



Minutes  
Redondo Beach City Council  
Tuesday, August 5, 2025  
Closed Session – Adjourned Regular Meeting 4:00 p.m.  
Open Session – Regular Meeting 6:00 p.m.

## **4:00 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 4:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

### **B. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

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

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

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

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

Analyst Villa reported no eComments and no one on Zoom.

### **F. RECESS TO CLOSED SESSION – 4:06 P.M.**

#### **F.1. 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.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:**

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

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

- 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:**

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

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

**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.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:**

**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.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:**

**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.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; City of Redondo Beach Department of Community Development, et al. Case Number: 23STCP00426**

- 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:**

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

**Case Number: BS157789**

- 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:**

**Mendoza, Angel v. City of Redondo Beach, City of Palos Verdes Estates, City of Rolling Hills Estates, County of Los Angeles, State of California and Does 1 to 25, Inclusive**

**Case Number: 25TRCV01201**

- 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:**

**Matthew Bandy v. City of Redondo Beach WCAB No: ADJ17244999**

- F.12. 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.13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.8**

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

**Andy Winje, Public Works Director**

**PROPERTY:**

**422 S. PCH (APN: 7508-020-026)**

**NEGOTIATING PARTY:**

**Sandcastle Pacific LLC**

**UNDER NEGOTIATION:**

**Both Price and Terms**

**G. RECONVENE TO OPEN SESSION**

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

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: Jon Welner, Chris Banks, Diana Verrett, Janetta Giovinco, Abby O'Brient, Community Development Director Marc Wiener, Human Resources Director Diane Strickfaden, Outside Attorney Caroline Belizo, Assistant to the City Manager Luke Smude, and Public Works Director Andy Winje.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION – 6:00 P.M.**

Mayor Light reconvened to Open Session at 6:01 p.m.

**H. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

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

Mayor Light recognized any veterans and active-duty military for their service

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky announced one item from Closed Session; regarding item F.10, Council unanimously authorized the City Attorney's office to defend the City in the matter.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to adjourn to the Regular Meeting at 6:03 p.m.

Motion carried 5-0 by voice vote.

**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 6:03 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach,

California.

## **B. ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

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

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

Mayor Light invited Cameron up to the podium to lead in the salute to the flag.

Cameron, 8<sup>th</sup> Grader at Adams Middle School, led in the salute to the flag.

Mayor Light asked all to remain standing for a moment of silent invocation.

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

Mayor Light reported an AB 1234 meal expense for attending the International Surf Festival Medal of Valor dinner; mentioned that Boat Captain Chad Smith and Harbor Patrolman Brad Godinez received an award for the rescue of five people from a capsized boat during a storm; reported he participated in a clean up of a resident's yard with Coastline Cares, attended a Water Polo Planning Meeting to discuss a tentative date to host the first Open-Water Water Polo Tournament in the Harbor that Fall, met with Supervisor Mitchell when she toured Montauk, the new restaurant that's going into Riviera Village, and had a meeting with LA Galaxy about potentially holding a World Cup watch party at Seaside Lagoon; announced he attended the LA County Department of Health hearing regarding Dominguez Park and reported the City lost and the playground must remain closed; announced the City has an active wayfinding kiosk down at the Pier, it is the first out of four; reported on Friday, August 8<sup>th</sup> through Monday, August 11<sup>th</sup>, the City will entertain an entourage of visitors from the City's sister city of Itoman on the island of Okinawa, Japan including the Mayor; announced he will do a ribbon cutting at Lozio Osteria Pizzeria on Thursday, August 7<sup>th</sup>; showed a graphic of South Bay Park Land Conservancy with their June 2025 impact to date results: 1303 plants in the ground, 1551 volunteers, 3883 volunteer hours, and 148 events; mentioned they just did the ribbon cutting for the City Hall courtyard and provided signage showing they are a Certified California Native Habitat by SBPC.

Councilmember Waller reported he attended the South Bay Greek Festival, the South Bay Cities Council Government's meeting (where he was appointed as Chair of their AI working group), the LA County Police K9 Association demonstration at RUHS, and the Lifeguard Medal of Valor Awards dinner; met with Supervisor Mitchell and her staff at Montauk restaurant; participated in the Charlie Saikley 6-man Beach Volleyball Tournament; interviewed 24 students for the City's Youth Commission; announced his next in-person Community Meeting would be on Wednesday, August 27<sup>th</sup> from 4:00 to 5:00 p.m. at Veteran's Park Senior Center.

Councilmember Castle reported he held his Community Meeting with guest speaker Jeff Jones, President of the King Harbor Association; mentioned Jeff Jones spoke about uniting all the businesses and entities at the Waterfront to have better events; stated he met with the King Harbor Yacht Club, Port Royal Yacht Club, King Harbor Associations, and a couple more groups at the King Harbor Yacht Club to start planning for the Holiday Boat Parade in December; mentioned working with the Economic Development Committee and the Waterfront Economic Development Group on leasing up the Waterfront; met with the Olympic Committee and World Cup team mentioned they are generating lots of interest from teams and countries to come to RB for the events; attended the Cal Water's Emergency Operations Training Center event, the Medal of Valor dinner, and the Pakistan American Chamber of Commerce Independence Day celebration in Torrance.

Councilmember Kaluderovic reported she attended the Medal of Valor dinner, spoke to Supervisor Mitchell and mentioned they had a good discussion; reported they had their first Crossing Guard Subcommittee Meeting; spoke of the clean up efforts done and thanked Mayor Light and Jim Mueller for participating; noted the successful attendance for the last two Shakespeare by the Sea performances.

Councilmember Obagi thanked Coastline Church, Coastline Cares, Councilmember Kaluderovic, and Mayor Light for their volunteer clean-up work on Saturday involving two properties in RB; reported that the Galleria is for sale, noted some facts about the property, and stated Newmark is marketing the property; spoke about the new signs at the Artesia/North Redondo Beach bike crossing and commended Public Works for them, as well as for mobilizing a contractor down at the SCE Edison pathway along Rockefeller to Inglewood.

