



Minutes
Redondo Beach City Council
Tuesday, October 14, 2025
Closed Session – Adjourned Regular Meeting 4:30 p.m.
Open Session – Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

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

B. ROLL CALL

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

Councilmembers Absent: Kaluderovic, Mayor Light

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

C. SALUTE TO THE FLAG AND INVOCATION - None

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

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

Analyst Villa reported no eComments and no one on Zoom.

F. RECESS TO CLOSED SESSION

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:

210 Fisherman's Wharf, Redondo Beach, CA 90277

(a portion of APN: 7505-002-934)

NEGOTIATING PARTIES:

Tony Trutanich Jr., Tony's on the Pier, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATORS:

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

- F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

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

Case Number: 20STCP03193

- F.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed**

Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

In re 9300 Wilshire LLC Bankruptcy C.D. Cal.

Case Number: 2:23-bk-10918-ER

- F.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive

Case Number: 23STCP02189

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

Name of case:

In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC) Bankruptcy C.D. Cal. Case Number: 2:23-ap-01163-ER

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

Name of case:

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

Case Number: 23TRCP00325

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

Name of case:

New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive

Case Number: 23STCV10146

- F.9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed**

Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach

Case Number: 22TRCP00203

- F.10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.

Case Number: 23STCP00426

- F.11. 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:

AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission

Case Number: BS157789

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

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Outside Legal Counsels Diana Varat and Ginetta Giovinco, and Community Development Director Marc Wiener.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to move to Closed Session at 4:34 p.m.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

G. RECONVENE TO OPEN SESSION – 6:11 P.M.

Mayor Pro Tem Behrendt reconvened to Open Session at 6:11 p.m.

H. ROLL CALL

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

Councilmembers Absent: Kaluderovic, Mayor Light

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

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky announced no reportable action for Closed Session.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Obagi, seconded by Councilmember Waller, to adjourn to the Regular Meeting at 6:11 p.m.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

6:11 PM – OPEN SESSION – REGULAR MEETING

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 6:11 p.m. by Mayor Pro Tem Behrendt in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

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

Councilmembers Absent: Kaluderovic, Mayor Light

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

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Pro Tem Behrendt recognized any veterans and active-duty military for their service.

Mayor Pro Tem Behrendt led in the salute to the flag; asked all to remain standing for a moment of silent invocation.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/AB 1234 TRAVEL

Mayor Pro Tem Behrendt reported no presentations or proclamations for that evening.

Councilmember Waller reported attending the League of California Cities Annual Conference and Expo and various sessions at the event last week along with other Councilmembers, the Mayor, and staff; reported attending the PTSA Car Show and the performance of Urinetown both at held at RUHS.

Councilmember Castle reported attending the League of California Cities Annual Conference and Expo last week and went to a number of sessions; announced his next Community Meeting is scheduled for October 22, 2025 on the second floor of the library and the topic will be about traffic around the high school; noted City staff will be there to speak and invited all to attend; stated he had no expenses from the conference to report.

Councilmember Obagi thanked Chief Hoffman for keeping the community and residents apprised of police activity that went on in Redondo Beach over the last week; stated the residents really appreciate knowing what is happening and helps them feel safe.

Mayor Pro Tem Behrendt reported an AB1234 expenditure from the Cal League Cal Cities Annual event and noted related expenses are available through Renee Michel, Executive Assistant.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve the order of the agenda as presented.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

F. AGENCY RECESS – None

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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

Analyst Villa reported three Blue Folder Items for H.7, J.1, and L.1.

Motion by Councilmember Castle, seconded by Councilmember Waller, to receive and file the Blue Folder items.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were

absent.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF OCTOBER 14, 2025

CONTACT: ELEANOR MANZANO, CITY CLERK

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

CONTACT: ELEANOR MANZANO, CITY CLERK

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

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. APPROVE THE FIFTH AMENDMENT TO THE AGREEMENT WITH MARK43, INC. TO ADD TERMS AND CONDITIONS RELATED TO SUBSCRIBER DATA PROTECTION, CYBERSECURITY, AND CONFIDENTIAL INFORMATION AND TO INCLUDE THE MARK 43, INC. ON-SCENE SOFTWARE MODULE FOR THE FIRE DEPARTMENT AND INTEGRATE THE KARPEL COMPUTERS SYSTEMS INC. SOFTWARE FOR THE CITY PROSECUTOR'S OFFICE, FOR AN ADDITIONAL AMOUNT OF \$9,800, AND THE EXISTING TERM THROUGH JUNE 30, 2026

