

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, July 8, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER



**James A. Light, Mayor
Brad Waller, Councilmember, District 1
Chadwick Castle, Councilmember, District 2
Paige Kaluderovic, Councilmember, District 3
Zein Obagi, Jr., Councilmember, District 4
Scott Behrendt, Councilmember, District 5**

**Joy A. Ford, City Attorney
Eleanor Manzano, City Clerk
Eugene Solomon, City Treasurer**

AGENDA AND SUPPORTING MATERIALS - Agenda packets are available for online public viewing 24 hours a day at www.redondo.org via the City Clerk and Mayor & City Council Department pages or directly at <https://redondo.legistar.com/Calendar.aspx>. Agenda packets can also be viewed at Redondo Beach Main Library and the North Branch Library during library hours. During City Hall hours, agenda packets are also available for public viewing in the Office of the City Clerk, Door 1.

AGENDA POSTING NOTIFICATION - If you would like to receive Email notification of agendas upon publication, please subscribe to City Council Agendas from the eNotify list at <https://www.redondo.org/enotify/index.php>. An email will be sent from noreply@revize.com advising availability to view and/or print agenda, supporting materials with options for public participation at City Council meetings.

DOCUMENTS DISTRIBUTED FOLLOWING THE POSTING OF THE AGENDA (BLUE FOLDER ITEMS) - Any writing that relates to an agenda item for an open session that is distributed within 72 hours of the meeting is available for public inspection at the City Clerk's Office, 415 Diamond Street Door 1, Redondo Beach. In addition, such writings and documents will be posted on the City's website at <https://redondo.legistar.com/Calendar.aspx>.

PUBLIC COMMENT - The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council on non-agenda items, you may do so during the **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** section on the agenda. Each person is allotted three (3) minutes to speak.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

AMERICANS WITH DISABILITIES ACT - It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is regularly provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and for determination that accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, July 8, 2025**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

THE CITY COUNCIL HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, eCOMMENT OR EMAIL.

**4:00 P.M.- CLOSED SESSION- ADJOURNED REGULAR MEETING
6:00 P.M.- OPEN SESSION- REGULAR MEETING**

City Council meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41 and/or rebroadcast on Wednesday at 3 p.m. and Saturday at 3 p.m. following the date of the meeting. Live streams and indexed archives of meetings are available via internet. Visit the City's official website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON THE CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):

Register in advance for this meeting:

https://www.zoomgov.com/webinar/register/WN_aLp1c7WzTSKOsVAQ82Ys1g

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON THE WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION, EMAILS MUST BE RECEIVED BEFORE 3:00 P.M. THE DAY OF THE MEETING (EMAILS WILL NOT BE READ OUT LOUD): Written materials pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Public comments may be submitted by email to cityclerk@redondo.org. Emails must be received before 3:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting.

4:00 P.M. - CLOSED SESSION - ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

B. ROLL CALL

C. SALUTE TO FLAG AND INVOCATION

D. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

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

This section is intended to provide members of the public with the opportunity to comment on Closed Session Items or any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

F. RECESS TO CLOSED SESSION

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

Brian Campbell, BC Urban

- PROPERTY:

100 International Boardwalk, Redondo Beach, CA 90277

130 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

- NEGOTIATING PARTIES:

Jeff Jones, Quality Seafood, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

- AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director
Brian Campbell, BC Urban

PROPERTY:

102 International Boardwalk, Redondo Beach, CA 90277

104 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:

Oscar and Froylan Arellanez, El Cinco De Mayo Mexican Food, LLC

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

127 W. Torrance Blvd., Suite 100, Redondo Beach, CA 90277

105 W. Torrance Blvd., Suite 106, Redondo Beach, CA 90277

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

NEGOTIATING PARTIES:

GungHo Online Entertainment America, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Larry Kosmont, Kosmont Companies

PROPERTY:

Monstad Pier: 110-151 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-934)

Kincaid's and Pad 2: 500 Fisherman's Wharf, Redondo Beach, CA 90277 (a portion of APN: 7505-002-933)

Pier Plaza: 103-131 W. Torrance Blvd., Redondo Beach CA 90277 (a portion of APN: 7505-002-908)

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

Joe's Crab Shack: 230 Portofino Way, Redondo Beach, CA 90277 (a portion of APN: 7503-029-903)

Portion of the Redondo Beach Marina Parking Lot (a portion of APN: 7503-029-900)

NEGOTIATING PARTIES:

James Kwon, HK Pacific, LLC

Landry's Restaurants, Inc.