Councilmember Behrendt had no announcements.

## **E. APPROVE ORDER OF AGENDA**

City Manager Witzansky asked to remove Item H.17 from the agenda and bring it back on August 19<sup>th</sup>.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to approve the order of the agenda with the removal of Item H.17.

Motion carried 5-0 by voice vote.

**F. AGENCY RECESS – 6:21 P.M.**

**RECONVENE TO REGULAR MEETING FROM AGENCY MEETING – 6:24 p.m.**

**ROLL CALL**

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

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

**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: Item D, Item J.1, and N.1.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF AUGUST 5, 2025**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES:**  
**A. JUNE 10, 2025 ADJOURNED AND REGULAR MEETING**  
**B. JUNE 17, 2025 ADJOURNED AND REGULAR MEETING**  
**C. JULY 1, 2025 ADJOURNED AND REGULAR MEETING**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. PAYROLL DEMANDS**



**CHECKS 30311-30335 IN THE AMOUNT OF \$22,354.50, PD. 7/18/25  
DIRECT DEPOSIT 297848-298508 IN THE AMOUNT OF \$2,529,005.84, PD.  
7/18/25 EFT/ACH \$9,346.45, PD. 7/3/25 (PP2514)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 120606-120867 IN THE AMOUNT OF \$3,588,452.32**

**EFT CALPERS MEDICAL INSURANCE \$503,818.24**

**DIRECT DEPOSIT 100009622-100009710 IN THE AMOUNT OF \$101,091.67,  
PD.8/1/25**

**REPLACEMENT DEMANDS 120603-120605**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

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

**1. APPROVE AN AGREEMENT WITH LIEBERT CASSIDY WHITMORE TO  
PROVIDE GROUP TRAINING SERVICES FOR CITY EMPLOYEES AS A  
MEMBER OF THE EMPLOYMENT RELATIONS CONSORTIUM IN AN AMOUNT  
NOT TO EXCEED \$4,050 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026**

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

**2. APPROVE AN AGREEMENT WITH BLACK KNIGHT PATROL, INC. FOR  
ARMED HOSPITAL WATCH SECURITY SERVICES ON AN AS NEEDED BASIS  
FOR IN-CUSTODY PRISONERS RECEIVING LONG TERM MEDICAL  
TREATMENT AT LOCAL HOSPITAL FACILITIES UNTIL CLEARED FOR  
RELEASE BY A DOCTOR IN AN AMOUNT NOT TO EXCEED \$15,600 FOR THE  
TERM AUGUST 5, 2025 TO AUGUST 4, 2026**

**CONTACT: JOE HOFFMAN, POLICE CHIEF**

**3. APPROVE AMENDMENT NO. 4 TO THE MEASURE R FUNDING  
AGREEMENT FA#9200000000MR31238 BETWEEN THE CITY OF REDONDO  
BEACH AND THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY FOR THE PACIFIC COAST HIGHWAY AT  
ANITA STREET INTERSECTION IMPROVEMENTS PROJECT MR312.38, JOB  
NO. 41240, TO EXTEND THE LAPSING DATE OF FY 2020-21 AND FY 2021-22  
PROJECT FUNDS TO JUNE 30, 2026**

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

**4. APPROVE AMENDMENT NO. 5 TO THE FUNDING AGREEMENT  
FA#9200000000MR31242 BETWEEN THE CITY OF REDONDO BEACH AND  
THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION  
AUTHORITY FOR THE INGLEWOOD AVENUE AT MANHATTAN BEACH  
BOULEVARD INTERSECTION IMPROVEMENTS PROJECT MR312.42, JOB  
NO. 40960, TO EXTEND THE LAPSING DATE OF FY 2015-16 PROJECT**

**FUNDS TO JUNE 30, 2026**

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

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

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.7. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-052 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS TO CREATE THE POSITION OF SENIOR ASSISTANT CIVIL ENGINEER AND ADOPTING THE SALARY RANGE FOR THE POSITION**

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

**H.8. APPROVE A THREE-YEAR AGREEMENT WITH COMMERCIAL BUILDING MANAGEMENT, INC. TO PROVIDE JANITORIAL SERVICES FOR ELEVEN CITY BUILDINGS AND TEN PARK RESTROOM FACILITIES FOR AN ANNUAL COST OF \$248,655 AND A TOTAL THREE-YEAR COST NOT TO EXCEED \$745,965**

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

**H.9. APPROVE AMENDMENT NO. 8 TO FUNDING AGREEMENT #MOU.MR312.20 WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE AVIATION BOULEVARD AT ARTESIA BOULEVARD INTERSECTION IMPROVEMENTS PROJECT, JOB NO. 40780, TO ADD AN ADDITIONAL \$1,000,000 IN MEASURE R FUNDS APPROVED FOR FY 2024-25, AN ADDITIONAL \$1,500,000 IN MEASURE R FUNDS APPROVED FOR FY 2025-26, AND TO EXTEND THE LAPSING DATE OF FY 2021-22 FUNDS TO JUNE 30, 2026.**

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

**H.10. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-053, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDED A CONTRACT TO DASH CONSTRUCTION COMPANY, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$611,977 FOR THE CONSTRUCTION OF THE AVIATION BOULEVARD AT ARTESIA BOULEVARD INTERSECTION IMPROVEMENTS (NORTHBOUND RIGHT TURN LANE) PROJECT, JOB NO. 40780**

**APPROVE THE AGREEMENT WITH SOUTHSTAR ENGINEERING & CONSULTING, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION**

**SERVICES FOR THE AVIATION BOULEVARD AT ARTESIA BOULEVARD INTERSECTION IMPROVEMENTS (NORTHBOUND RIGHT TURN LANE) PROJECT, JOB NO. 40780, FOR AN AMOUNT NOT TO EXCEED \$272,626 FOR THE TERM AUGUST 6, 2025 - AUGUST 5, 2026.**