CONTACT: JOE HOFFMAN, CHIEF OF POLICE

H.5. APPROVE AN AGREEMENT WITH SECTRAN SECURITY, INC. FOR ARMORED VEHICLE PICKUP SERVICE AT CITY HALL, THE COMMUNITY SERVICES DEPARTMENT OFFICE BUILDING, ALTA VISTA COMMUNITY CENTER, AND SEASIDE LAGOON FOR A COST OF \$60,000 FOR THE PERIOD OCTOBER 17, 2025 TO OCTOBER 31, 2028

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.6. ADOPT BY TITLE ONLY ORDINANCE 3298-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1 SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107, AND SECTION 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO THE UNIFORM REGULATIONS OF COMMISSIONS. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3299-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING REDONDO BEACH MUNICIPAL CODE TITLE 2, CHAPTER 9, ARTICLE 4, SECTIONS 2-9.401, 2-9.402, AND 2-9.403 PERTAINING TO THE PUBLIC WORKS, SAFETY, AND SUSTAINABILITY COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3300-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 7, SECTION 2-9.702 AND AMENDING SECTIONS 2-9.704, AND 2-9.709, AND RENUMBERING TO 2-9.703 AND 2-9.704, RESPECTIVELY, AND DELETING SECTIONS 2-9.705, 2-9.706, 2-9.707, 2-9.708, 2-9.709, 2-9.712 AND 2-9.714; AND RENUMBERING SECTIONS 2-9.710 TO 2-9.705; AND 2-9.711 TO 2-9.706 PERTAINING TO THE HARBOR COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3301-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING REDONDO BEACH MUNICIPAL CODE TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3302-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 13, SECTIONS 2-9.1301 AND 2-9.1302 PERTAINING TO THE BUDGET AND FINANCE COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3303-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 14, SECTIONS 2-9.1402 AND 2-9.1403 PERTAINING TO THE CULTURAL ARTS COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3304-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 15, SECTIONS 2-9.1502 AND 2-9.1503 PERTAINING TO THE PUBLIC AMENITIES COMMISSION. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE 3305-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 4, ARTICLES 1, 3, 4, 5 AND 6, SECTIONS 10-4.104, 10-4.302, 10-4.304, 10-4.307, 10-4.308, 10-4.309, 10-4.310, 10-4.404, 10-4.501 AND 10-4.601 PERTAINING TO HISTORIC RESOURCES PRESERVATION. FOR SECOND READING AND ADOPTION

CONTACT: JAMES A. LIGHT, MAYOR
LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

H.7. APPROVE LEASES AND ADDENDUMS FOR THIRTEEN (13) SINGLE ROOM OCCUPANCY UNITS LOCATED AT 126 WEST D STREET, WILMINGTON, CALIFORNIA 90744 BETWEEN THE CITY OF REDONDO BEACH AND SWAMI INTERNATIONAL TO SERVE AS BRIDGE HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS FROM THE BEACH CITIES FOR THE AMOUNT NOT TO EXCEED \$239,150 FOR THE TERM OF OCTOBER 18, 2025 THROUGH JUNE 30, 2026

CONTACT: JOY A. FORD, CITY ATTORNEY

Mayor Pro Tem Behrendt asked if anyone from the Council or public wanted to pull any items from Consent Calendar.

Analyst Villa reported no one on Zoom.

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the Consent Calendar as presented.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

Analyst Villa read H.6 adopt by title only Ordinance No. 3298-25, adopt by title only Ordinance 3299-25, adopt by title only Ordinance No. 3300-25, adopt by title only Ordinance No. 3301-25, adopt by title only Ordinance No. 3302-25, adopt by title only Ordinance No. 3303-25, adopt by title only Ordinance No. 3304-25, and adopt by title only Ordinance No. 3305-25 all for second reading and adoption.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Niki Negrete-Mitchell, District 3, referenced the refinery letter that she presented last week with the refinery's concerns over internal safety protocols breached and public safety issues; noted that Metro's response was less than meaningful; thanked Councilmember Waller for reaching out to the refinery; felt the whole plan should be reconsidered but noted a solution to end the route at the Galleria on Hawthorne Blvd has been suggested a number of times over the years; asked that the Council stay vigilant and take the issue seriously; recommended they make a list of conditions and concerns that the community has and mentioned the large population of vulnerable seniors that will need relocation assistance; gave an example of the Dodger Stadium Gondola project losing due to conditions not being met.

