



Minutes  
Redondo Beach City Council  
Tuesday, December 2, 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 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  
Emily Bodkin, Administrative Specialist/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 Zoom attendees.

### **F. RECESS TO CLOSED SESSION**

#### **F.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

#### **AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**  
**Diane Strickfaden, Director of Human Resources**

#### **EMPLOYEE ORGANIZATIONS:**

**Redondo Beach Police Officers' Association, Redondo Beach Police**

**Management Unit, Management and Confidential Employee Group, and Redondo Beach Firefighters' Association**

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

**AGENCY NEGOTIATORS:**

**Mike Witzansky, City Manager**

**Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY: 239 & 245 N. Harbor Drive, Redondo Beach, CA 90277  
(portions of APN: 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, CA Surf Club**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:**

**Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon  
(portions of APN #: 7503-029-900 and 7503-029-903)**

**NEGOTIATING PARTIES:**

**Allen Sanford, BeachLife Festival**

**UNDER NEGOTIATION:**

**Price and Terms**

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager**

**Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:**

**100 International Boardwalk, Redondo Beach, CA 90277**

**130 International Boardwalk, Redondo Beach, CA 90277**

**(a portion of APN: 7505-002-932)**  
**NEGOTIATING PARTIES:**  
**Jeff Jones, Quality Seafood, Inc.**

**UNDER NEGOTIATION:**  
**Lease Status, Price, and Terms**

**F.5. 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**

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 Labor Negotiator Laura Kalty, Human Resources Director Diane Strickfaden, Assistant to the City Manager Jane Chung, Waterfront & Economic Development Director Greg Kapovich and Assistant to the City Manager Luke Smude.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to recess to Closed Session at 4:33 p.m.

Motion carried 5-0 by voice vote.

**G. RECONVENE TO OPEN SESSION**

Mayor Light reconvened to Open Session at 6:12 p.m.

**H. ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Coordinator/Deputy City Clerk

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky stated there were no reportable items from Closed Session.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Open Session at 6:12 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 6:12 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: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Coordinator/Deputy City Clerk

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

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

Alyssa, 8<sup>th</sup> grader at Adams Middle School, led in the Pledge of Allegiance.

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

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

#### **D.1. MAYOR'S COMMENDATION TO CITY EMPLOYEES OF THE YEAR, PUBLIC WORKS MANAGERS GARY LAOLAGI AND CHRIS KING**

Mayor Light mentioned Gary Laolagi has been with the City for four decades; invited him to the podium, listed out many of the projects Gary Laolagi has been involved with in the City; spoke of his hobbies outside of work and his involvement with the church; presented the Employee of the Year Award along with City Manager Witzansky and Community Development Director Winje.

City Manager Witzansky explained how the City divided up the Pier facilities management and Uplands facilities management into two positions to be more effective; stated Gary Laolagi and Chris King have been extraordinarily effective over the last two years; spoke of them being true servant leaders; thanked Gary for all he has done for the City.

Community Development Director Winje spoke of Gary Laolagi's strong character and work ethic.

Gary Laolagi thanked his crew, especially Jose Ortega and Airrone Silva, for their work and appreciated the recognition.

Mayor Light spoke of Chris King joining the team in 2022 as the Pier and Harbor Manager; noted Chris came from 15 years as a heavy equipment operator for the City of Long Beach; spoke of his contributions and the projects he has been involved in for the City; mentioned his hobbies and adventures outside of work; presented the Employee of the Year Award along with City Manager Witzansky and Community Development Director Winje.

City Manager Witzansky spoke of how well Chris and Gary worked together in tandem to execute many projects; spoke of the transformative change at the Waterfront due to Chris

King's leadership and the way he has trained and developed his staff.

Community Development Director Winje spoke of Chris King's leadership and ability to tackle projects.

Chris King thanked the City of Redondo Beach for welcoming him into the City; spoke of the phenomenal team and staff he works with.

## **D.2. MAYOR'S PRESENTATION OF THE KEY TO THE CITY TO POLICE CAPTAIN MICHAEL MARTINEZ FOR HIS 25 YEARS OF SERVICE TO THE CITY**

Mayor Light stated Captain Martinez started serving his country at the age of 18 by joining the U.S. Army as a military police officer in 1988; noted he joined the City of Redondo Beach in 2000 and spoke of the several positions Captain Martinez held at the RBPB and provided more information on the many accomplishments he has had throughout his career; presented Captain Martinez, on behalf of the community and Council, the key to the City.

Chief Hoffman spoke of the balance needed between work and family, noted that Captain Martinez's dad, mom, wife, and children were all there that evening; mentioned that Captain Martinez was supposed to retire a year prior but he asked him to stay because there was a need for him and he did; spoke of what an honor it has been to work with Captain Martinez.

Captain Martinez thanked everyone in attendance; spoke about how grateful he is for his family and his parents for all the support they have given him; talked about Chief Hoffman's leadership and how great it was to work with everyone at the Police Department; stated what an honor it has been to work for the City of Redondo Beach for the past 25 years.

Councilmember Waller reported attending the Riviera Village Association mixer, the employee holiday lunch, and the RUHS football CIF finals at Seahawk Stadium; announced he would be attending the Clean Power Alliance Board of Directors meeting and Riviera Village Holiday Stroll on Thursday; invited everyone to Keep the Esplanade Beautiful at 9 a.m. at Avenue I and Let It Snow at Seaside Lagoon hosted by the RBPB from noon to 4 p.m. on Saturday, the tree lighting at Civic Center Plaza on Tuesday, December 9<sup>th</sup> and the giant menorah lighting on December 16<sup>th</sup> at 5:30 p.m. at the Civic Center Plaza hosted by the Jewish Community Center of the South Bay.

Mayor Light added that the RUHS Cross Country team won the state championship.

Councilmember Kaluderovic reported attending the South Bay Aerospace Alliance which continued their discussion on advocacy to keep space systems command in the South Bay, and the Executive Committee for Regional Homelessness Alignment with LA County to talk about Measure A tax dollars and how they are being spent.

Councilmember Obagi spoke about the RBPD starting Santa's sleigh through Redondo that evening and reported the dates other areas would see the sleigh come through.

**E. APPROVE ORDER OF AGENDA**

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to approve the order of agenda as written.

Motion carried 5-0 by voice vote.

**F. AGENCY RECESS – 6:41 P.M.**

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to recess to the Housing Authority and then the Community Financing Authority.

Motion carried 5-0 by voice vote.

**F.1. REGULAR MEETING OF THE REDONDO BEACH HOUSING AUTHORITY**

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

**F.2. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY**

**CONTACT:** STEPHANIE MEYER, FINANCE DIRECTOR

**F.3. PUBLIC FINANCING AUTHORITY - REGULAR MEETING – CANCELLED**

**RECONVENE TO REGULAR MEETING FROM AGENCY MEETINGS – 7:21 P.M.**

**ROLL CALL**

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

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Coordinator/Deputy City Clerk

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

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

City Clerk Manzano reported one Blue Folder item for J.1

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file the Blue Folder item.