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

- H.11. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-060 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING THE CITY ENGINEER TO EXECUTE TEMPORARY CONSTRUCTION AND ACCESS AGREEMENTS ON PRIVATE PROPERTY PURSUANT TO CONSTRUCTION OF PUBLIC WORKS PROJECTS**

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

- H.12. APPROVE AN AMENDMENT TO THE ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH JENNIFER DUNBAR, AN INDIVIDUAL DBA DUNBAR ARCHITECTURE, FOR ARCHITECTURAL SERVICES TO INCREASE THE NOT TO EXCEED AMOUNT BY \$100,000 FOR A NEW TOTAL OF \$200,000 WITH NO CHANGE IN TERM**

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

- H.13. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-054, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS TO UPDATE THE POSITION OF RECREATION SUPERVISOR**

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

- H.14. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-055, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, PROCLAIMING SUNDAY, SEPTEMBER 7, 2025 AS "OPEN WATER SWIM DAY" IN THE CITY OF REDONDO BEACH IN SPONSORSHIP AND SUPPORT OF THE SEVENTH ANNUAL SWIM THE AVENUES WATER SPORTS EVENT TO BE HELD IN THE CITY OF REDONDO BEACH COASTAL WATERS AND IN APPRECIATION OF THE COUNTY OF LOS ANGELES' EFFORTS TO PERMIT THE EVENT AND PROVIDE LOGISTICAL SUPPORT**

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

- H.15. APPROVE AN AGREEMENT WITH TURBO DATA SYSTEMS, INC TO PROVIDE PARKING CITATION AND PARKING PERMIT MANAGEMENT AND COLLECTION SERVICES FOR THE TERM AUGUST 5, 2025 THROUGH AUGUST 4, 2028 WITH AN OPTION TO AUTOMATICALLY RENEW FOR TWO ADDITIONAL ONE-YEAR TERMS**

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

- H.16. APPROVE THE SOLE SOURCE PURCHASE OF POLICE DEPARTMENT DUTY AND PRACTICE AMMUNITION FROM DOOLEY ENTERPRISES, INC. FOR AN AMOUNT OF \$52,762**

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

- H.17. Pulled by City Manager Witzansky to bring back on August 19, 2025.**

- H.18. INTRODUCE BY TITLE ONLY ORDINANCE NO. 3296-25 AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 3, CHAPTER 6, SECTION 3-6.03 OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING METER LOCATIONS AND HOURLY RATES FOR THE INSTALLATION OF NEW PARKING METERS ON HERONDO STREET BETWEEN NORTH PACIFIC COAST HIGHWAY AND NORTH FRANCISCA AVENUE, AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR INTRODUCTION AND FIRST READING**

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

- H.19. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-056, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO THEO INSURANCE SERVICES, INC. APPROVE A LEASE WITH THEO INSURANCE SERVICES, INC. FOR THE PREMISES AT 121 W. TORRANCE BLVD., SUITE 201, FOR THE TERM AUGUST 5, 2025 THROUGH AUGUST 4, 2030**

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

- H.20. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-057, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO INTEGRATIVE PEPTIDES, LLC APPROVE A LEASE WITH INTEGRATIVE PEPTIDES, LLC FOR THE PREMISES AT 123 W. TORRANCE BLVD., SUITE 201, FOR THE TERM AUGUST 5, 2025 THROUGH AUGUST 4, 2028**

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

- H.21. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2508-058, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO SCHOLB PREMIUM ALES, INC.**

**APPROVE A LEASE WITH SCHOLB PREMIUM ALES, INC. FOR THE PREMISES AT 160 INTERNATIONAL BOARDWALK FOR THE TERM AUGUST 5, 2025 THROUGH AUGUST 4, 2030**

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

- H.22. APPROVE THE CITY'S CONSENT TO SUBLEASE BETWEEN RDR PROPERTIES, LLC AND SOUTH BAY LIVE, LLC FOR THE PREMISES AT 100 "I" AND "J" FISHERMAN'S WHARF**

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

- H.23. ADOPT BY TITLE ONLY RESOLUTION CC-2508-059, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA ACKNOWLEDGING RECEIPT OF A REPORT BY THE CITY OF REDONDO BEACH FIRE CHIEF OF THE REDONDO BEACH FIRE DEPARTMENT PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 13146.4 REGARDING THE COMPLETION OF ANNUAL INSPECTIONS OF CERTAIN OCCUPANCIES PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 13146.2 AND 13146.3**

**CONTACT: PATRICK BUTLER, FIRE CHIEF**

- H.24. APPROVE AN AGREEMENT FOR ON-CALL BUILDING PLAN CHECK SERVICES WITH TRANSTECH ENGINEERS, INC. FOR AN ANNUAL AMOUNT NOT TO EXCEED \$100,000 AND THE TERM AUGUST 5, 2025 TO JUNE 30, 2029**

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

- H.25. RECEIVE AND FILE THE CITY ATTORNEY AUTHORIZATION REPORT FOR SETTLEMENTS IN AN AMOUNT UP TO \$25,000**

**CONTACT: JOY A. FORD, CITY ATTORNEY**

- H.26. Pulled by Councilmember Behrendt**

- H.27. APPROVE AN AGREEMENT FOR LEGAL SERVICES WITH TECIA ANN BARTON AND ADD TECIA ANN BARTON TO THE CITY ATTORNEY'S APPROVED ATTORNEY LIST APPROVE AN AGREEMENT FOR LEGAL SERVICES WITH SIANNAH COLLADO AND ADD SIANNAH COLLADO TO THE CITY ATTORNEY'S APPROVED ATTORNEY LIST**

**CONTACT: JOY A. FORD, CITY ATTORNEY**

**H.28. ADOPT BY TITLE ONLY ORDINANCE NO. 3295-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 6, SECTIONS 2-9.602 AND 2-9.603 PERTAINING TO THE REDONDO BEACH YOUTH COMMISSION AND REPEALING IN ITS ENTIRETY TITLE 2, CHAPTER 9, ARTICLE 8 PERTAINING TO THE PUBLIC SAFETY COMMISSION. FOR SECOND READING AND ADOPTION**

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

Councilmember Behrendt pulled Item H.26.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the Consent Calendar with the exceptions of H.17 and H.26.

Mayor Light invited public comment.

Analyst Villa reported no hand raised on Zoom and no eComments.

Motion carried 5-0 by voice vote.

**I. EXCLUDED CONSENT CALENDAR ITEMS**

**H.26. APPROVE AN AGREEMENT WITH CITY NET FOR CLIENT TRANSITIONAL SERVICES FOR THE TERM JULY 1, 2025 TO JULY 31, 2025**

**CONTACT:** JOY A. FORD, CITY ATTORNEY

Councilmember Behrendt asked the City Attorney what her recommendation is on the item and why.

City Attorney Ford stated that, although City Net performed services outside of the contract, for liability purposes she recommends the City Council approve the agreement to make sure the City is covered with indemnity and City Net's insurance; noted it is a low risk that anyone would sue the City in the few days that City Net performed the services since they were just transitioning clients to Lila Omura but felt she would like the City to be covered in any case; noted it is the Council's decision whether to pay them or not.

Councilmember Behrendt asked if she had the amount.

City Attorney Ford stated they did work until July 6, 2025, so it would be around \$5,000 to \$6,000; mentioned they reached out to City Net but have not received a response. Councilmember Obagi asked if the City has ever been sued in relation to their provision of homeless services.

City Attorney Ford stated no.

Councilmember Kaluderovic asked if the funding of the program was through grants.

City Attorney Ford stated it is from grant funding.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the agreement with City Net for client transitional services for the term July 1, 2025 to July 31, 2025.

Mayor Light invited public comment.

Analyst Villa reported no hands raised on Zoom and no eComments.

Motion carried 5-0 by voice vote.

Analyst Villa read adopt by title only Resolution No. CC-2508-052, Resolution No. CC-2508-053, Resolution No. CC-2508-060, Resolution No. CC-2508-054, Resolution No. CC-2508-055, introduced by title only Ordinance No. 3296-25, adopt by title only Resolution No. CC-2508-056, Resolution No. CC-2508-057, Resolution No. CC-2508-058, Resolution No. CC-2508-059, and adopt by title only Ordinance No. 3295-25.

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

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

Ron Maroko provided some feedback from the last Public Amenities Commission meeting regarding the Commission's decision to recommend a park be named in honor of Joseph "Joe" Carl Dawidziak; wondered when it would be on the City Council agenda; personally recommended they choose one of the General Eaton parkettes since there are two parkettes named after one individual; mentioned he reached out to Councilmember Obagi regarding the topic and Councilmember Obagi said he would need to research it; Mr. Maroko brought material with information on General Eaton and on Mr. Dawidziak.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to receive and file the material Ron Maroko presented for submission.

Motion carried 5-0 by voice vote.

Councilmember Obagi asked if Mr. Maroko knew why RB named two parkettes after General Eaton.

Ron Maroko provided some background regarding why there are two parkettes named after one person, mentioned the City does not recognize it as two parkettes but due to a wall that separates the parkette it is more designed as two parkettes; stated his

recommendation is not to rename it but to rename a portion of the park.

Hudson Hawk Brann stated he believes the City is at a crossroads; provided some statistics regarding housing in RB and reported there are several vacant units throughout the City that remain empty when they could be housing people barely staying afloat; stated the roadblock is Measure DD and explained why it is a problem and will continue to be; proposed the City amends Measure DD to give districts the ability to make their own decisions instead of two districts making the decisions for everyone and enact a meaningful vacancy or empty home fee to motivate owners to fill their homes or help fund solutions if they choose not to; provided explanations for his proposal, focusing on the housing crisis in America and the inequality of incomes; asked the Council to join in finding new solutions and making RB a leader in opportunity and fairness.

Councilmember Obagi asked Hudson Brann if he knew of any other city that enacted an empty-home fee.

Hudson Brann said he knew of studies conducted in Canada that showed results and was proposing to change both the housing supply and fees to try to have owners offer homes at a reasonable price.

City Attorney Ford stated there are several in California.

Sandy Anleu, resident at Aviation Way, mentioned she is a new volunteer for the North Redondo Beach Business Association (NRBBA) and appointed art liaison; stated they are adding an art walk to Dine Around Artesia; felt that Artesia is missing a sense of community amongst the businesses and hoped that they could bring them together; announced they would be hosting Dine Around Artesia for two days along with the Art Walk on August 13<sup>th</sup> and September 10<sup>th</sup> and gave more information regarding the event; stated the NRBBA is also hosting the founder of LaBasse Projects, Bo Basse, on August 14<sup>th</sup> at 7:30 a.m. at the South Bay Galleria, where he will discussing the Artesia Public Art Project.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to receive and file the poster and information provided by Sandy Anleu.

Motion carried 5-0 by voice vote.

Rick McQuillin, Manhattan Beach and developer of the SeeArtesia.com app, spoke about his vision for the Artesia area and told everyone to stay tuned on new updates for the app; stated the Dine Around Artesia maps can be viewed on the beta of SeeArtesia.com site; thanked the NRBBA for their involvement in the events.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to receive and file Mickey Johnson's submission.

Motion carried 5-0 by voice vote.



Mickey Johnson, President of NRBBA, provided more information regarding Dine Around Artesia and the Art Walk; stated to go to NRBBA.org to purchase tickets for the event.

Analyst Villa reported two hands raised on Zoom.

Darryl Boyd (via Zoom) opined that Mayor Light is only concerned with his “pet projects” and named a number of items; felt there is waste everywhere in the City on things that don’t matter; stated no attention is paid to residents with real problems and listed the issues he and his neighbors experience daily; spoke of the City being out of compliance with state and federal regulations; referenced the last Council and PWSC meetings, stating Mayor Light asked for noise and traffic reduction solutions for the area of Guadalupe and Sapphire because that is his neighborhood and was given a quick approval by Councilmember Waller and the PWSC; voiced his dissatisfaction of the situation and behavior of the Mayor, Council, and City; felt the Mayor is punishing him for being vocal.

Councilmember Obagi asked Darryl Boyd what times he could drive by and actually see cars on Frontage Rd driving loudly and more than two.

Darryl Boyd stated it is anytime and that Councilmember Kaluderovic will be there Thursday at 5:30 p.m. and he can come then.

John Perchulyn (via Zoom) referenced Mayor Light’s rebuttal in the Easy Reader titled “It’s Complicated” which stated the complaints about truck traffic in District 1 have been responded to with enforcement; noted he acquired the police traffic reports from PV Blvd and Prospect Ave from January 2 to July 28 and there was a total of 101 infractions and 183 warnings for a total of 295 stops; stated he has recorded over 100 trucks that cross that intersection on any given day and provided more statistics, noting the police report numbers are too low; referenced the speed studies conducted by the City and reported the numbers given on the report; opined that Mayor Light is out of touch with the real issues in District 1.

Bernard Dubois (via Zoom), resident of the 500 block of North Prospect Ave, spoke of growing up on the Avenues, riding a mini bike and getting lectured by the Police about not riding on the streets; read information online about eBike fatalities being up 500% since 2021; spoke of his area having super cars that go from 0 to 60 in seconds and the dangers that pose on eBike riders.

Analyst Villa reported no one online and three eComments.

**J. EX PARTE COMMUNICATIONS - None**

**L. PUBLIC HEARINGS - None**

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

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

### **N.1. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN - LAND USE ELEMENT UPDATE WITH A SPECIFIC FOCUS ON POLICIES RELATED TO THE REVITALIZATION OF THE ARTESIA AND AVIATION CORRIDOR**

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

Community Development Director Wiener explained that the purpose of that evening's discussion was to evaluate policies and regulations to help revitalize the corridor; provided some background which included that the General Plan (GP) update was initiated in 2016, the GPAC was formed and met 27 times, presented it to the Council in October 2024, and the City Council adopted actions specific to implementation of the Housing Elements and certified the EIR in November 2024; stated that the focus that evening was on the Land Use Element which is primarily related to planning and zoning; reported that October discussions had focused on four main topics: Artesia/Aviation FAR allowance and development standards, PI zone, Historic Preservation Policy, and standards for nonconforming buildings and uses; provided more details regarding the AACAP's vision, strategies, barriers to redevelopment, increased FAR, and reduced parking for preferred uses; mentioned what staff planned that evening was to evaluate the 1.5 FAR and noted the EIR that was certified covers up to 1.5 FAR for the corridor; discussed challenges staff discovered in achieving the 1.5 FAR especially with parking requirements, height limits, and with open space requirements; stated staff commissioned a study to illustrate some of the challenges they would face with increasing the FAR, provided several scenarios with visuals comparing different FAR situations; explained, if the City were to increase the FAR limit for the lots, they would need to modify development standards for parking and eliminate the open space requirements; mentioned the City could eliminate the parking requirement for parking at the site; discussed parking programs they could implement if the parking requirements were to remain such as off-site parking lot partnerships or paying employees to take transit.

Councilmember Behrendt asked if the City were to eliminate parking requirements for specific developments, could they re-instate the parking requirements at a later date.

Community Development Director Wiener stated that the City could do that through zoning code amendments and the City Council could also dictate a cap on how many spaces were required; noted that adjustments may be needed as they navigate through the project.

Councilmember Behrendt asked the City Manager if they could pivot when needed during the project.

City Manager Witzansky said they would be able to make adjustments to their codes as needed.

Discussion followed regarding parking and locations where there is an abundance of

spaces, especially on Artesia Blvd.

Community Development Director Wiener pointed out that a lot of the parking described in the AACAP is on private property and that is why he mentioned the shared parking programs; noted that with the current requirements those businesses were required to have a certain number of parking spaces and may be happy to be able to lease them to other businesses and properties.

Mayor Light stated that during GPAC they talked about cutting off some of the streets and create parklets that would provide some open space for the community.

Discussion followed regarding the required 10% open space, other possible solutions, and what the GPAC suggested in their report; City Manager Witzansky stated they would like to create more flexibility for the development community as policies are created and updated.

Community Development Director Wiener noted that another suggestion provided was doing a neighborhood parking permit so neighborhoods wouldn't be greatly impacted by the overflow parking; noted multiple different actions will be needed to solve all the issues.

Councilmember Castle spoke of cities with smaller properties, similar to Artesia, waive a certain number of first parking spaces required; stated a problem with requiring a lot of parking for the smaller properties is the cost associated with that requirement due to the limited space.

City Manager Witzansky noted the success of Riviera Village and that most people park on commercial lots and not private property; stated that is what they want to create for Artesia Blvd.

Councilmember Waller spoke favorably that they were discussing these issues beforehand and noted Riviera Village has its issues with parking.

Community Development Director Wiener continued with his presentation; discussed other options to consider including: a maximum buildout cap, possibly adopting a property maintenance ordinance (stated an example was given in the packet), and allowing mixed-use to give the City more control.

Discussion followed on the ability for Council to set limits on certain items if they go with a mixed-use option, how SB 6 and AB 2243 factor in, the ability to limit the density and floor/story use, and what role state laws play including the Bonus Law; noted a deeper dive would be needed.

Councilmember Behrendt voiced his concern regarding mixed-use since it hasn't had a good history in Redondo Beach in spurring commercial and retail but did approve of looking into it for the area; mentioned the density bonus law doesn't give the City more control; liked the concept of the property maintenance ordinance but wanted more

research done on it.

City Manager Witzansky provided his thoughts on the property maintenance ordinance topic and felt the business development community might be more incentivized and confident if their neighbors are going to look better after it.

Councilmember Behrendt voiced his approval of the maximum build-out cap but discussed reasons for some concern.

More discussion followed.

Community Development Director Wiener noted that the survey done reported parking rated as the highest regulatory barrier to redevelopment; pointed out that residential would most likely be the most reasonable use for space on the second and third floors if the FAR is increased; stated staff's recommendation to Council is to receive the report and provide direction to staff on the following policy considerations:

- Increase the FAR in the range of 0.6 – 1.5
- Allow vertical mixed-use
- Reduce the on-site parking requirements
- Modify the height, stories, and open-space development standards
- Place a cap on the maximum floor area buildout
- Prepare a property maintenance ordinance

Community Development Director Wiener mentioned that besides the FAR (which is addressed through the land-use element), the other changes would be zoning code amendments; showed a slide with the General Plan update project schedule:

- August – October: Land Use Element discussion and Adoption
- Nov-Dec: Zoning Ordinance Adoption/ Implements Land Use Element policies
- Jan-Feb: Safety Element Adoption/ Open Space Element Adoption/ Noise Element Adoption
- Article 27 adoption/ EIR Adoption if necessary
- March/April Special Election
  - o Ballot: PI FAR
  - o Artesia FAR/Other amendments

Councilmember Behrendt asked staff what their thoughts were regarding the potential increase in the height limit on Artesia Blvd.

Community Development Director Wiener stated when they return to City Council with the zoning ordinance, they intend to provide some options to consider; thought it would be around 35 ft in total for a three-story building, but they will do some analysis of the area along the corridor and provide that data to Council.

City Manager Witzansky wanted to highlight the top policy concerns; spoke of eliminating

parking standards or reducing them, looking at current height requirements and giving the development committee more flexibility, especially allowing higher ceilings on the ground floor; mentioned they have studied a 1.5 FAR across the Boulevard and it is something that they can reduce later without supplemental environmental work later.

Councilmember Behrendt agreed with the remarks given; referenced the slide regarding the project schedule and asked if the Artesia portion could be done earlier and be part of the November election.

City Manager Witzansky noted they need an 88-90 day advance call for the election and getting ballot materials for the November election could not be done in time; mentioned the downside would be having two separate election expenses; suggested they could do an accelerated schedule just for the policies that affect the corridor and all they would need is the expense of funds.

Councilmember Obagi spoke of parking being a long-time barrier to redevelopment on Artesia Blvd; noted disappointment that eliminating the parking requirement was never recommended until today; stated there has been progress on Artesia Blvd since the Quality of Life code enforcement has been handled by the RBPd but pointed out that there are still blighted properties on Artesia Blvd due to lack of proactive enforcement; provided slides and descriptions of properties along Artesia and Aviation that have gone out of business and stated the City has not created the right conditions; stated he fully supports eliminating the parking requirements, that there are too many parking spaces available, and wished he had a parking problem instead; gave examples of other cities in Southern California that have successful areas; opined people like high ceilings and 45 ft total is needed for three stories; stated he would like a setback relative to the rear property lines adjacent to the residences; felt people would prefer a revitalized Artesia Blvd with taller buildings next to them then to continue to have the area in its current state; suggested to Director Wiener to have a 1.5 FAR for the first three or four years if you pull entitlements and apply to incentivize, otherwise it falls down to 1.25 FAR; mentioned an alternative to that suggestion would be to discount fees paid to the City in order for people to get their entitlements within the first three years; summarized thoughts regarding the policy considerations Director Wiener presented as: yes, the City Council would like to increase the FARs to 1.5, the City Council prefers to incentivize people on pursuing redevelopment sooner rather than later, and yes, the City Council supports updating other development standards such as parking; mentioned they need to gain control of signage design and provided examples to explain; agreed with the suggestion of in-lieu fees for parking management but nothing too exorbitant but would help build the parking fund; disagreed with allowing mixed-use development with residential above commercial along Artesia; reported discussing it with Councilmember Behrendt and Director Wiener and they decided to see how the other changes spurred development and if needed add the housing mixed-use overlay; regarding the property maintenance ordinance, Councilmember Obagi stated he just wants proactive code enforcement so that there are no old dilapidated properties on site; spoke of having off-street parking facilities prohibited from fronting onto Artesia Blvd because it is not inviting.

Mayor Light stated he is against mixed-use for a number of reasons; spoke of increased parking demand for residents and underperformance by the commercial use portion of those types of developments; gave several examples of businesses that failed with that type of business model and gave his opinions on what brought successes to Avenue I mixed-use and what doesn't work for the failed mixed-use properties; felt that once residential is introduced the ability to control certain aspects, such as setbacks, disappear; noted that if the City is successful in getting some reasonability out of state mandates to focus on the business corridor they would be stuck with mixed use and have to go back; disagreed with the statement made about down zoning and said it could trigger a DD vote; said, as long as there is no housing on it, he is fine with the increase in the FAR, tentatively agrees with the three story unless it creates a wall-like appearance, and agreed with Councilmember Obagi regarding the design of signage; highlighted the storefronts with lights all the way around the buildings and ones that attract substances are more of a deterrent to the look and feel of a family friendly neighborhood; hoped they would address co-living and mentioned being afraid of having it without any standards by which to adjudicate it.

Councilmember Waller stated he agreed with almost everything Councilmember Obagi brought up and would defer the 1.5 FAR to the Councilmembers from the north; said he is also fine with the cap; felt addressing the signage and the design standards for the area needed to be addressed more fully and that there should be a more unified look.

Councilmember Obagi interjected to ask if the design standards and signage fall under the General Plan land-use element amendment or a zoning code separate from it.

Community Development Director Wiener responded that it would be a separate zoning code and would be brought up after the land-use plan.

Discussion followed regarding the design and intent of implementing standards for signage.

Councilmember Waller suggested considering what they would want to have on the first and second floors, mentioning the retail and dining businesses should be on the first floor and dental and real estate type businesses be on the second floor; felt having three stories is important; noted he is okay with eliminating the open space requirement on Artesia Blvd; echoed the comments Councilmember Obagi had regarding parking, especially in regards to in-lieu fees that would allow the City to be able to purchase, build, etc.; felt that mixed-use, with limitations, is a way of making sure that the state doesn't come in and put mandates on the use; spoke of the property maintenance ordinance as a good way to encourage places are kept up and others will want to invest.