Ron Maroko stated he had four items he wanted to speak about: 1) the need for a swag sale since the City has a new logo and is missing out on revenue and civic pride, 2) felt a book should be offered in the library that includes the complaints and all the recent briefs so the public can be aware of them and give feedback, 3) wanted Council to bring Wilderness Park back for a vote so it can get a landmark status, and 4) the City needs to update the historic resources survey, noting it is about 25 years out of date and there is money in the CIP account for it; voiced concern over the historic homes that are being lost and felt this needs to be a priority so they can get those homes protected.

Desiree Galassi, District 4 and Commissioner on the PAC, agreed with Ron Maroko; mentioned a lot of people don't even realize their homes are on the survey and stated there is a need for outreach by the Commission but urged the Council to have the survey updated asap; opined that the potential new thrift store going in where the Big Lots used to be is not the right kind of energy for the neighborhood.

Analyst Villa stated Nancy Skiba was online but there was no response; reported no one else online and no eComments.

K. EX PARTE COMMUNICATIONS

Councilmember Waller reported speaking to the City Manager and maybe some staff.

Councilmember Castle reported speaking to the City Manager and staff.

Councilmember Obagi reported speaking to Mayor Pro Tem Behrendt, City staff, and members of the public.

Mayor Pro Tem Behrendt reported speaking to City staff, the Mayor, Councilmember Obagi, and members of the public.

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE TITLE 10 CHAPTER 2 ZONING AND LAND USE SECTION (10-2.1707) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS FOR NON-RESIDENTIAL USES ON PROPERTIES LOCATED ON ARTESIA AND AVIATION BOULEVARDS

PROCEDURES:

- 1. Open the public hearing, take testimony**
- 2. Close the public hearing**
- 3. Introduce for first reading Ordinance No. 3306-25, amending Title 10, Chapter 2 Zoning and Land Use Section 10-2.1707 of the Redondo Beach Municipal Code**

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3306-25, AN ORDINANCE OF

**THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA,
AMENDING TITLE 10 CHAPTER 2, ARTICLE 5, SECTION 10-2.1707 OF THE
REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING
REGULATIONS FOR NON-RESIDENTIAL USES LOCATED ON PROPERTIES
WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN. FOR
INTRODUCTION AND FIRST READING**

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Councilmember Obagi, seconded by Councilmember Castle, to open the public hearing.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

City Manager Witzansky noted that a Blue Folder item pertaining to a revised ordinance option would be covered in the presentation and was accepted and entered into the record earlier.

Community Development Director Marc Wiener provided some background on the item, noted that in August Council provided direction to staff to prepare an ordinance that would eliminate the parking requirements along the AACAP, and on September 9th a draft ordinance was presented to Council and Council provided more direction to staff; reported that Council asked staff to remove the language that prohibits fast food restaurants and drive-thru within the AACAP, remove the language where the parking waiver would not apply to fast-food restaurants and drive-thru types of uses and apply it to all non-residential uses, and to add that preference would be to locate parking at the rear of the property behind the front building with some flexibility for allowing it in the front; reported that staff has incorporated those recommendations into the draft ordinance, the ordinance was reviewed by the Planning Commission on September 18th, and the Commission made several recommendations but only the first one pertained to this ordinance; stated the Planning Commission's recommendation is to prohibit parking at the front of the property with no exceptions; provided the other recommendations the Planning Commission had: limit the width of the driveways into the properties to create more pedestrian oriented environments, that the City start evaluating and exploring locations for potential parking lots, or structures to help address the lack of on-site parking for the businesses, retain the prohibition on fast-food restaurants along Artesia and Aviation, add additional crosswalks in locations that don't currently have them, that the City develop a right-of-way plan that would address parking and street curbside parking; noted that some of the Planning Commission's recommendations are already addressed in the AACAP Planning document; stated, per the City Council's direction, staff included a provision that the off-street parking is required at the rear of the property behind the front building, however, there are exceptions which are covered in the ordinance; provided two drafted options for the Council's consideration: 1) requires an AUP or CUP and all three findings must be met in order to place the parking at the front (included in the packet published), and 2) requires only an AUP and two findings to be met (circulated in the Blue Folder);

explained the process of the two options drafted in more detail; opined that it made more sense to have it be the second option (two of the three findings) but it is up to Council's consideration; staff recommended to open the public hearing and take testimony, close the public hearing, select a preferred option for the rear parking process and findings as discussed, and then introduce by title the ordinance.

City Manager Witzansky added, in consulting with the City Attorney's office, either option can be selected that evening and be introduced for first reading then bring it back for second reading and adoption at the next meeting.

Mayor Pro Tem Behrendt reported it was a unanimous Council, along with the Mayor, decision to go bold on Artesia and Aviation and remove parking requirements to encourage and energize that corridor; noted that, if there becomes a parking problem, Council maintains the ability to make changes; felt they were all in agreement that parking in the rear is preferable but pointed out it is closer to residences; noted that the Planning Director and the Economic Development Subcommittee both recommended option two; opined that the three items are reasonable, strike the right balance, and give people the opportunity to be heard.