Various Prospective Tenants

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Luke Smude, Assistant to the City Manager

PROPERTY:

3007 Vail Ave., Redondo Beach, CA 90278

(a portion of APN: 415-001-7931)

Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278

(APN: 415-803-3900)

715 Julia Ave, Redondo Beach, CA 90277

(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)

1935 Manhattan Beach Blvd., Redondo Beach, CA 90278

(APN: 404-900-8903)

807 Inglewood Ave., Redondo Beach, CA 90278

(a Portion of APN: 408-302-4900)

200 N. Pacific Coast Highway, Redondo Beach, CA 90277

(a portion of APN: 750-500-9902)

NEGOTIATING PARTIES:

Dr. Nicole Wesley, Superintendent

Redondo Beach Unified School District

UNDER NEGOTIATION:

Both Price and Terms

- G. RECONVENE TO OPEN SESSION**
- H. ROLL CALL**
- I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**
- J. ADJOURN TO REGULAR MEETING**

6:00 PM - OPEN SESSION - REGULAR MEETING

- A. CALL TO ORDER**
- B. ROLL CALL**

- C. SALUTE TO THE FLAG AND INVOCATION**
- D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/
AB 1234 TRAVEL EXPENSE REPORTS**
- E. APPROVE ORDER OF AGENDA**
- F. AGENCY RECESS**
- G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

- G.1. [For Blue Folder Documents Approved at the City Council Meeting](#)**

H. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any City Council Member may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Council for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- H.1. [APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF JULY 8, 2025](#)**

CONTACT: ELEANOR MANZANO, CITY CLERK

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

- J.1. [For eComments and Emails Received from the Public](#)**

K. MAYOR AND COUNCIL REFERRALS TO STAFF

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1. [MAYOR AND CITY COUNCIL INTERVIEWS OF COMMISSIONER APPLICANTS FOR APPOINTMENTS TO THE CITY COMMISSIONS](#)**

Procedures:

A. Conduct applicant interviews; followed by

B. Councilmembers submitting recommendations for appointments to the Mayor by Thursday, July 31, 2025;

C. The Mayor proposing Commission appointments at the regular City Council meeting on Tuesday, August 12, 2025; and

D. The City Clerk administering Oath of Office to new and reappointed Commissioners at the City Council Meeting of September 2, 2025, or before each Commissioner

begins their term at the October Commission Meetings.

CONTACT: ELEANOR MANZANO, CITY CLERK

M. RECESS TO CLOSED SESSION

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

- AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

- PROPERTY:

100 International Boardwalk, Redondo Beach, CA 90277

130 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

- NEGOTIATING PARTIES:

Jeff Jones, Quality Seafood, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

- AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

- PROPERTY:

102 International Boardwalk, Redondo Beach, CA 90277

104 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

- NEGOTIATING PARTIES:

Oscar and Froylan Arellanez, El Cinco De Mayo Mexican Food, LLC

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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- AGENCY NEGOTIATOR:

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Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

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

NEGOTIATING PARTIES:
GungHo Online Entertainment America, Inc.

UNDER NEGOTIATION:
Lease Status, Price, and Terms

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

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director
Larry Kosmont, Kosmont Companies

PROPERTY:
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James Kwon, HK Pacific, LLC
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Various Prospective Tenants

UNDER NEGOTIATION:
Lease Status, Price, and Terms

M.5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Luke Smude, Assistant to the City Manager

PROPERTY:
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NEGOTIATING PARTIES:
Dr. Nicole Wesley, Superintendent
Redondo Beach Unified School District

UNDER NEGOTIATION:
Both Price and Terms

N. RECONVENE TO OPEN SESSION

O. ADJOURNMENT

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, July 15, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.