a .5 FAR on Artesia Boulevard was suffocating, does not allow redevelopment to occur and commented on existing old structures along PCH. He added that trying to cause economic improvement and change on PCH would require at least a 1.0 FAR; mentioned legal, non-conforming commercial uses in the 100 block of Catalina; asked about the ability to analyze the economic impact or just add a commercial overlay where there is existing mixed-use commercial on Catalina, such as Catalina Coffee.

Community Development Director Wiener reported there is a policy in the General Plan that directs the City to amend the code to retain existing commercial uses and allows them to be rebuilt, even if they are non-conforming within the residential district; noted the Zoning Ordinance includes that amendment that provides that allowance.

Councilmember Nehrenheim spoke about the PCH and FAR plan; felt it is wise to consider it; talked about previous Council discussions in regard to Artesia where the FAR was increased.

City Manager Witzansky reported the type of construct would require additional environmental review before implementing and would need to be studied.

Community Development Director Wiener reported that the EIR anticipates the 1.0 FAR for PCH; noted per the Planning Commission's recommendations, it would be down zoning to an extent and would be covered by the EIR; stated the Planning Commission would like to see direction in the General Plan and implementation measures to develop a plan for PCH; commented they would prefer to wait until that plan is developed (similar to the AACAP) and the design standards are articulated before making a decision about the FAR.

Discussion ensued on programs that may require targeted environmental reviews, especially when allowing for larger building envelopes or other uses.



In reply to Councilmember Nehrenheim's question, Community Development Director Wiener confirmed that Council would approve the EIR at 1.0 FAR, but implement a .5 and return later with a further study as needed to allow the extra .5.

Mayor Light stated he would not want to limit discussions to just a 1.0 FAR; suggested Council may want to consider going to a 1.6 and reduce some of the parking.

Councilmember Nehrenheim mentioned the need to be careful; referenced the Legado project and talked about bonuses for mixed use to 1.5.

Mayor Light suggested viewing it as Council looked at Artesia and explore what it would take to incent investment.

In reply to Councilmember Obagi's question about setting the FAR and the possibility of a development reserve, Community Development Director Wiener explained the EIR covers a FAR of 1.0; stated it can either remain at 1.0 in the General Plan and establish a lower zoning standard or it can be reduced in the General Plan now, as can zoning, and go back and amend both later; proposed the latter so that Staff can develop the plan and understand the implications.

Mayor Lighted stated that everything he has read stated that the General Plan should be in alignment with zoning ordinance; felt the City should stive to make the two match so that it is resilient from a lawsuit perspective.

City Manager Witzansky reported that the environmental document sets the broad framework; stated how the City chooses to implement as it pertains to the General Plan and the various ordinances could be something different; stated that in many cases Staff's recommendation might be something different for particular items that might need additional study or review going forward.

Mayor Light reiterated that the General Plan should align with zoning ordinances.

City Manager Witzansky and Community Development Director Wiener agreed there needs to be internal consistency and consistency with other plans.

City Manager Witzansky asked Council to provide input regarding specific ideas or concepts and allow Staff to review whether or not there is environmental clearance with the current document and whether or not supplemental review would be recommended before implementation.

Councilmember Nehrenheim expressed interest in that type of a concept and creating these buckets for future Councils, landowners and developers; talked about zoning, entitlements, massive wealth transfers and the ability to foreshadow and mitigate impacts.

In response to Councilmember Nehrenheim's request to expand on historical preservation, Planning Manager Scully stated historic resources surveys are old and the metrics to identify historic resources have changed; reported that the policies are aimed primarily at updating, creating and preserving the historic resources that the City has but initially identifying them in the current standards.

Community Development Director Wiener reported there are several policies in the Land Use Element that address historic preservation and different facets of it; listed the Planning Commissioner recommendations including strengthening the City's identification of potentially historic buildings, resources, landmarks or historic districts, and residential, commercial, public, institutional and industrial zones. He stated the Planning Commission recommended adding to policy better ways of categorizing and making an objective review process for the designation.

Councilmember Nehrenheim agreed and added that District 1 has many historic homes which are being lost.

Mayor Light referenced a section of the General Plan addressing historic preservation and the volunteer aspect; mentioned the City may designate some areas/structures that are historic and have to be preserved such as the mosaic on the bank building on the corner of PCH and Torrance Boulevard.

Community Development Director Wiener stated that the intent of the policy remains; noted the Planning Commission added to the implementation measure; commented that if it is Council's intent to develop an ordinance that makes it mandatory, it should be in the policy statement and not as implementation; stated currently the implementation goes beyond what is stated in that policy.

In response to Mayor Light's inquiry regarding addressing that in the Strategic Plan, City Manager Witzansky stated there was an objective created that appropriated funding in the budget for a historic resources study.

Community Development Director Wiener added there is a separate policy that speaks to updating the survey and the inventory register.

Councilmember Obagi referenced Kosmont's presentation available on the Cal Cities website; narrated Slide 2B specifically that, "The leadership team needs to consider new sources of currency to reposition their communities for a sustainable and resilient future"; added that entitlements are currency; talked about coming up with a value capture district; mentioned examples where the City retains the difference in FAR; noted it can be a source of revenue for the City for administering the entitlements.

City Manager Witzansky suggested allowing Staff to verify a process to formally consider implementation in the future and not just the other elements of the General Plan. In reply to Mayor Light's question, he added that this applies to commercial

districts.

Councilmember Behrendt added that it could be a separate policy discussion.

City Manager Witzansky stated these issues will be flagged for additional study such as roof-top dining on Artesia; spoke about next steps including formal consideration.

Mayor Light invited public comments on this item.

Dency Nelson, Hermosa Beach, spoke about the services provided by Beach Cities Health District (BCHD) and benefits to the community; felt their property on Prospect has been singled out from other public institutions in the City; voiced support for Measure BC.

Tom Bakaly, CEO of BCHD, felt that the General Plan is not consistent as it relates to the FAR for institutional uses; talked about potential legal issues; referenced a letter from BCHD lawyers stating that if an EIR comes to Council for certification that has non-uniform levels for institutional uses BCHD will challenge it; opined there may be confusion by the Planning Commission around private partnerships versus private development; questioned why the City would not maximize investments in the community through public/private partnerships if a property meets health needs, addresses impacts and receives a fair market value. He added that by lowering the FAR, Council is causing an impact because BCHD will not be able to provide services; urged Council to take more time and adopt a uniform FAR for institutional use of 1.25.

Vanessa Poster, BCHD Board member, spoke in opposition to a .5 FAR; requested a uniform FAR for all institutional uses; listed the benefits of collaborating with Redondo Beach, Manhattan Beach and Hermosa Beach cities and schools; noted BCHD and Redondo Beach do not have competing interests; spoke about prior elections; stated the proposed .5 FAR strangles BCHD's ability to meet changing health needs; talked about the importance of working together and reiterated her request to increase the FAR and make it uniform for all institutional uses.

Dennis McLean, BCHD and Center for Health and Fitness, spoke about understanding the need to update the General Plan; spoke in support of Measures FP and BC; urged City Council to adopt a uniform FAR of 1.25 for institutional use.

Jane Diehl, Secretary/Treasurer BCHD, talked about the importance of BCHD developing its 11 acres and the value that it represents; discussed receiving a major part of their revenue through leases; provided background of the organization and services provided for the community; urged City Council to continue its partnership and support as it will be better for everyone.

Geoff Gilbert spoke in support of the Planning Commission's recommendations for a 0.5 FAR applying to the commercial development of public land; talked about BCHD

opposing the limits; expressed concerns about the planned BCHD development and disregard of nearby residents; addressed plans for a local elder care facility; opined BCHD will still be able to provide the services it currently provides without developing the land.

Monica Suua, CFO of BCHD, mentioned this involves a P3 Public/Private Partnership; spoke about the costs to operate and maintain the existing building; discussed the budget; reported 32% is from property taxes and the rest comes from other sources; talked about the importance of the continued support to reduce impacts to health, fitness, and grants; discussed cuts that have already been made as the money is disappearing because the building is so expensive.

Marie Puterbaugh talked about friends that have been helped by BCHD; felt the City should be celebrating BCHD and the services they provide to the community; urged the City to continue working with them.

Georgette Gantner opined that if BCHD builds the RCV and makes a profit that will be great; stated BCHD already provides a lot of free services and many people receive their memberships to the Center for Health and Fitness for free since it is covered by their insurance. She added that she has been a long-time member and it has helped her through all kinds of situations; talked about Council lowering the FAR for BCSD while increasing FARs for other areas; noted the need to be consistent.

Gregory Anderson shared that his wife was diagnosed with cancer 23 years ago and given 30 days to live; reported that BCHD funded the paramedics and services that were needed for her to live for two years beyond that; talked about the services they provide and services no one knows they have; worried that with reduction in the FAR those services will disappear and urged Council to make it at least 1.0.

Bob Pinzler mentioned the Charter is the constitution of the City, not the General Plan; acknowledged the threat from BCHD; felt that it comes from a place of fear, as they would need to get their financial house in order; asserted they are not being singled out and that Alcove has nothing to do with the FAR; addressed the Planning Commission's recommendations and suggested Council review Commissioner Hazeltine's presentation to understand the reason for the .5 FAR. Additionally, he stated it is not just about BCHD, but other public properties that could be abused; suggested Council look at less density within the City when considering this property and others.

Nick Biro, District 5, thanked GPAC members for six plus years of work; felt this is not a place to talk about the financial structure of BCHD but about the General Plan; noted Council is not evaluating a project at this time; asserted the consistency throughout public zoning should be a FAR of 1.25 and urged Staff to study it for consistency purposes.

Wayne Craig, Planning Commissioner, speaking on his own behalf, reported that the Planning Commission held two substantial meetings on this topic; mentioned the many pages of reports and Council's focus on one sentence; urged those interested to watch the Planning Commission video to understand what was discussed; disagreed that anyone is being singled out and suggested focusing on the facts.

Kerianne Lawson, Chief Programs Officer for BCHD, spoke about her experience in the City and BCHD; noted they have never had a structural deficit in their budget; talked about seeking a creative solution to restructure their property to fund programs the community cares about; listed programs that have had to be cut in the past two years and encouraged the City to allow them to use their most valuable asset which is land in Redondo Beach. Additionally, she talked about the BCHD's vision in creating a facility that benefits youth, adults and older adults and will better the health of the community.

Rolf Strutzenberg, former Planning Commissioner, mentioned that nothing existing is being taken away and no one is being singled out; pointed out corrections to the FAR chart in the report; felt that a .5 FAR is appropriate; discussed the BCHD site as a big rental property and asked Council to respect the unanimous vote of the Planning Commission and consider the City as a whole; opined BCHD has slandered Planning Commissioners through their attorney; asserted this is the right thing to do and if wrong then Council can always take it to a vote of the people.

Brief discussion followed regarding the FAR on the School Districts PI properties and it was noted that school districts are exempt from local FARs.

Laura Duke (via Zoom), District 3, talked about the hard work of the GPAC; thanked them and the Planning Commission; opined the .5 FAR on PI land is more than reasonable; commented it is what the Planning Commission recommended and hoped Council will concur; addressed a 1.25 FAR for Emergency Services; asked Council to consider lowering the FAR for Emergency Services; listed the purposes and standards of a public zone and spoke about the importance of preserving public zone land.

Councilmember Kaluderovic left the Chambers.

Mark Nelson (via Zoom) stated BCHD made this all about them; reported he does not believe the EIR support a 1.25 FAR; talked about BCHD originally wanting a FAR of 1.95 and stated the BCHD has been uncooperative the whole time.

Councilmember Behrendt left the Chambers.

Mark Nelson (via Zoom) continued his comments, noting a requirement that property values be preserved; talked about BCHD having no significant impact on health outcomes or health savings; commented on the number of executives in BCHD and opined they are "top heavy" and should scale that down.

Councilmember Behrendt returned to the Chambers.

Nancy Skiba (via Zoom) felt the amount requested by BCHD is excessive; stated many people that will use the services are not from Redondo Beach and felt the FAR should be reduced to .5.

Brianna Egan (via Zoom) talked about caring for Redondo Beach and its future; hopes the City will support a vibrant community with affordable options for young professionals and families to live in the City; stated she is glad to see the City is planning for new housing near transit and walkable corridors; noted she does not support placing a cap on PI of .5 FAR; felt it should be uniform at 1.25 or higher and that it arbitrarily targets BCHD; shared a similar case at Loma Linda Hospital; spoke about the need to invest and plan for the community's future.

City Clerk Manzano reported receiving 73 eComments; noted 21 in support, 44 opposed and two neutral.

Councilmember Kaluderovic returned to the Chambers.

Mayor Light noted that the Housing Element calls out BCHD under housing affordability and accessibility; talked about their current .77 build out and asked whether the City would be violating or putting the Housing Element at risk by reducing it to .5.

Planning Manager Scully reported that Staff has not analyzed it with respect to the Housing Element.

Community Development Director Wiener stated that it would be worth looking into and referenced SB 330 which restricts cities from downzoning.

Planning Manager Scully added that assistant living facilities have never qualified as housing.

City Manager Witzansky suggested allowing Staff a chance to review the item further and return to Council at the next meeting.

Councilmember Obagi requested a transcript of the Planning Commission Meeting and mentioned that it will be important if litigation ensues.

City Clerk Manzano reported the minutes are being drafted but the Department also needs to review the minutes.

City Manager Witzansky reported Staff will see if something can be done beyond the regular minute transcription.

Councilmember Obagi mentioned that the Redondo Beach Union High School is at a 1.37 FAR.

Councilmember Loewenstein clarified the auditorium is 1.37 and the school is .15.

Discussion followed regarding updating the Kensington property and adding specific reference to 200 PCH.

In reply to Councilmember Obagi's question regarding what would occur if BCHD sold the property, Community Development Director Wiener reported the designation would remain; stated if an application was submitted proposing changing the use of the property, the City would consider rezoning it or redesignating the land.

Councilmember Obagi mentioned that if BCHD goes out of business, the State will be looking at the BCHD property in the next RHNA round; cautioned against unintended consequences; addressed CUPs where the City uses discretion to permit or not permit "uses that will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community". He continued that to award a CUP, the City must "find that the proposed use is in the best interest of the public health, safety, and welfare of the community and that it is in accordance with the goals and objectives of the City's General Plan".

In reply to Councilmember Nehrenheim's question, Community Development Director Wiener stated this is Council's opportunity to make changes to the document; noted the only thing that is time sensitive is the implementation of the Housing Element; confirmed there is a process to increase FARs in different zones and addressed the Kensington property.

Discussion followed regarding the process involved in changing FARs including taking them to voters and other multiple avenues.

City Manager Witzansky added implementation of the FAR changes would not occur before the vote; commented the idea is to consider whether the various buckets need further study, make decisions on implementation, and call for a singular election that would allow the voters to consider that in an aggregate vote.

Councilmember Kaluderovic explained there was no FAR previously specific for PI land; talked about these being service-oriented properties, not market driven properties; pointed out that it has not been a problem in the past and noted that elected officials have done a great job in managing the properties to this point; highlighted Artesia Boulevard and the AACAP; asked if the City can realistically reach a 1.5 FAR for those properties without increasing the height limit.

Community Development Director Wiener reported the zoning amendment addresses the 1.5 FAR; stated that Staff plans to go back and review the height to evaluate what the appropriate height would be based on a 1.5 FAR and return to

Council with the information.

Councilmember Kaluderovic stated she would like to review that information; talked about some not being listed as mixed use but confirmed Staff is proposing changing them back to commercial only; suggested considering how to invigorate the whole space and how to accomplish what is listed in the report.

City Manager Witzansky reported Staff will consider them and bring the information to Council as part of subsequent hearings.

Mayor Light suggested including the height changes with the FAR changes and consolidating everything into one election.

Community Development Director Wiener reported they are taking additional time analyzing this while considering the recommended height limit consistent with the FAR.

City Manager Witzansky reported that Council will get recommendations from Staff on follow up actions nearing the deliberation stage.

Councilmember Loewenstein mentioned he heard a lot of positives about upscaling the FAR on Artesia to 1.5 and the same on PCH but not much about the downsides; discussed incentivizing development, revitalization and commercialization of commercial areas; asked about the downsides to increasing the FAR.

Community Development Director Wiener acknowledged potential downsides; stated the General Plan balances priorities; spoke about mandates from the State regarding housing; discussed adding to the needs for City services in terms of adding infrastructure, parking, and trip generation.

Councilmember Loewenstein talked about the importance of planning for the future but also considering the pros and cons.

Community Development Director Wiener reported some of the goals are aimed at creating jobs in Redondo Beach and live/work environments while also being transit oriented.

Discussion followed regarding the AACAP, job centers, promoting investment in properties, updating uses to reflect contemporary trends and items in the AACAP that required additional study.

Councilmember Obagi referenced Slide 2B regarding the Montecito mixed use project and how it has failed; noted vacancies in the commercial spaces and inferred that mixed use does not work on Artesia Boulevard. Additionally, he mentioned the shadow that the Montecito casts on houses behind it.



Councilmember Kaluderovic mentioned that underground parking is a big price tag; noted discussing the height limit will provide Council with an opportunity to determine whether increasing the FAR will work.

Mayor Light recalled that in the AACAP discussion, the City was going to alleviate some of the parking by acquiring lots and creating public parking lots at strategic locations on Artesia.

City Manager Witzansky reported that it is still a project goal; talked about Staff starting the process of looking at potential locations; discussed challenges in incentivizing property owners to make a move.

City Clerk Manzano reported one speaker on Zoom.

Holly Osborne (via Zoom) stated she spoke about this topic previously asking for an increase in the FAR on properties along Artesia Boulevard because the lots are so narrow; encouraged Council to figure out what can be built.

There were no other public comments.

City Manager Witzansky summarized discussions and direction to Staff; listed information that Staff will return with during continuation of the public hearing at the next City Council meeting.

Councilmember Nehrenheim requested information regarding the FAR for the Police Annex and the entire high school and the programs that could be lost because of impacts of developments.

City Manager Witzansky addressed what could be done within a value captured district including imposing certain public improvements; stated it will need additional environmental analysis.

Motion by Councilmember Nehrenheim, to receive and file documents submitted by Councilmember Obagi and continue the public hearing to October 15, 2024.

Councilmember Obagi suggested postponing discussions on non-Housing Element items to November 12, 2024 or thereafter.

City Manager Witzansky stated as Staff looks at the concepts, they will provide Council with a schedule and timelines associated with whatever follow up review is required.

The motion was seconded by Councilmember Loewenstein.

Councilmember Behrendt asked Staff to provide information as to how it would look to have a 1.25 FAR for PI and across the board.

The motion carried 5-0 by voice vote.

## **RECESS/RECONVENE**

Motion by Commissioner Behrendt, seconded by Councilmember Kaluderovic, and carried by voice vote, to take a six-minute recess at 9:45 p.m.

The motion carried 5-0.

Mayor Light reconvened the meeting at 9:53 p.m.

## **ROLL CALL**

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

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

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

**N.1. DISCUSSION AND POSSIBLE ACTION TO UPDATE THE REDONDO BEACH MUNICIPAL CODE TO REFLECT RECENT CHARTER AMENDMENTS REGARDING THE PROCUREMENT OF PUBLIC WORKS PROJECTS**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3279-24, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 6.1 OF THE REDONDO BEACH MUNICIPAL CODE, TO UPDATE THE PROVISIONS PERTAINING TO BID REQUIREMENTS AND PROCEDURES, IN ACCORDANCE WITH MEASURE CA1 AND ARTICLE XIX OF THE CITY OF REDONDO BEACH CHARTER FOR INTRODUCTION AND FIRST READING**

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

Public Works Director Winje spoke about this being a team effort; thanked the various departments for the extensive work and narrated a PowerPoint presentation with details of the Administrative Report.

City Manager Witzansky acknowledged the team effort and noted the involvement of many departments; reported that it is meant to reduce red tape and execute projects more quickly and efficiently.

Mayor Light made reference to Blue Folder Items for this matter relative to Council's ability to review, make changes and approve projects.

In response to Councilmember Nehrenheim's question regarding implementation of the changes prior to them becoming effective, City Manager Witzansky discussed having Council authorize specific changes on a case-by-case basis and explained efficiencies in processes under the old and updated Charter.

Public Works Director Winje addressed time savings with the updated RFP, bidding, evaluating and contracting processes.

City Manager Witzansky added that it clarifies the types of projects, provides for Staff to solicit specific proposals for contractual work and noted it allows Staff to seek competitive pricing more succinctly and execute expeditiously; added that Council will have full control over appropriations of the project funding; talked about executing agreements less than \$200,000 without having to bring the item to Council; discussed returning to Council via an agenda item or Consent and with full transparency.

Councilmember Obagi referenced the definition of maintenance projects; talked about maintenance activities adding up to a lot of dollars over time and questioned whether the current system ensures the City is getting the most updated competitive pricing.

City Manager Witzansky stated it would be the City's traditional procurement effort: Staff would solicit proposals from multiple firms, check competitive pricing and make a selection based on combination of skills, experience and cost; added that issues of more substance would be brought before Council for additional consideration but in cases of amounts under \$200,000 it would be processed by his office.

Public Works Director Winje reported that, in the maintenance category, Staff introduced mechanisms including job order contracting; spoke about piggybacking and formalizing the processes; addressed requirements for negotiated contracts and purchase orders in the \$60,000 to \$200,000 range; stated all documentation is publicly available.

Discussion followed regarding having Staff periodically provide an informational item of all contracts executed over the last quarter for example.

Councilmember Nehrenheim spoke about placing everything on the City website and discussed the need for proactive transparency and reporting to the public.

City Manager Witzansky stated he welcomes creating a link to track this.

Councilmember Loewenstein spoke about slurry sealing falling under maintenance.

Discussion followed regarding what can get done under \$200,000 such as painting, recoating and resurfacing existing facilities; mentioned removing restrictive code language in general to include various maintenance items and the definition of repair

projects.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, to accept the proposed updates to the ordinance and to include the addition of public reporting to the website and change “building systems” to “facilities and building systems”.

Mayor Light invited public comments.

Eugene Solomon provided a brief history of the item; addressed prior discussions and frustrations with time and monetary constraints, including consideration by the Charter Review Advisory Committee; noted that by passing this ordinance with the proposed Charter amendments, Council is making the City more efficient and getting things accomplished much faster; considered this a huge win for the City.

There were no other public comments on this item.

The motion carried 5-0.

City Clerk Manzano read title to Ordinance No. 3279-24.

**N.2. DISCUSSION AND POSSIBLE ACTION ON PROPOSED CHANGES TO THE REDONDO BEACH MUNICIPAL CODE REGARDING PARKING RESTRICTIONS NEAR CROSSWALKS NEEDED TO COMPLY WITH ASSEMBLY BILL 413, THE “DAYLIGHTING BILL” TO ENSURE PEDESTRIAN SAFETY**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3280-24, AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING CHAPTER 7, ARTICLE 3, SECTIONS 3-7.1201, 3-7.1203, 3-7.1204, 3-7.1205, 3-7.1206, 3-7.1207, 3-7.1208 AND 3-7.1209 OF THE REDONDO BEACH MUNICIPAL CODE REGARDING PARKING ZONES AND DELETING IN ITS ENTIRETY SECTION 3-7.1210 REGARDING TAXICAB STANDS. FOR INTRODUCTION AND FIRST READING**

**DISCUSSION AND DIRECTION ON THE POSSIBLE ESTABLISHMENT OF A DRIVEWAY PARKING PERMIT PROGRAM**

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

City Manager Witzansky stated that as Staff provides more information regarding AB 413, it wants to move forward with the most efficient and critical implementation of these bill requirements; reported that Staff does not have the capacity to paint every crosswalk intersection in the City with red curbs and does not have the required level of resources.

Public Works Director Winje provided background of AB 413; reported it changes the vehicle code to prohibit parking within 20 feet of a crosswalk on the approach side and 15 feet under certain conditions; mentioned there's no marking required this year and that they cannot be enforced without red curbs or signs. He added that starting January 1, 2025, there will be enforcement without red curbs or signs and that Staff is trying to develop a graduated, strategic approach to implement this in the most critical locations.

Transportation Engineer Liu narrated a PowerPoint presentation with details of the Administrative Report highlighting the proposed Redondo Beach Municipal Code revisions; reported the changes were approved by the Public Works and Sustainability Commission and by the City Attorney's Office.

Public Works Director Winje discussed other code clean up items; spoke about a referral made by the Council a few years ago regarding a driveway parking permit system, which is allowed by State code if the Council adopts an ordinance.

Transportation Engineer Liu reported this is not part of the ordinance change but was based on direction from Council; addressed CVC 22507.2 and other cities with similar programs; noted this applies to driveways that serve a single dwelling unit and only for parallel entry parking within the roadway; stated it does not legalize blocking sidewalks or parking on the parkway; provided details of Staff's proposal including requirements that are needed. Additionally, he addressed the limited benefits, the proposed fee, and public safety response concerns and listed recommendations.

Councilmember Behrendt asserted AB 413 has the potential for having a severely negative impact on parking issues; noted the City is already negatively impacted with the lack of parking; stated, fortunately, AB 413 specifically allows for an adjustment indicating a 20-foot requirement can be reduced if it is supported by a traffic study; stated that it would be prudent to study whether 20 feet is the way to go; added the bill is supported by the National Association of City Transportation Officials (NACTO) and quoted them as saying, "NACTO's daylighting recommendation is intended to promote the practice of daylighting but is not intended as a blanket requirement. For topics as contextually specific as daylighting and curbside use, there might be some AB 413 unintended consequences if one were to directly copy that relatively simple guidance into law. For example, the City may determine that less than 20 feet is appropriate for specific intersection. Our recommendation is further caveated, that daylighting on its own can create longer highway like clear zones that actually may decrease safety. Wide corners with large site triangles, may create visibility but in turn may cause cars to speed through the intersection and, losing the peripheral vision they might have, retained a slower and more cautious speed." He reiterated that it is further encouraged that more study is needed before implementing into law the 20 feet from every intersection requirement; suggested that, at a minimum, Staff return in November to discuss moving forward with a study; voiced his support for sensitive areas around schools and hydrants; mentioned the driveway parking permit

program; reported RBPD and RBFD identified serious safety hazards and stated he is not inclined to support it because of those reasons.

Mayor Light agreed with Councilmember Behrendt; talked about lack of parking during street sweeping days; felt this would just exacerbate parking shortages; addressed parking on driveways causing another enforcement problem.

City Attorney Webb stated the permit does not allow people to park across the sidewalk; stated people would have to parallel park so that would not change.

Mayor Light mentioned it favors single-family dwellings

Councilmember Loewenstein talked about impacts to emergency vehicles, looking sloppy and challenges with enforcement; noted he is not in favor of a driveway parking permit program.

Councilmember Nehrenheim asked about impacts to the Coastal Zone and Transportation Engineer Liu reported speaking with Planning staff who raised the subject with Coastal Commission staff but are awaiting their response.

Public Works Director Winje stated the City will still be supported with the ordinance changes since it will be compliant with State Law; added that adoption of the ordinance now will make it better for the City because Council would be eliminating what was placed in the code as 25 to 30 feet down to "compliant with State law". Subsequently, it reverts back to the State law which is 20 feet unless otherwise proved that a shorter distance can be accomplished.

City Manager Witzansky asserted that Staff is proposing a cleanup of the current ordinance to comply with current State Law; Staff is recommending a strategic implementation of AB 413; agreed with Councilmember Behrendt's recommendation to explore what studies would be necessary to adopt locally the 15-foot standard versus 20; emphasized that the City does not have the resources or intent to implement red curb painting at all crosswalks; reported that enforcement is complaint based.

City Attorney Webb spoke about the choices currently before Council; discussed whether Council wants Staff to enforce and communicate with RBPD Chief Hoffman on enforcement of the ordinance and what resources they need to enforce it; talked about removing the extra distances from the ordinance and noted it is Council's decision. He suggested directing Staff to return in November with the cost of a traffic study that could potentially give the City the ability to come up with a different distance.

Councilmember Behrendt claimed that rather than adopt the ordinance as written, it seems prudent to move ahead with a study; noted this does not have a sensitive timeline and there is time to do the study; suggested making the necessary changes

and going from there.

City Attorney Webb clarified this will go into law whether Council takes any action or not and irrespective of any enforcement the Police may or may not do; agreed it does not need to be decided tonight.

Councilmember Nehrenheim spoke favorably about the hierarchy in terms of what to implement first; believed the second step should be to identify problem intersections; spoke about pausing on the Coastal Zone; supported a permit program but felt the fee is too high; addressed a large parking apron on the parkway; suggested including the prohibition about parking on parkways; talked about making sure the City has as much protection as possible.

Councilmember Kaluderovic confirmed Councilmember Nehrenheim supports 30 feet in certain areas; mentioned the City would not be opening up additional parking spaces if the State Law specifies 20 feet.

City Manager Witzansky interjected that the goal with these changes is to create as much flexibility as possible under the law; agreed the City is stuck with AB 413 irrespective of what the City does with its ordinance; mentioned the ordinance is currently more restrictive than AB 413; talked about making local requirements less restrictive and maintain whatever flexibility the City can in implementing State Law.

City Attorney Webb suggested that Council give direction to Staff to explore the study and return to Council for feedback and first introduction.

Councilmember Nehrenheim suggested developing a list of City needs compared with State requirements.

City Manager Witzansky reported Council may delay this action and reiterated that Staff intends to maintain as much flexibility as possible in implementing State Law.

In response to Councilmember Obagi's inquiry, City Attorney Webb spoke about enforcement being complaint driven and reported that the changes will get the City closer to the law.

Councilmember Obagi referenced Slide 2B; spoke about the red stripe along Grant Avenue and Slauson and noted that just because there is an existing red stripe does not mean there is a legitimate reason for it; suggested that the traffic may allow for a substantial deviation from State Law; talked about the pedestrian accident rate in specific areas and spoke about support for increasing visibility.

Discussion followed regarding Charter cities setting their own parking standards.

Motion by Councilmember Loewenstein, seconded by Councilmember Obagi, to table this item to the third City Council meeting in November.

Regarding the driving parking issue, Public Works Director Winje asked for input and Councilmember Nehrenheim felt the option should be left open for now.

Discussion ensued regarding parking.

There were no public comments on this item.

The motion carried 5-0 by voice vote.

**O. CITY MANAGER ITEMS**

City Manager Witzansky listed items included in upcoming agendas.

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

Mayor Light left the Chambers at approximately 11:09 p.m.

**Q. MAYOR AND COUNCIL REFERRALS TO STAFF - None**

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

The Closed Session meeting was cancelled.

**S. RECONVENE TO OPEN SESSION – None**

The Closed Session meeting was cancelled.

**T. ADJOURNMENT – 11:11 p.m.**

There being no further business to come before the City Council, motion by Councilmember Loewenstein, seconded by Mayor Pro Tem Kaluderovic, to adjourn the meeting at 11:11 p.m. to 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., on Tuesday, October 8, 2024 in the Redondo Beach City Hall Council Chambers 415 N. Pacific Coast Hwy. Redondo Beach, California.

Motion carried, 5-0. Mayor Light was absent.

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

Respectfully submitted:



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Eleanor Manzano, CMC  
City Clerk