Councilmember Obagi thanked Community Development Director Wiener for all his work and efforts in moving the item forward; agreed with Mayor Pro Tem Behrendt regarding keeping the barriers low; pointed out that the sites that do not have a problem getting businesses into are the ones with ample parking but the properties, like the ones on Artesia, have had challenges in finding the good businesses; voiced his support for option two; stated under the Blue Folder item A.1 it says "off street parking shall be located to the rear of the primary building or structure on the lot" and that it does not leave the possibility of underground parking available; suggested to add in "to the rear of or beneath the primary building or structure on the lot".

City Manager Witzansky supported the suggestion and stated it would be an easy change; mentioned staff would have interpreted it as such that they would engage a prospective developer if they felt it could be fiscally feasible and could build it but felt it was good to make it clear.

Councilmember Obagi asked for 2B to be lit up and noted the driveway apron to Lavender and Honey is huge and they put up a speed sign to try and slow people down at that intersection of Aviation, noted people do not feel safe from the traffic; asked staff their thoughts on putting a maximum on the width of the driveway aprons.

Community Development Director Wiener noted that the Planning Commission recommended maximum widths for driveway aprons; felt it is worth studying and they would work with Public Works on it since it crosses over through the right-of-way; stated if Council provides direction they can bring an ordinance forward that would modify the driveway width; agreed that the scenario presented did not look pedestrian oriented and is not consistent with the esthetic the City is trying to achieve along the corridor.

Mayor Pro Tem Behrendt asked what the next steps would be regarding the driveway apron.

City Manager Witzansky spoke of the Public Works, Safety, and Sustainability Commission along with the City's Traffic Engineer could look into it as it pertains to pedestrian safety; noted it could not be done tonight.

Councilmember Castle pointed out that the picture shown by Councilmember Obagi was actually two adjacent properties and that it is actually two driveways and if a curb were to be placed in the middle it would appear as one solid driveway.

City Manager Witzansky agreed that it could then appear as two-way traffic to each of the two sites; stated they will look into other treatments and strategies.

More discussion ensued.

Councilmember Waller mentioned that the business community is very excited about the progress the City is making on the area; voiced support for option two; spoke briefly about the driveway aprons and felt that the PWSC would be good to defer to; noted during Dine-Around-Artesia he noticed the lack of marked crosswalks in between lights and encouraged progress on that item.

City Manager Witzansky stated one thing to note, as it pertains to the driveways, some of the calculation isn't just the pedestrian driveway conflict but also the safe movement from the street based on traffic speeds on Artesia and Aviation, so it is a street side and pedestrian driveway side calculation.

Councilmember Obagi provided an example of a driveway at the CDC at Jefferson which has a very narrow driveway apron but provides pedestrians more protection since it requires drivers to slow down to enter; addressed Councilmember Waller's topic of the lack of crosswalks, noted that it was asked in the past and the response from the previous Public Works Director was they did not want to give a false illusion that it is safe to cross when it might not be especially on a street like Artesia Blvd.

Mayor Pro Tem Behrendt invited public comment.

Teresa Mitchell provided material to receive and file.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to receive and file.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

Teresa Mitchell, District 4, mentioned she has spoken to her Councilmember and staff quite a bit; noted she has two degrees in Planning and 30 years in land development and

infrastructure; voiced her support for the elimination of parking and reported a draft of this ordinance was sent to UCLA Center for Parking Policy and the AACAP, the Planning Commission, and the UCLA Center for Parking Policy all said not to allow parking in the front setback; noted that once a building is there it is there for generations and if they want the essence of the AACAP the City needs to build the buildings so that they meet that requirement with the parking in the rear; stated that the referenced parking ordinance has a minimum parking or driveway apron of 14 to 30 ft and that if anyone is putting them in right now it defaults to the ordinance and not to Public Works; felt driveway aprons are not pedestrian friendly, they don't leave enough room for street trees, for buffers, for bike racks, or any other accommodations; spoke more about making it difficult to build parking and easier to build buildings; thanked staff and Council for moving the item forward.

Analyst Villa reported no hands raised on Zoom and two eComments in support.

Councilmember Obagi thanked Teresa Mitchell for her input and also for reaching out to the UCLA Center for Parking Policy.

City Manager Witzansky noted because of that inquiry, UCLA will possibly use them as a case study and might be picked up as a research activity as well.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to close the public hearing.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

City Manager Witzansky assisted with the wording of the motion, noted it would be number four from the Procedures/Recommendations slide and incorporating Option 2 language that was provided in the Blue Folder.