Councilmember Kaluderovic spoke in favor of the 1.5 FAR with the ability to adjust if needed, incentivizing development for a limited time to make it competitive and wondered how roof-top dining may play into the height limit.

Community Development Director Wiener stated the height limit would be part of the

ordinance that staff would return with and reported he has a draft they have prepared with some standards on it.

City Manager Witzansky asked Community Development Director Wiener to expand on how the height requirements handle roof-top dining.

Community Development Director Wiener explained that the current draft would allow for a 10 ft open structure on top of the height limit with limitations to the size of the structure.

Councilmember Obagi pointed out that there would need to be an elevator due to ADA compliance and the elevator would most likely be the tallest part of the structure.

Councilmember Kaluderovic stated her goal would be using in-lieu parking fees to create a bank to have a parking structure so people would consider stopping and walking down the Boulevard; disagreed with the Mayor's sentiments regarding mixed-use and felt the commercial make up is failing and that nail shops do not attract people; voiced the need to prioritize commercial and then offer some residential for the upper floor; stated she wanted to better understand mixed-use and also stated the City needs to make it easier for businesses to open and have less obstacles in their way; felt in regards to the maintenance ordinance the City needs to be bold in stating that status quo is not acceptable and that higher standards are needed to invigorate the area; favored removing the open-space requirement since the areas in front of storefronts, sidewalks, and going into shops can be open space.

Councilmember Castle focused on looking at the actual cost of implementing the changes they are making and making sure the City is doing their research on how practical some of the changes are; mentioned the risk in setting a FAR cap that would decrease after a certain amount of time would be if a developer purchased several properties in a row, and during that time, one of the properties took too long to acquire, it may cause issues with the FAR not being what he/she originally paid for; spoke in favor of ideas Councilmember Obagi provided and felt incentivizing developers to take action quickly would be good; felt the City needs to make sure the changes are practical and mentioned if there is residential on top of commercial an elevator would be required; stated it is important to think about the practical application of a lot of the changes being addressed.

Councilmember Obagi asked if the City has conceived of any incentives for people to aggregate properties.

City Manager Witzansky stated they have been looking at them and they all center around parking; opined they need to take a drastic step and eliminate the parking requirement and if that happened the merger incentive concept would happen organically.

Councilmember Obagi asked if staff needed specific direction on incentives to get people to start developing within the next 3 to 5 years.

City Manager Witzansky felt Director Wiener and himself understood the shared

sentiment by Council and could come up with some options as it pertains to the incentive concept; felt if the City relaxed or eliminated the parking standards that would be incentive enough for people but stated they would provide Council with recommendations and options on each item.

Discussion followed regarding the parking requirements.

Community Development Director Wiener stated they can bring back a zoning ordinance, and the Council can adopt that change.

More discussion ensued regarding what incentives they could implement right away, and the ability to change to no parking requirements immediately.

Mayor Light questioned whether a traffic analysis would need to be done if they did mixed-use but mentioned if they stay in the 1.5 they may be able to avoid it; felt with the current state laws, it is a disincentive for the City to encourage housing on a property not currently used for housing since they would get penalized by the density bonuses and lose control.

City Manager Witzansky agreed with the Mayor but noted the state is now eroding control in exclusively commercial zoned areas so they might be better off doing time place manual regulation for some level of residential.

Mayor Light commented that it's difficult to ratchet back once it is put in place; spoke of not wanting to have a site dominated by residential and non-performing commercial businesses but wanted to place businesses in that would provide City revenue and add to the General Fund.

Discussion followed regarding Avenue I and that it is successful because it is mostly commercial with very little residential.

Councilmember Behrendt spoke of the property management ordinance conveying a common sense baseline such as chipping paint, exposed metal, etc.

Community Development Director Wiener stated it was articulated in the example ordinance he provided and noted a scorecard would accompany it.

More discussion followed with suggestions to start small and adjust as needed, compile the four or five major violation type issues, and to address the matter of enforcement.

Councilmember Obagi stated he didn't want them to skip over the parking management plan and make an error; asked if a parking management plan was needed immediately.

City Manager Witzansky felt they do not need one now and they could just get rid of the standards and develop the plan as they see the new builds; mentioned ideally, they would want to work with the new developments to see what each requires as far as parking.



Mayor Light invited public comment.

Jim Mueller stated the key to revitalization for a city's commercial district is people congregating to create viable economic opportunities for businesses; felt the cities that have been successful relied on input from people that live in the areas; opined that mixed-use has been very successful in revitalizing and defended 2001 Artesia, The Montecito, as being a very successful development but noted the retail environment around it is bad; spoke in favor of eliminating the parking requirement; mentioned it does take a lot of time and money to revitalize a city and suggested the City start with simple projects like a public market.

Mayor Light pointed out that the City conducted their own study and found they get \$7.60 more on average per sq. ft. from retail than from residential; stated the City loses money when they force out good businesses or good business property and replace it with residential; spoke of costs of services outweighing the revenues that come in from residential; stated the City needs a strong commercial base to fund the services that residents require, to fund parks, to fund public parking spaces and other programs the City has; disagreed that underperforming commercial is okay in mixed-use properties.

Rick McQuillin noted that, from the AACAP, current off-street parking rarely exceeds 50% utilization; wondered how they could utilize resources better; felt sharing the spaces and communicating to Artesia Blvd visitors where to park would be good; touched on the increase in micromobility and Lyft and Waymo services freeing up the need for parking; recommended any parking solutions should be simple, low investment, and flexible so they can be dismantled if the need fades; presented his vision on ParkArtesia and gave more explanation on how that might work and mentioned that with a street map from the app, maybe big signage would not be needed.

Mickey Johnson, District 5, spoke of the AACAP and the need to do something bold; felt there are a lot of things the City can do before the vote and relaxing parking was on her list; mentioned that the concept of Dine Around Artesia is to walk around and enjoy the what Artesia has to offer and they don't even need the parking; noted that they could use some bike lanes; referenced the Montecito as a great example of why there should be no concern regarding floor height, felt that it does not feel boxed in; supported the idea of rooftop dining and also suggested creating more parkettes for open spaces; stated the residents and NRBBA are there to help them but would like to get it moving.

Sandy Anleu, District 5, opined that businesses will disappear if something is not done soon; agreed with Mickey Johnson's remarks and reiterated 22,000 residents will be at the Dine Around Artesia and parking should not be an item to worry about; spoke about the need to redevelop the buildings in the area for current and future businesses; gave examples of potential business owners who decided not to occupy on Artesia due to outdated capabilities in the buildings; requested more bike lanes and possibly more stop signs.

Holly Osborne, District 5, commented on the diagrams in the packet regarding the 1.5

FAR with double and triple tandem parking, and stated that would make her stay away from places and that it is not practical; spoke about grocery shopping and the need for parking in that situation since people are not going to walk home with bags full of groceries; gave her thoughts regarding the types of businesses needed in the area; agreed with Mayor Light regarding mixed-use; asked Council not to do anything that would drive Grocery Outlet away.

Councilmember Obagi responded to Holly Osborne's comment regarding parking at Grocery Outlet; felt that Grocery Outlet has an abundance of parking and the change would not drive them out of business but give them the ability to make money by offering their excess parking spots to adjacent property owners that do not have enough parking spaces; stated it will be a good thing for everybody who has parking currently on Artesia Blvd.

Mayor Light and City Manager Witzansky spoke in defense of the diagrams Director Wiener provided for the tandem parking; stating it was meant to show the lunacy of the current standard and not to actually implement double and triple tandem parking solutions.

City Manager Witzansky stated the thought is to give the commercial sector the flexibility to decide what it needs and not prescribe that before they start.

Hudson Brann wondered if upgrades for zoning applied to commercial as well as residential and where they could apply for it; stated he is a big fan of mixed-use; felt that the situation with residential filling up before commercial in a mixed-use situation just shows that more housing is needed; spoke in favor of removing parking and adding bike lanes.

Georgette Gantner, District 2, spoke of the Council's need to determine what their vision is for the area, is it more business or more residents; agreed with the Mayor that it should all be business; gave an exaggerated scenario and stated they need to look at the worst case scenario; liked the idea of rooftop dining and parkettes; hoped the incentives for development would not force people out but incentivize property owners to do something about their vacant properties; felt there needs to be an ordinance to encourage owners to beautify their properties; wondered about the City's plan to pivot if the 1.5 FAR does not work out, hoped they don't do parking meters, suggested a study be done on why businesses that are in mixed-use situations don't succeed, and felt the ordinance for repairs is a good idea.

Eugene Solomon felt all the comments and discussion tonight has been good; suggested creating a parking marketplace with potential charging stations and property owners could sell their excess parking which may attract people to the Boulevard since they may need to charge their vehicles; noted that GPAC mentioned doing that; questioned what incentives the property owners would have in selling, noted that property taxes are very low, they have some cash flow, and selling creates taxes due to their capital gain; wondered if there could be some type of tax benefit or depreciation or stepped up basis

when the family inherits it that could be offered; reported that New York abated all property taxes for new developments going out 10 years to incentivize development and suggested the City could back load their fees instead of front load them and explained the concept.

Nancy Skiba (via Zoom), District 4, commented favorably for the vacuum repair shop and for Grocery Outlet; mentioned the concept of rooftop dining should consider the noise and fumes from vehicles when designing it.

Analyst Villa reported no other hands raised but four eComments in support.

Mayor Light asked if they would be seeing different topics in each Council meeting from here forward.

City Manager Witzansky mentioned the next time they would see this issue is in September and they would hopefully have some draft ordinances for City Council to consider.

More discussion followed on prioritizing items they can immediately change via ordinance and not waiting for a vote.

#### **O. CITY MANAGER ITEMS**

City Manager Witzansky pointed out they have 28 Consent Calendar items and thanked staff for all the hard work; reported they re-opened Seaside Lagoon.

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

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

Mayor Light asked to agendize the recommendation to name a park after Mr. Dawidziak from the Public Amenities Commission.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to name the South side of the Eaton Park on Harriman Ln. in honor of Joe Dawidziak.

Councilmember Kaluderovic asked if they could get a complete list of all the social media accounts for the City and list them on the website.

City Manager Witzansky stated he would get that information to all of them.

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

#### **R.1. 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.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:**

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

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

- 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:**

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

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

**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.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:**

**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.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: 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.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; City of Redondo Beach Department of Community Development, et al.  
Case Number: 23STCP00426**

- 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:**

**AES Southland Development, LLC and AES Redondo Beach, LLC v. California Coastal Commission  
Case Number: BS157789**

- 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:**

**Mendoza, Angel v. City of Redondo Beach, City of Palos Verdes Estates, City of Rolling Hills Estates, County of Los Angeles, State of California and Does 1 to 25, Inclusive  
Case Number: 25TRCV01201**

- 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:**

**Matthew Bandy v. City of Redondo Beach WCAB No: ADJ17244999**

- R.12. 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.13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.8**

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

**Andy Winje, Public Works Director**

**PROPERTY:**

**422 S. PCH**

**(APN: 7508-020-026)**

**NEGOTIATING PARTY:**

**Sandcastle Pacific LLC**

**UNDER NEGOTIATION:  
Both Price and Terms**

**S. RECONVENE TO OPEN SESSION**

**T. ADJOURNMENT – 8:53 P.M.**

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to adjourn the meeting at 8:53 p.m.

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, August 12, 2025, in the Redondo Beach City Hall Chambers, 415 Diamond Street, Redondo Beach, CA.

Motion carried 5-0 by voice vote.

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