Motion carried 5-0 by voice vote.

**H. CONSENT CALENDAR**

**H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF DECEMBER 2, 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. NOVEMBER 4, 2025 ADJOURNED AND REGULAR MEETING**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

**H.4. PAYROLL DEMANDS**

**CHECKS 30461-30473 IN THE AMOUNT OF \$14,717.98, PD. 11/21/25  
DIRECT DEPOSIT 303604-304231 IN THE AMOUNT OF \$2,415,686.56, PD. 11/21/25  
EFT/ACH \$9,987.19, PD. 11/7/25 (PP2523)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 122502-122692 IN THE AMOUNT OF \$3,231,482.09  
EFT CALPERS MEDICAL INSURANCE \$523,482.67  
DIRECT DEPOSIT 100009978-100010066 IN THE AMOUNT OF \$100,338.39, PD.12/1/25**

**CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR**

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

- 1. APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN OWNER COUNTIES (LOS ANGELES, ORANGE, RIVERSIDE, AND SAN DIEGO) AND GOVERNMENT PARTICIPANTS FOR USE OF THE SECURE GOVERNMENT TO GOVERNMENT (G2G) PORTAL FOR ELECTRONIC DOCUMENT RECORDATION AT NO COST TO THE CITY EFFECTIVE UPON SIGNATURE**



**OF THE PARTIES FOR A TERM OF FIVE YEARS**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

- H.6. APPROVE A THIRD AMENDMENT TO THE AGREEMENT WITH NICHOLS CONSULTING ENGINEERS, CHTD, FOR ADDITIONAL DESIGN SERVICES RELATED TO THE CITY'S PAVEMENT MANAGEMENT PROGRAM AND TO INCREASE THE AMOUNT BY \$439,315 FOR A NEW TOTAL NOT TO EXCEED \$1,155,035**

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

- H.7. RECEIVE AND FILE A STATUS REPORT ON THE CITY'S MICROMOBILITY NETWORK**

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

- H.8. APPROVE A SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE FOR THE AFFORDABLE HOUSING PROPERTY AT 2001 ARTESIA BOULEVARD, UNIT #301, REDONDO BEACH, CALIFORNIA 90278**

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

- H.9. APPROVE BY TITLE ONLY RESOLUTION NO CC-2512-091, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE 2024 GRANT YEAR STATE HOMELAND SECURITY PROGRAM (SHSP) SUBRECIPIENT AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF REDONDO BEACH, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY**

**APPROVE BY 4/5THS VOTE AND TITLE ONLY RESOLUTION NO CC-2512-092, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2025-2026 BUDGET MODIFICATION TO APPROPRIATE \$64,322 IN GRANT YEAR 2024 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS TO THE INTERGOVERNMENTAL GRANTS FUND**

**CONTACT: JOE HOFFMAN, CHIEF OF POLICE  
PATRICK BUTLER, FIRE CHIEF**

- H.10. APPROVE AN AGREEMENT WITH ADVISORS REAL ESTATE ASSET SERVICES CA, INC. FOR REAL ESTATE ADVISORY SERVICES PERTAINING TO THE ARTESIA BOULEVARD CORRIDOR IN AN AMOUNT NOT TO EXCEED \$66,830 FOR THE PERIOD DECEMBER 2, 2025 TO SEPTEMBER 1, 2026**

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

- H.11. APPROVE AN AMENDMENT TO THE AGREEMENT WITH MELAD AND ASSOCIATES, INC. FOR BUILDING PLAN CHECK REVIEW AND PERMIT TECH SERVICES TO INCREASE THE AMOUNT BY \$140,000 FOR A NEW NOT TO EXCEED TOTAL OF \$340,000**

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

- H.12. ADOPT BY TITLE ONLY ORDINANCE NO. 3308-25 AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, SECTION 10-2.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING THE AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FOR SECOND READING AND ADOPTION**

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

- H.13. ADOPT BY TITLE ONLY ORDINANCE NO. 3310-25 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, TO ADD SECTION 10-2.402(A)(167.5); AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(A); AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, TO ADD SECTION 10-2.1641; AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, TO ADD SECTION 10- 5.1639; AMENDING TITLE 10, CHAPTER 2, ARTICLE 4, SECTION 10-2.1626(B); AMENDING TITLE 10, CHAPTER 5, ARTICLE 4, SECTION 10-5.1626(B); AMENDING TITLE 1, CHAPTER 2, SECTION 1-2.03; AMENDING TITLE 5, CHAPTER 9, ARTICLE 2, SECTION 5-9.204(A)(4) PERTAINING TO THE ZONING, REGULATION AND ENFORCEMENT OF SMOKE SHOPS AND TOBACCO SALES. FOR SECOND READING AND ADOPTION**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-095 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, FORWARDING TO AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(A); TITLE 10, CHAPTER 5, ARTICLE 4, TO ADD SECTION 10-5.1639; AMENDING TITLE 10 AND CHAPTER 5, ARTICLE 4, SECTION 10-5.1626(B) PERTAINING TO THE REGULATION OF SMOKE SHOPS AND TOBACCO RETAIL STORES, WHICH IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE**

## **OF REGULATIONS**

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

- H.14. APPROVE AN AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND MISSIONSQUARE RETIREMENT FOR THE ADOPTION OF A GOVERNMENTAL TAX QUALIFIED MONEY PURCHASE PLAN (401A PLAN) FOR PUBLIC SAFETY CHIEFS UNDER SECTION 401A OF THE INTERNAL REVENUE CODE**

**ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2512-093, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE CITY OF REDONDO BEACH 401(A) PUBLIC SAFETY CHIEF PLAN (PLAN NO. 100507), APPROVING ALL PLAN DOCUMENTS NECESSARY FOR ADOPTION OF THE PLAN AND AUTHORIZING THE CITY'S PLAN ADMINISTRATOR OR DESIGNEE TO EXECUTE ALL DOCUMENTS AND TAKE ALL ACTIONS NECESSARY TO ADMINISTER THE CITY'S 401(A) AND 457(B) PLANS**

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

- H.15. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-097, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF POLICE CHIEF**

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

- H.16. AUTHORIZE RELEASE OF THE PUBLIC OPINION SURVEY RELATED TO THE CITY'S COMMERCIAL RETAIL CANNABIS REGULATORY PROGRAM**

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

Councilmember Obagi thanked Public Works Director Winje and Traffic Engineer Liu for the status report on the micromobility network; voiced excitement over item H.10.

Mayor Light thanked Councilmember Behrendt for bringing AREAS forward, item H.10, and glad to see activity there.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to approve Consent Calendar items H.1 through H.16.

Mayor Light invited public comments.

Liam Walsh, District 5, commented that he appreciated the update and transparency from staff on H.7 regarding micromobility and projects the City is working on; commented that

the status update, in regards to the Prospect section of the bicycle master plan, stated the prior City Council deemed bike lanes on Prospect not feasible but felt it is a good time to revisit that and provided reasons; asked Council to consider directing staff to at least have a feasibility study done to see what is feasible at that location.

Jim Mueller, District 5, thanked Council for prioritizing the economic development of the Artesia corridor, item H.10; asked Council to pull item H.10 for further review and enhancement to assure that resident preferences are included; stated the proposed contract does not specify that the results of the survey were from the consumer base around Artesia but speaks of a market void analysis done with no mention of contact with the most likely patrons of Artesia businesses; spoke of the success of other revitalizations starting with extensive community input; felt Council should also review its choice of vendor because the one they chose is a San Francisco based firm and does not have the insight a local agent would have; stated another reason to review the contract is a large part of the deliverables is information that is available and accessible via public records that can be quickly obtained.

Joan Irvine, District 1, addressed item H.16 and supported moving forward in permitting regulated cannabis dispensaries; stated she could not find a copy of the proposed survey and felt transparency should be given to residents; wondered how the questions were developed, how were the 500 voters selected, how is that group distributed across age range, who reviewed and approved the questions, was anybody in the industry consulted during this process, when is the survey being distributed, how long will the people have to complete the survey, and when will the results be made public; heard one Councilmember may have had some input and questioned the cannabis knowledge of that Councilmember; urged anyone involved in the survey to do their own research to be fully informed; spoke of local dispensaries not affecting children negatively.

Georgette Gantner, District 2, addressed item H.10 and hoped AREAS would be able to investigate and do something about the vacant properties; stated she has counted about 20 vacant properties that should be utilized in the beautification and location of public art; read that the consultant would conduct parcel level research to compile ownership/property information; hoped they would be able to incentivize individuals to develop and enhance the project the City has put so much seed money into.

Rick McQuillin (via Zoom), Manhattan Beach resident, informed Council he is still working on the See Artesia app; stated his original vision was to provide community commerce where Artesia becomes a live connected shopping center but found people needed help to onboard so he is currently adding AI to the app; noted his goal is still for community commerce and now would include automatic buying; spoke about online shopping becoming more popular.

Mayor Light interrupted Mr. McQuillin to ask if he had a question or comment about the Consent Calendar items.

Rick McQuillin stated his comments were tied to item H.10 and offered to talk to AREAS

or assist with information if Council would like.

Jonatan Cvetko (via Zoom) addressed item H.16 regarding the survey and noted that the state has yet to address the health safety concerns on testing that the LA Times has exposed; mentioned the head of the Department of Cannabis Control has stepped down, the sales numbers for Q3 of the current year are down, another operator has pulled out of California, and the City of Los Angeles has realized they have about \$300 million in taxes and fees uncollected; spoke more about the decline of cannabis sales and surveys showing no economic or health benefit to allowing cannabis operations and hoped this information would be shared in the survey.

Rob Cord, President of Advisors Real Estate Asset Services (AREAS), stated they welcome public input and have been urged by Mayor Light to involve the community and aim towards community focused business in the Artesia corridor and throughout Redondo Beach; spoke about other cities and areas they have been successful throughout California; stated AREAS looks forward to partnering with the community and the residents.

City Clerk Manzano reported one eComment for H.6 opposed, three eComments for H.7 in support, one eComment for H.8 in support, one eComment for H.12 in support, and one neutral eComment for H.15.

Motion carried 5-0 by voice vote.

City Clerk Manzano read items H.9 approve by title only Resolution No CC-2512-091, and approve by 4/5ths vote and title only Resolution No CC-2512-092, H.12 adopt by title only Ordinance No. 3308-25, H.13 adopt by title only Ordinance No. 3310-25 and adopt by title only Resolution No. CC-2512-095, H.14 adopt by title only Resolution No. CC-2512-093, and H.15 adopt by title only Resolution No. cc-2512-097.

## **I. EXCLUDED CONSENT CALENDAR ITEMS - None**

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

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

John Banach, President of the Redondo Beach Police Officers Association, stated he was speaking on behalf of the Redondo Beach Police Department and as residents of the community about public safety; noted a key principle to public safety is the ability to attract and retain the best qualified men and women to a police department; spoke about contract negotiations for their police department being at a critical point and reported, of the 10 cities the City Council uses to serve as a benchmark, of the average tenured police officer Redondo Beach is dead last in total compensation; noted the correlation between the responsibilities the officers carry and the compensation needed to attract and retain qualified professionals is at a disadvantage when competing with other agencies; spoke of Redondo Beach police officers feeling undervalued which leads to officers leaving and

applicants choosing other police departments; mentioned articles that have been written highlighting the issues; requested that Council consider bringing Redondo Beach police officers to the median pay of the 10 surveyed cities they chose; spoke of how the City has chosen to allocate money in the City to CIPs or other projects and continued his request for Redondo Beach officers to be awarded responsible, competitive compensation that reflects expectations placed on them.

Mayor Light noted his time was up, but John Banach continued to speak for 50 more seconds and was violating the rules of order.

Mayor Light commented that it is a shame when their own people don't follow the rules; stated they appreciate all the service from the City's First Responders, but his behavior was inappropriate.

Pam Absher and Bill Nevarez, 37 year residents of 1015 Avenue B, stated their lots are 40 feet wide and asked for Council's help in dealing with issues arising from construction at 1019 Avenue B; reported that the home had undergone four construction projects from September 2021 to August 2023 and they are experiencing problems with noise, water runoff, and a violation of their privacy; noted the home was sold in January 2021 and in August 2021 the new owners moved out and construction started in September 2021 and described the work that was done; stated the contractor showed up at all hours and days and the project was not conducted professionally and with no care to the neighbors; noted that Mayor Light, Councilmember Waller, former Mayor Brand and former Councilmember Nehrenheim were all aware of the situation; spoke of the numerous issues they are experiencing from that property including flooding, cameras facing their property, and noise from their A/C unit; stated they were told by the City Manager and a councilmember from a neighboring city to come to the City Council meeting to ask for the Council's help and begged them to do so.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file material submitted by Pam Absher.

Motion carried 5-0 by voice vote.

Jim Mueller, District 5, stated the majority of Redondo Beach residents live in a suburban family community and the City government should increase their emphasis on family issues and family oriented development; reported, of the 13 City government departments, eight department heads are men and five are women, 2/3 of the Commissions seats are held by men, and the decision-makers of the City have 6 men and 2 women; spoke of the accomplishments the women of the City government have had in comparison to the men in dealing with family issues and gave the Homelessness Program (run by City Attorney Ford) and school crossing guard efforts (led by Councilmember Kaluderovic) as examples; mentioned a woman in an elected office would most likely ask for a consumer survey of families living in Artesia commercial vicinity because women do most of the shopping for their households; stated men get caught up in the bells and whistles and dollar signs and forget the real reasons for having

commerce in a city; urged more women to run for Council or at least to volunteer for Commission seats.

Joan Irvine, District 1, noted she did run for Mayor and agreed with what Jim Mueller said; noted that the day before was World AIDS Day and it was the first time since 1988 the US did not commemorate the day and wanted to remember her brother; asked that the City remember the day going forward if the US would not be acknowledging it; stated she spent 25 years in child protective safety, referenced an incident involving youths with eBikes in Hermosa Beach, and felt more regulations need to be put in place; mentioned AI has no child safety measures with regard to content and something needs to be done.

Gil Escontrias spoke of the importance of the election of the Chief of Police position in Redondo Beach; mentioned it should be rooted in transparency, integrity, and key stakeholders; noted residents should understand how candidates are selected, who are eligible, and how decisions are made; spoke about how it has been handled in the past; stated residents are stakeholders and want what is best for the City; spoke of higher pay needed for their police officers; thanked the outgoing Chief for all he has done for the City and wished him well in his retirement.

Desiree Galassi, Public Amenities Commissioner, spoke of the King Harbor sign being called iconic in the Admin Report and asked what makes it iconic; spoke of the ability to designate landmarks and suggested Council think about that; opined that the little sailboat in the sign is artist as opposed to the graphic they would like to replace it with; asked if it is branding they are after or is it preservation and asked going forward if Council would consider nominating the structure so it can be preserved through the process of the PAC so they could maybe find a way to preserve its history by some sort of marker.

Ron Maroko spoke in support of landmarking Wilderness Park, mentioned the City owns the property, its history is unquestionable, and it has already been referred to staff so there should be no problem coming back for a Consent Calendar vote; stated if the City Manager permits him he would write the Staff Report and urged the Council to push it forward.

Georgette Gantner agreed with Desiree Galassi; mentioned the City's shortfall in the budget and felt the sign could be left alone and it is in good shape and the City could save money.

John Perchulyn (via Zoom), District 1, reported gathering some statistics for the area of Prospect and PV Blvd; stated in a 12-hour period approximately 160 tractor trailers and big box trucks crossed their streets; spoke of a round up of trucks done in Orange County where 121 trucks were inspected, 71 citations issued, 13 vehicles were placed out of service due to safety violations, 14 vehicles were towed, citations were issued to drivers for various violations and mentioned the trucks travelling on their streets share similar offenses presenting huge safety hazards to residents; spoke of decibel readings he collected; stated the traffic, truck, and noise issues have greatly impacted the quality of life in the area; asked what it will take for the City to do something to improve their safety

and quality of life as told when they were elected; agreed with Joan Irvine regarding the eBike safety.

Darryl Boyd agreed 100% with John Perchulyn and wondered when the City would listen to the residents of Prospect and PV Blvd; opined that the beautification of the Prospect Avenue median is a failed project; spoke unfavorably about Mayor Light and Councilmember Kaluderovic's attention to the area; challenged Mayor Light to a public debate or round table regarding the real problems the 500-600 block of Prospect Avenue residents deal with every day; agreed that the selection of the Police Chief position should have resident input, that the King Harbor sign should be left alone since the City is broke.

City Clerk Manzano reported no one else online and no eComments.

**K. EX PARTE COMMUNICATIONS - None**

**L. PUBLIC HEARINGS - None**

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

**N. ITEMS FOR DISCUSSION PRIOR TO ACTION - None**

**N.1. DISCUSSION AND POSSIBLE ACTION REGARDING DESIGN OF THE FRANKLIN PARK PLAYGROUND REPLACEMENT PROJECT APPROVE THE PROPOSED DESIGN OF THE FRANKLIN PARK PLAYGROUND REPLACEMENT PROJECT AND DIRECT STAFF TO PREPARE A CORRESPONDING AGREEMENT WITH GAMETIME FOR PURCHASE AND INSTALLATION OF THE NEW PLAYGROUND EQUIPMENT**

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

Mayor Light thanked Councilmember Kaluderovic for all the work she put into the all-abilities playground at Franklin Park.

Community Services Director Hause and Deputy Community Services Director Orta were both there to present on the item.

Community Services Director Hause provided some background on the item, noted the project was funded \$500,000 in the FY 2024-25 budget and will be the first all-abilities playground in Redondo Beach; spoke of the working group they developed in order to get the proper feedback and provided a detailed drawing of the playground along with more explanation; provided a list of playground design elements which included: low-level ramping, slides, a platform rocker, climbers, spinners, sensory boards, chimes, and a shadow-caster; spoke of choosing color schemes that were more calming and already match existing shade structures; showed a fly-through video of the playground and provided explanations of what they were viewing; provided the breakdown of funding and costs of the playground, which included a donation from the LA Kings Foundation and a



GameTime/CPRS Grant; reported the estimated final cost of the project is approximately \$315,000; reported the PAC reviewed the proposed design on November 12, 2025 and provided five recommendations for the Council to consider but was in support of the proposed project; listed the five items and noted that two of the items are already covered within the project and asked for Council direction on the other items; provided a slide with the project timeline which is scheduled to be completed by summer 2026.

Discussion followed regarding timelines for each of the project steps and since GameTime takes care of several of the steps they should be able to stay on schedule. Mayor Light felt that it should be completed before summer 2026 and staff felt that it is a possibility but would prefer to keep the summer 2026 date to allow for any unknowns.

Community Services Director Hause provided staff's recommendations for Council: 1) Approve the proposed design of the Franklin Park playground replacement project, and 2) direct staff to prepare a corresponding agreement with GameTime for purchase and installation of the new playground equipment.

Councilmember Kaluderovic asked if coordination with the engineering team was needed for installation and staff said it has already been taken care of.

Councilmember Kaluderovic wanted to thank staff and the Commissioners for all their work; noted how difficult it is to get input and consolidate input; stated the project has exceeded her expectations and noted other factors they had to work with to make it happen; asked if it was possible to add fidget toys to any of the poles on the playground structure.

Community Services Director Hause cautioned against using any poles within the play structure but suggested using some panels on the perimeter of the structure or the panels within the structure.

More discussion followed.

Councilmember Waller mentioned the project was approved before he was elected to City Council but was supportive of 1,2, 3, and 5 of the additions requested by the PAC and also of the additions mentioned by Councilmember Kaluderovic if the playologist approved of any additions; mentioned the Kings changed their logo so additional input may be needed by them.

Councilmember Obagi applauded staff for going under budget and also obtaining grant funding; commented that the funds used by the City were from Quimby funds and not discretionary funds and Quimby funds are required to be used for enhancing open spaces and wanted to mention that because of the comments Officer Banach made earlier.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to approve the proposed design include recommendations 1,2,3 and 5 (not 4) by the PAC and to defer to the playologist about any additional fidget toys up to \$5,000 and direct staff to

prepare a corresponding agreement with GameTime for purchase and installation of the new playground equipment before summer 2026.

Councilmember Obagi asked if there were any concerns that the shiny crowns on the structure honoring the LA Kings would rust or fade due to weather.

Deputy Community Services Director Orta said there are different finishes they can use and will work with the playologist to make sure they choose the correct type of finish.

Councilmember Obagi referenced the BRR and wondered about the cost of making all the historic markers consistent around the City.

Community Services Director Hause stated they are able to do it at a lower cost than identified in the BRR.

Discussion followed regarding the additional costs of adding fidget toys and how much the Council will allow for it.

Motion by Councilmember Kaluderovic was re-stated and completed. Mayor Light invited public comments.

Desiree Galassi, Vice Chair for PAC, commented on how great it was to work on the project and to have it be under budget; spoke about the shadow play element being a point of discussion at their meeting, did not know what that amenity brought for the playground, and wondered if something else could be placed there; spoke of comments made regarding the lack of climbing apparatus but felt there were plenty of things to climb on the playground; mentioned the footprint they had to work with and felt they put a lot in the space given; addressed the questions they received regarding the lack of swings.

City Clerk Manzano reported no one online and one eComment opposed.

Motion carried 5-0 by voice vote.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to take a five-minute break at 8:35 p.m.

Motion carried 5-0 by voice vote.

### **RECONVENE TO REGULAR MEETING – 8:43 P.M.**

#### **ROLL CALL**

Councilmembers Present: Waller, Kaluderovic, Obagi, Behrendt, Mayor Light, Castle (arrived at

Councilmembers Absent: None

Officials Present:

Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Laura Diaz, Records Mgmt. Coordinator/Deputy City Clerk

**N.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL REPORT FROM THE REDONDO BEACH TRAVEL & TOURISM BOARD FOR THE PERIOD SEPTEMBER 2024 TO AUGUST 2025 ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-094, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE REPORT OF THE REDONDO BEACH TRAVEL & TOURISM BOARD FOR THE PERIOD OF SEPTEMBER 2024 TO AUGUST 2025 IN CONNECTION WITH THE REDONDO BEACH TOURISM MARKETING DISTRICT**

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

W.E.D. Director Kapovich turned the floor over to Mio Iwaski to introduce the project.

Mio Iwaski provided some information on the Tourism Marketing District (TMD) and the reasons the item is before them that evening; noted Rebecca Elder and Kevin O'Brien were there that evening to walk them through the marketing campaign performance and key metrics from this year; turned the floor over to Ms. Elder and Mr. O'Brien.

Rebecca Elder and Kevin O'Brien provided a PowerPoint presentation. Rebecca Elder began with the Year End Financials for FY 2024-2025 highlighting the totals for Collections, Carryover, Delayed Remittance and reported the total being \$1,169,627 for the year; stated, per their Market District Plan, they have to allocate 10% to administration and operations and 3% for contingency and spoke about their ability to reallocate that 13% and put more into sales and marketing.

Kevin O'Brien stated their overarching goal is to put heads in beds so they not only want to bring people to Redondo Beach they want them to stay overnight; presented a slide with their Executive Overview and provided information on RBTT's FY 2024-2025 accomplishments and continuing primary objectives for the City; reported where media expenses were allocated which included Google ads, social media platforms, Expedia, etc.; stated they are up over 27% from the last FY in terms of booking engine previews and reviewed the statistics of the engine previews.

Rebecca Elder pointed out that visitors may find hotels from their efforts but go direct to hotel websites to book because booking through their site is cumbersome and they have no way to track those numbers.

More discussion followed regarding the ability to track their efforts and that there is

uncertainty on how to track bookings if not done through their site and some of the numbers cannot be explained since not all searches can be fully tracked from beginning to end if the consumer books through another means.

Kevin O'Brien continued the presentation; explained their shift in messaging from "Center of All Things LA" to "Stay Redondo Beach, Play All of LA" in order to encourage people to stay overnight in Redondo Beach; noted they did a photo shoot over 8 days in Redondo Beach to provide content to use for ads and the City owns the rights to them and can also access the photos; provided examples of ads they have used all year, influencers, interactive display ads, Expedia packages, social campaigns, and organic social media; spoke of a 4-month promotional campaign with BeachLife.

Rebecca Elder provided a slide with the projected financials for FY 2025-2026; reviewed the totals for Collections, Carryover, delayed Remittance and reported the total budget of \$1,413,885.

Kevin O'Brien spoke of next steps and market outreach to drive occupancy to Redondo Beach and pull from neighboring competitive markets such as Santa Monica and Long Beach and to grow into secondary markets to expand opportunities; stated they are trying to increase Redondo Beach visibility within AI and increasing Redondo Beach visibility on social media networks; stated their focus will be on their campaign of "Stay Redondo Beach, Play All of LA" and tactical campaigns.

Councilmember Obagi stated there seems to be carryover every year of funding so why would they increase the revenue being paid to the tourism district.

Rebecca Elder noted they reallocated funds to supplement the budget and said she could get him those numbers if needed and explained why the money is needed and examples of where it could be directed.

Councilmember Obagi asked if the Marine Avenue hotels were in the tourism district and if they have continued to pay their fees to the tourism district; noted that from a marketing position it is very easy to get to an NFL game from that location.

Rebecca Elder answered yes to both Councilmember Obagi's questions and agreed with him regarding marketing the ease of traveling from the Marine Avenue hotels to SoFi Stadium.

Mayor Light asked how they reconcile the numbers into TOT or dollars for the City.

Rebecca Elder spoke of the TOT rate dropping which dilutes the TOT and noted other factors that have contributed to the lack of TOT for the City including what visitors are willing to spend for hotel stays.

More discussion followed and Rebecca Elder mentioned hotel booking is now more experiential, and people often search months ahead before booking instead of

immediately booking as people have done in the past; mentioned they also need to continue to make people aware of Redondo Beach.

Kevin O'Brien added more input in how the digital out of home (DOOH) boards trigger mobile devices and cookies it so ads will continue to pop up on their devices which also skews the numbers since it is potentially one person visiting the area multiple times triggering the DOOH.

Councilmember Castle asked what their outlook would be for TOT or the 1% for RBTT.

Rebecca Elder stated for 2026 they projected it to be flat, so \$725,000; noted due to the events coming up for 2027 they project about 2%.

Councilmember Waller asked if their hotels or sites are tracking conversion rates.

Rebecca Elder said it would vary per hotel and it is proprietary and she doesn't have access to all that data; suggested he could survey some hotels and they could provide the data for him.

More discussion followed and Rebecca Elder stated they can provide data on their sites but can't provide data on actual bookings from the hotel side and they try to evaluate the information they are able to track.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to adopt by title only Resolution No. CC-2512-094.

Mayor Light invited public comments.

Eugene Solomon, City Treasurer, referenced the current Olympic website provided by the City website has some of the City's hotels featured but it is static; suggested making the site dynamic so it can send people to the Redondo Beach Tourism site; noted Expedia or wholesalers are used, the hotels are offering rooms them a discounted price so that might explain a lower TOT but stated he is not positive that is happening but it is something to consider; stated he is grateful to the tourism district for all their efforts.

Georgette Gantner asked for clarification regarding the Resolution and asked if the Redondo Beach Tourism get a percentage of the revenue.

Mayor Light explained the Resolution is to receive and approve the report. City Manager Witzansky explained what the Redondo Beach Tourism receives.

Georgette Gantner pointed out that the campaign is for people to stay in Redondo Beach but go to the events in LA and stated they cannot control the transit to LA but suggested to offer charter buses or some type of transportation to expedite their experience to the events to make it more attractive to stay in Redondo Beach.

City Clerk Manzano reported no one online and no eComments.

Motion carried 5-0 by voice vote.

City Clerk Manzano read adopt by title only Resolution No. CC-2512-094.

**N.3. DISCUSSION AND POSSIBLE ACTION REGARDING MEASURE FP IMPLEMENTATION, INCLUDING SELECTION OF THE PROJECT DELIVERY METHOD, AMENDMENT TO THE AGREEMENT FOR PROJECT SERVICES WITH GRIFFIN STRUCTURES, INC., AND THE NEXT STEPS REQUIRED TO ADVANCE THE PROJECT TO THE PRECONSTRUCTION PHASE APPROVE A REQUEST FOR QUALIFICATIONS/PROPOSALS FOR PROGRESSIVE DESIGN BUILD SERVICES TO RECONSTRUCT FIRE STATIONS 1 AND 2 AS PART OF MEASURE FP IMPLEMENTATION APPROVE A REQUEST FOR QUALIFICATIONS/PROPOSALS FOR PROGRESSIVE DESIGN BUILD SERVICES TO REBUILD THE POLICE DEPARTMENT HEADQUARTERS AND RENOVATE THE POLICE ANNEX FACILITY AS PART OF MEASURE FP IMPLEMENTATION**

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

Assistant to the City Manager Smude provided background on Measure FP, noted it was approved by voters in November 2024 for \$93.35 million to replace Fire Stations 1 and 2, replace Police HQ and renovate the Police Annex facility; named key staff members and members of the Griffin Structures team in attendance that evening; handed the floor over to Dustin Alamo with Griffin Structures.

Dustin Alamo provided details on Griffin's strategic path forward to deliver the bond measure; explained that the current buildings being addressed do not meet standards for seismic resilience, operational efficiency, technology or staff wellness; stated their goal is to deliver the essential facilities on budget, on schedule with uninterrupted emergency response; spoke about delivery methods and key factors they aim for which is the ability to accelerate the schedule, transparency, cost, and how well the City can verify every number, integration between design and construction teams, risk mitigation, and a high level of owner collaboration; explained the negative aspects of the Design-Bid-Build (DBB), the Construction Manager @ Risk (CMAR), and the traditional Design Build (DB) approaches and why they can cause issues during the project; spoke about Progressive Design-Build (PDB) and why it is their recommended approach; explained how PDB works and allows for integration between their two phases and provides transparency throughout the process; provided their coordinated strategy, detailing Package A for Fire Stations 1 and 2 and Package B for the Police Department and the Annex; stated the fee proposal in the PDB model is comprehensive and locks in the contractor's cost variables upfront, and allows for competitive bidding (spoke about the competitive bidding process and GMP), noted the City would receive full open book validation of all scope and pricing;; stated the Council would first approve the phase one contract, and once that happens and phase one is complete, they would come back with phase two for approval into final

design and construction; stated there may be multiple staggered GMPs to accelerate the schedule; spoke of the limitations with PDB, noted there is a learning curve since it is a newer approach especially around the contract and procurement but that Griffin has experience with it and can help navigate the City through any issues and throughout the process; provided data on alternative delivery methods with case studies; stated they understood maintaining operational continuity during construction is very important and described the temporary facility strategy for each building; provided a slide with the preliminary project schedule which is scheduled to begin early 2026 for phase one, and end of 2026 early 2027 for phase two; turned the floor back over to Assistant to the City Manager Smude.

Assistant to the City Manager Smude stated what they were asking for that evening was for approval of the Progressive Design Build as a procurement strategy to move forward; noted staff believes they can refine the scope of work in the RFQPs and improve them before they go out; explained they would bring back to Council for approval the RFQPs, advertise them out to the market, go back to Council with an Owner's Representative Contract amendment with Griffin to continue services.

Mayor Light commented that although the PDB has only recently been allowed in California, the federal government has been doing it for decades; voiced his support for the PDB but wanted certain goals to be met by the RFP: enough specificity to elicit proposals that allow apples to apples comparison, proposals submitted should understand exactly what is to be submitted in page length, format, and detail and understand how the scoring will be done, the RFP should lead to a contract and a proposal that protects the City's interests and enables solid program management and project management, explore potential cost savings from bids if a contractor is awarded both since the project is divided in two phases; pointed out that they will be paying for two costs since there are two phases during the procurement process; felt it is not ready for Council to approve the RFP but that only minor changes are needed and offered to help with it.

Councilmember Behrendt asked for input from Griffin regarding the Mayor's comments.

Dustin Alamo agreed that the RFQ should definitely have very detailed scope of work that's refined to the project and it is something they should tighten up before it gets to the street; stated in terms of scoring criteria it is a preference and hoped they could find a balance between being too strict and too loose; felt the point of PDB is to solicit creativity from teams but to do it within a defined schedule and budget.

Councilmember Behrendt asked if there is a way to score diverse responses with RFPs since it might not be apples to apples and asked what they advise.

Dustin Alamo stated they are at ground zero so they will not be getting any designs so at this time they are getting only qualifications and feed.

More discussion followed on what they should expect for the first part of the process.

Councilmember Behrendt asked if Dustin Alamo would be working with the City in developing the RFP further as needed.

City Manager Witzansky stated that's phase two discussions with Griffin for their upcoming contract amendment and noted it is likely Council's next action as it relates to Measure FP implementation; hoped Griffin would be helping staff refine the final RFP and facilitating the next step of the process.

More discussion followed.

City Manager Witzansky stated the idea of splitting the packages is to have two different entities focusing on their respective areas of expertise and ideally advancing the projects in parallel more quickly but, to the Mayor's point, having someone that could handle both packages would be to the City's advantage.

Dustin Alamo added they have a lot of experience with these types of projects and there's a lot of architects and contractors that do fire stations and a lot that do police stations but not a lot that do both so they didn't want to limit the pool.

More discussion followed.

Councilmember Behrendt asked Dustin Alamo if there are any lessons learned from past experiences with PDBs or DBs that he could share with the Council.

Dustin Alamo noted he hit on some during the presentation and highlighted owner involvement, timely decision making, and having the right contract in place from the beginning; mentioned he shared the DBIA (Design Build Institute of America) contract with them for their benefit and explained they have a lot of standards to consider and a template.

Councilmember Behrendt asked if Griffin has experienced any projects with cost overruns and what did they learn from it.

Dustin Alamo stated in all the examples where Griffin started from the beginning, they were able to manage the budget and keep it within the confines of the budget, noted creating incentives for the teams to accelerate their schedule and come in with lower costs also helps in getting everyone to the same goal.

Mayor Light explained his experience with PDB was different since design wasn't the deliverable and felt the RFP could be refined to make it more clear.

Councilmember Waller spoke of his experience with contracts and stated he was the one normally presenting them; felt having design review keeps people from going on the wrong track; asked Dustin Alamo what the disadvantages of PDB were.



Dustin Alamo brought up one of the slides from his presentation that listed cautions Council should be aware of with PDB; mentioned mainly that there would be a learning curve since the City has never used PDB, legal complexity with the contracts, and being involved in the process.

Councilmember Waller stated he was unclear as to who is bidding on the contract, what types of companies.

Dustin Alamo stated it is usually led by a contractor, along with subcontractors, and an architect so it is a team coming together on one contract.

More discussion followed on the different types of companies and contractors and the collaborations.

Councilmember Waller asked what Griffin's role would be.

Dustin Alamo responded that Griffin is an owner advisor.

Councilmember Obagi stated Dustin Alamo spoke a lot about owner involvement being important and asked what form does that take as it pertains to the City.

Dustin Alamo stated setting up from the beginning who is the owner of each of the projects; felt the Chiefs, Public Works, and City Management would be part of it but mainly those involved need to be able to make timely decisions as the design demands it and the contractors need input; noted that timely decision making the cadence for moving along the process.

Councilmember Obagi clarified that he didn't want decisions to come to Council but how does it work when the owner is a city.

Dustin Alamo stated a real detailed schedule on decision points is necessary with timelines and they need to stick to that schedule.

City Manager Witzansky added that they will have an internal team making day to day decisions and will have a schedule that discusses check-ins with the Council and the community at appropriate milestones.

Councilmember Obagi asked if there would be two separate teams for the Fire Stations since they are in two separate locations.

City Manager Witzansky stated they will have a singular leadership point of contact in the Fire Department who will take input from experts within the department at each location.

Councilmember Obagi referenced the timeline and noted that the Fire Stations would be constructed simultaneously and wondered if there were any concerns that both Fire Stations would be working out of temporary locations at the same time.

Chief May stated they have been in planning for that contingency, noted there will be challenges but they will be collaborative in that approach to maintain their response times in both sections while the projects are taking place.

Councilmember Obagi asked Chief Hoffman if there was anything he wanted to share.

Chief Hoffman spoke about the need to put the Police Station under one roof since for 31.5 years its been under the same configuration (two different locations) and it impedes communication significantly; voiced his thoughts on the temporary facilities noted that they need to keep in mind their communication center is massive, they operate a type 1 jail, and have to store evidence; felt that their old facility is functioning and wondered if they could operate out of the existing facilities and construct something adjacent.

Councilmember Obagi asked the City Manager if what Chief Hoffman was asking could be done.

City Manager Witzansky stated that is their hope but they need to work with the Progressive Design Builder to confirm they have that opportunity; reported that they need to maintain dispatch in its current location through the duration of the project; spoke of the budget not allowing for a higher level of construction but hoped that they could find a way to bring all of their staffing needs into the newly constructed station and move all their non-staffing functions to the annex; noted their single biggest constraint is getting staffing all under one roof for the Police Station.

Councilmember Obagi asked about getting a lease revenue bond for the addition funds.

City Manager Witzansky responded that he'd rather not go that direction.

Councilmember Obagi asked Dustin Alamo what type of specificity does the RFP need.

Dustin Alamo felt the Mayor was talking about the exact deliverables need to be included or really outlining the scope of work in a thoughtful way to make sure it aligns with the contract. Mayor Light agreed.

More discussion followed.

Mayor Light clarified that Council will have to bless whoever gets selected out of the process, and when each GMP comes out the Council has to approve that since it's the budget and detailed solution that the City will be managing for the rest of the contract.

More discussion followed regarding the importance of the GMP.

Councilmember Kaluderovic asked if the process allows flexibility to find ways to work towards the goal of getting everyone under one roof for the Police Station.

Dustin Alamo answered that the design solution and having the contractor on board helps

work through the different iterations that could be developed on site.

Councilmember Kaluderovic asked if they could be collaborative with the budgets even though Fire and Police are two different paths.

Dustin Alamo stated it is the City's money and they can move it if they want to but cautioned there could be design fees that need to be adjusted if the scope changes.

City Manager Witzansky added that if there is a clear indication that any one of the four facilities has funding that could be reallocated to another one of the facilities they can do that; noted that Measure FP does not limit spending to one particular public safety facility.

Discussion followed with examples and scenarios that may potentially allow for funds to be reallocated but that initially they need to do what they have telegraphed to the community and make decisions when opportunities allow; discussed when decisions for design would be needed and the economic changes that have occurred since the costs were provided.

City Manager Witzansky cautioned Council to be aware that they may not have the ability to get the whole Police Department under one roof.

Mayor Light mentioned they have to be realistic in their expectations and that they will need to consider the effects on the GMP if they change their designs.

More discussion followed regarding the PDB process allowing for the most flexibility but that does not mean it will give them the outcome they are looking for.

Mayor Light noted that the biggest risk for the City would be moving the Comm Center, even temporarily while the construction is happening.

City Manager Witzansky stated they have a two-fold approach to the temporary facility and siting analysis: 1) how do they maintain continuity of service, and 2) how can they do that while saving the most money during that temporary solution; noted that the best way to do that is by keeping dispatch in place and keeping the jail in place while finding a way to build the new facility next to the current facility.

Mayor Light recommended they telegraph the importance of the Comm Center in the RFP for the police side and that proposals should show how they will mitigate that and staff should track that throughout the process.

Councilmember Behrendt asked the City Manager and City Attorney who would be providing legal advice to the City throughout the process.

City Attorney Ford noted that they have their bond counsel and oversight counsel.

City Manager Witzansky mentioned they may want to bring in additional legal expertise

to assist in the final contract review.

Councilmember Behrendt asked if there is someone the City has used or do they need to vet additional outside counsel.

City Manager Witzansky felt as they get closer to that phase it would be prudent to have additional expertise and will discuss that with the City Attorney.

Councilmember Behrendt spoke of design builders typically having an attorney or a claims consultant involved to document throughout the process.

City Attorney Ford reported that they have retained counsel specifically for FP.

Councilmember Behrendt asked if the bidders will know what their maximum footprint to work with will be.

City Manager Witzansky noted the structures are there for the bidders to see the general parameters but the main Police Station is the area where they are more open to suggestions.

Dustin Alamo pointed out that there are other factors to consider such as the limitations underground with the parking structure, utility vaults, etc. which are costly, so they need to be cognizant of the right location.

City Manager Witzansky explained staff is looking for approval for the acquisition strategy of the PDB approach and they have draft RFPs that they will further refine and bring back as a Consent Calendar item for final release and will come back with a proposed amendment with Griffin for the next phase of work to continue as the City's owner rep.

Motion by Councilmember Waller, seconded by Councilmember Obagi, to implement selection of Progressive Design-Build and direct staff for everything else based on their discussions.

City Clerk Manzano reported no one online and no eComments.

Councilmember Kaluderovic questioned whether the number they got was to reconstruct a massively deficient sized building for the personnel.

City Manager Witzansky recalled their discussions of two different concepts and pointed out that the cost of a brand-new station would have been close to \$100 million versus the renovation of the existing annex and reconstruction of the current main station at half that cost.

More discussion followed.

Councilmember Obagi commented that they should not slow down the process trying to

get the RFPs perfect.

Motion carried 5-0 by voice vote.

**N.4. DISCUSSION AND POSSIBLE ACTION TO DESIGNATE AT LEAST THREE PUBLIC LOCATIONS WHERE LEGAL NOTICES WILL BE PHYSICALLY POSTED PER THE CHARTER AMENDMENT ASSOCIATED WITH MEASURE CAP ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-096, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, TO DESIGNATE THREE OFFICIAL LOCATIONS FOR THE POSTING OF ORDINANCES AND OTHER LEGAL NOTICES PERTAINING TO MUNICIPAL AFFAIRS OF THE CITY, TO SATISFY PUBLICATION REQUIREMENTS UNDER MEASURE CAP RELATED TO CHARTER AMENDMENTS ARTICLE IX, SECTION 9.15; ARTICLE XVII, SECTION 17.9; AND ARTICLE XIX, SECTIONS 19 AND 19.5**

**CONTACT: ELEANOR MANZANO, CITY CLERK**

City Clerk Manzano provided a presentation on the item; explained that the Measure is related to the March 4<sup>th</sup> election and that Council needs to provide at least three areas for ordinances to be posted; noted that staff has updated the Charter sections: 9.14, 17.9 and 19.5; spoke of having other alternatives for some ordinances but for items related to municipal affairs one of the choices would be to post at three locations in the jurisdiction; mentioned the City would like to move towards more technology of posting it on the website but the State has not changed their requirements and that is why Council needs to designate three public locations; reported they will have 25 ordinances this year which could run from 10 to 50 pages long and stated the cost could be \$5,000 to \$10,000 just for one ordinance.

Councilmember Castle asked if the change meant they do not need to publish in the local paper anymore or do they still need to.

City Clerk Manzano responded that they need to only publish ones that do not pertain to municipal affairs so it will reduce a lot of costs related to that; reported the City has already been publishing the ordinances on the website; spoke of three proposed areas: 1) North Branch Library (outside near the parking lot), 2) City Hall, and 3) Alta Vista Park; noted that Alta Vista Park has limited hours so posting indoor might not be ideal and they could place a bulletin board outside of the doors and post there as another option for that location; provided three alternative locations if Council did not like one or more of the proposed areas: 1) Perry Park Senior Center, 2) Anderson Park, and 3) Dominguez Dog Park; stated staff's recommendation is to adopt Resolution No. CC-2512-096 to formally designate the three official posting locations.

Councilmember Behrendt reported speaking to the Mayor, City Clerk, and City Manager about the Anderson Park location; felt it gets a lot of traffic and spoke in support of adding that location.

Motion by Councilmember Obagi, seconded by Councilmember Behrendt, to adopt by title only Resolution No. CC-2512-096 with the addition of Anderson Park as a fourth location.

Councilmember Castle asked if all of the locations needed to be outside.

City Clerk Manzano stated they do not have to be outside and mentioned Alta Vista has an inside area they can post it in; noted that some of the indoor locations have limited hours or events where people would not be able to go inside.

More discussion followed regarding locations that are covered and other options for indoor posting.

Councilmember Waller spoke in favor of Anderson Park and suggested to trade that for Alta Vista; mentioned they have City Hall which covers Districts 1 and 2 and it would save the City Clerk's office from going to a fourth location.

Councilmember Behrendt and Councilmember Obagi agreed to the friendly amendment.

More discussion in favor of the friendly amendment followed.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and no eComments.

Motion carried 5-0 by voice vote.

City Clerk Manzano read adopt by title only Resolution No. CC-2512-096.

**O. CITY MANAGER ITEMS**

City Manager Witzansky mentioned they have a couple of events coming up at the next two Council meetings and holiday tree lighting next Tuesday at 5:00 p.m.; suggested they start earlier in the evening for Closed Session on December 9<sup>th</sup> and reviewed the items they have planned for discussion on the 9<sup>th</sup>; noted the Council meeting for December 16<sup>th</sup> will be equally packed with items for discussion; stated they may need to meet earlier for Closed Session on the 16<sup>th</sup> as well since they have the menorah lighting that evening.

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

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

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

**R.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

**AGENCY NEGOTIATOR:**  
Mike Witzansky, City Manager  
Diane Strickfaden, Director of Human Resources

**EMPLOYEE ORGANIZATIONS:** Redondo Beach Police Officers' Association, Redondo Beach Police Management Unit, Management and Confidential Employee Group, and Redondo Beach Firefighters' Association

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

**AGENCY NEGOTIATORS:**  
Mike Witzansky, City Manager  
Greg Kapovich, Waterfront & Economic Development Director

**PROPERTY:**  
239 & 245 N. Harbor Drive, Redondo Beach, CA 90277  
(portions of APN: 7503-029-903)

**NEGOTIATING PARTIES:**  
Allen Sanford, CA Surf Club

**UNDER NEGOTIATION:**  
Lease Status, Price, and Terms

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

**AGENCY NEGOTIATOR:**  
Mike Witzansky, City Manager  
Greg Kapovich, Waterfront & Economic Development Director

**PROPERTY:**  
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon  
(portions of APN #: 7503-029-900 and 7503-029-903)

**NEGOTIATING PARTIES:**  
Allen Sanford, BeachLife Festival

**UNDER NEGOTIATION:**  
Price and Terms

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

**AGENCY NEGOTIATOR:**

**Mike Witzansky, City Manager  
Greg Kapovich, Waterfront & Economic Development Director**

**PROPERTY:**

**100 International Boardwalk, Redondo Beach, CA 90277  
130 International Boardwalk, Redondo Beach, CA 90277  
(a portion of APN: 7505-002-932)**

**NEGOTIATING PARTIES:**

**Jeff Jones, Quality Seafood, Inc.**

**UNDER NEGOTIATION:**

**Lease Status, Price, and Terms**

- R.5. 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**

- S. RECONVENE TO OPEN SESSION - None**

- T. ADJOURNMENT – 10:41 P.M.**



**T.1. ADJOURN IN MEMORY OF JIM SHEEHY, LONG TIME REDONDO BEACH RESIDENT AND U.S. NAVY VETERAN**

Mayor Light announced they are adjourning in memory of Jim Sheehy.

Motion by Councilmember Waller, seconded by Councilmember Castle, to adjourn the meeting at 10:41 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 3:00 p.m. (Closed Session), tree lighting at 5:00 p.m. and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, December 9, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Councilmember Waller spoke of Jim Sheehy battling cancer but still doing a marathon with his walker; noted the family appreciated Council adjourning to his memory.

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:

DocuSigned by:

*Eleanor Manzano*

72F2AC716C214CF...

---

Eleanor Manzano, CMC  
City Clerk