Community Development Director Wiener noted to add the insert that Councilmember Obagi mentioned.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to introduce by title only Ordinance No. 3306-25, and incorporating the Blue Folder Item for L.1 and to add the language suggested by Councilmember Obagi adding "beneath" being inserted after "rear of" for first reading and introduction and to direct staff to take the driveway apron regulations to the Public Works and Sustainability and Safety Commission for discussion, consideration, and recommendation.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

Analyst Villa introduced by title only Ordinance No. 3306-25, an ordinance of the City Council of the City of Redondo Beach, California, amending Title 10, Chapter 2, Article 5, Section 10-2.1707 of the Redondo Beach Municipal Code pertaining to parking

regulations for nonresidential uses, located on properties within the Artesia and Aviation Corridors Area Plan for introduction and first reading.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

O. CITY MANAGER ITEMS

City Manager Witzansky mentioned next Tuesday night the agenda will include a discussion on their latest draft of their updated smoke shop ordinance for final edits and direction on language, and the bi-annual California building code update for Council consideration and provided more explanation on the item and noted it is a scheduled and noticed public hearing; stated on November 4th there will be a discussion on the City's preferred boat launch location; reported the Harbor Commission came up with a unanimous recommendation which he will provide at the November 4th meeting; stated he has had continued discussions and also a conversation with his Torrance counterpart regarding the activities around the Sleepy Hollow Annual Lights Festival and the ball is back in Torrance's court; noted they do not expect to hear from Torrance and that they will likely bring forward a recommendation on November 4th which will most likely be the same measures they implemented last year.

P. MAYOR AND COUNCIL ITEMS - None

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Mayor Pro Tem Behrendt asked that Council keep in mind that staff are at full capacity as is Council and suggested they speak to the City Manager, Mayor, or another Councilmember if they have a referral.

Councilmember Obagi asked City Manager Witzansky if the budget for the historic registry update was located.

City Manager Witzansky stated they have an appropriation that was part of the 24-25 FY budget that will be carried forward into 25-26 to be spent this FY; mentioned it has been noted and recommended by him to update the City's historic resource survey but, as Mayor Pro Tem Behrendt mentioned, it falls into Community Development Department's purview and they already have very pressing matters at the moment.

Councilmember Obagi asked if a company could be contracted out.

City Manager Witzansky responded that a consultant would be brought on but it would still require staff time and it will be moved forward as quickly as possible.

Councilmember Obagi stated he would like to put on Consent Calendar a motion to provide authority to the COG to convene a committee to explore subregional transit

systems for the upcoming world events.

Councilmember Waller stated he would second that motion.

City Manager Witzansky pointed out that they can't they can't put something on Consent as a referral and it would have to be brought back first as a discussion item to determine what they are proposing for staff; asked if it was something that could be advanced to the staff level or if it had to be a Council policy decision.

More discussion followed to determine the nature of the request and City Manager Witzansky asked if he could allow him a few weeks to sort it out with staff to figure out the impacts and get Council's primer on and decide how to go from there.

Councilmember Obagi was agreeable to that.

R. RECESS TO CLOSED SESSION - None

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

Brian Campbell, BC Urban

PROPERTY:

210 Fisherman's Wharf, Redondo Beach, CA 90277

(a portion of APN: 7505-002-934)

NEGOTIATING PARTIES:

Tony Trutanich Jr., Tony's on the Pier, Inc.

UNDER NEGOTIATION:

Lease Status, Price, and Terms

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

AGENCY NEGOTIATORS:

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

- R.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

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

Case Number: 20STCP03193

- R.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

In re 9300 Wilshire LLC

Bankruptcy C.D. Cal. Case Number: 2:23-bk-10918-ER

- R.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive

Case Number: 23STCP02189

- R.6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed**

Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC) Bankruptcy C.D. Cal.

Case Number: 2:23-ap-01163-ER

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

Name of case:

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

Case Number: 23TRCP00325

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

Name of case:

New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive Case Number: 23STCV10146

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

Name of case:

New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach

Case Number: 22TRCP00203

- R.10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.

Case Number: 23STCP00426

R.11. 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:

AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission

Case Number: BS157789

S. RECONVENE TO OPEN SESSION

T. ADJOURNMENT – 7:12 P.M.

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn at 7:12 p.m. to the next meeting of the City Council of the City of Redondo Beach which 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, October 21, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Motion carried 4-0-1 by voice vote. Mayor Light and Councilmember Kaluderovic were absent.

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk