



Minutes  
Redondo Beach City Council  
Tuesday, October 6, 2020  
Closed Session – Cancelled meeting  
Open Session – Regular Meeting 6:00 p.m.

**A. CALL MEETING TO ORDER**

Via teleconference, a Regular Meeting of the Redondo Beach City Council was called to order by Mayor Brand at 6:00 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Councilmembers Present: Nehrenheim (arrived at 6:03 p.m.), Loewenstein, Horvath, Gran, Emdee, Mayor Brand

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk  
Joe Hoefgen, City Manager  
Vickie Kroneberger, Chief Deputy City Clerk

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

At the request of Mayor Brand, the audience and Councilmembers rose to salute the flag followed by a moment of silence.

**D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS**

**D.1. BEACH CITIES HEALTH DISTRICT PRESENTATION OF “SAFE IN THE SOUTH BAY” COVID-19 RECOVERY PROGRAM**

Jacqueline Sun, Beach Cities Health District, gave an update on the numbers on COVID-19.

Tom Bakaly, Beach Cities Health District, gave a report on the Safe in the South Bay COVID-19 Recovery Program.

Mayor Brand supported obtaining flu shots, pointed out Redondo Beach has the lowest infection rate in the South Bay per the Beach Cities Health District chart presented, noted the hospitals are in good shape, said it is important to be cautious and it's possible there will be a vaccine by the end of the year.

Councilmember Emdee clarified that it will be awhile before the Redondo Beach schools will open and pointed out the virus can spread quickly even though precautions are taken.

Councilmember Nehrenheim suggested handing out educational flyers and masks in areas such as at the Esplanade.

Councilmember Loewenstein asked if restaurants will still have outside dining when the weather turns cool. Mr. Bakaly believed that businesses would like to extend into the winter.

Councilmember Nehrenheim stated the county has opened up some of the microbreweries.

Mayor Brand called for public comment via eComment and Zoom.

Zein Obagi Jr. informed that LA County is providing free flu shots on October 14 at the Angelo Lacoboni Library and October 21 at the Culver City Julian Dixon Library from 12 to 3 p.m.

There being no further comments, Mayor Brand closed the public comment period.

Councilmember Nehrenheim announced Breast Cancer Awareness this month and thanked the firefighters for providing T-shirts. He also announced his Community Meeting this Saturday at Alta Vista Park at 9:30 a.m. and said he will be having an online meeting as well next week. He also announced the ribbon cutting ceremony tomorrow night at 6 p.m. in the Riviera Village for the King Harbor Brewery reopening.

Councilmember Horvath announced his Virtual Community Meeting on October 15 with the topic being Reimaging North Redondo.

Councilmember Gran announced his Community Meeting on Saturday from 9 to 10:30 a.m. discussing the homeless, North Redondo and the Galleria, and the Aviation and Artesia corridor. He also thanked Quality of Life Prosecutor Joy Abaquin and City Attorney Webb for their help regarding an illegal cannabis church in North Redondo.

Councilmember Emdee said the Board of Supervisors voted for a notice of the public to purchase eight motels, announced Breast Cancer Awareness this month, and said the Redondo Beach Fire Association will donate 100% to the Cancer Support Community of Redondo Beach.

Mayor Brand pointed out this is the worst fire season in California with 4 million acres being burned around the state and the Redondo Beach Fire Department being deployed.

#### **E. APPROVAL OF ORDER OF AGENDA**

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, to approve the agenda as presented. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

#### **F. AGENCY RECESS: 6:35 p.m.**

##### **F.1. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY**

**CONTACT:** MARNI RUHLAND, FINANCE DIRECTOR

**RECONVENE: 6:40 p.m.**

#### **ROLL CALL**

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee, Mayor Brand  
Councilmembers Absent: None  
Officials Present: Eleanor Manzano, City Clerk  
Joe Hoefgen, City Manager  
Vickie Kroneberger, Chief Deputy City Clerk

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

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to receive and file additional backup material for Items H.1, J.1, L.1, and P.3. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None  
ABSENT: None

**H. CONSENT CALENDAR**

- H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETING OF OCTOBER 6, 2020**  
**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. PAYROLL DEMANDS**  
**CHECKS 26851-26877 IN THE AMOUNT OF \$48,230.00, PD. 9/4/2020**  
**DIRECT DEPOSIT 226578-227019 IN THE AMOUNT OF \$1,707,490.20, PD. 9/4/2020**  
**CHECKS 26878-26911 IN THE AMOUNT OF \$52,305.14, PD. 9/18/2020**  
**DIRECT DEPOSIT 227020-227481 IN THE AMOUNT OF \$1,713,295.63, PD. 9/18/2020**  
**EFT/ACH \$7,477.52, PD. 9/4/2020 (PP2018)**  
**EFT/ACH \$355,592.92, PD. 9/4/2020 (PP2018)**  
**EFT/ACH \$7,477.52, PD. 9/18/2020 (PP2019)**  
**EFT/ACH \$338,903.98, PD. 9/18/2020 (PP2019)**  
**ACCOUNTS PAYABLE DEMANDS**  
**CHECKS 96038-96258 IN THE AMOUNT OF \$3,106,287.76**  
**DIRECT DEPOSIT 100003969-100004079 IN THE AMOUNT OF \$97,495.68, PD. 10/1/2020**  
**EFT CALPERS MEDICAL INSURANCE \$333,123.88**  
**EFT BARINGS MULTIFAMILY CAPITAL \$145,325.00**  
**REPLACEMENT DEMAND 96037**  
**CONTACT: MARNI RUHLAND, FINANCE DIRECTOR**
- H.4. APPROVE CONTRACTS UNDER \$35,000:**  
**1. APPROVE AGREEMENT WITH OVERDRIVE, INC. FOR OVERDRIVE DIGITAL LIBRARY AND PUBLIC LIBRARY CONNECT TO ALLOW REDONDO UNION SCHOOL DISTRICT STUDENTS TO ACCESS THE OVERDRIVE DIGITAL LIBRARY COLLECTION IN AN AMOUNT NOT TO EXCEED \$1,500 FOR THE TERM OCTOBER 6, 2020 TO OCTOBER 5, 2021.**  
**CONTACT: MARNI RUHLAND, FINANCE DIRECTOR**
- H.5. APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH CASHEL CORPORATION FOR CITY COUNCIL CHAMBERS AUDIOVISUAL, BROADCAST AND INFORMATION TECHNOLOGY MODIFICATIONS FOR AN ADDITIONAL AMOUNT OF \$83,987.95 FOR THE EXISTING TERM.**  
**CONTACT: CHRISTOPHER BENSON, INFORMATION TECH DIRECTOR**
- H.6. APPROVAL OF THE SIXTH AMENDMENT TO THE LICENSE AGREEMENT WITH NORTHROP GRUMMAN SYSTEMS CORPORATION FOR USE OF THE AVIATION PARK GYMNASIUM AND A RENTAL FEE PAID TO THE CITY IN THE AMOUNT OF \$9,404 PER MONTH FOR THE TERM APRIL 1, 2021 THROUGH MARCH 31, 2024 AND A TOTAL VALUE OF \$338,544, WITH OPTIONS TO EXTEND THROUGH MARCH 31, 2030.**  
**CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR**
- H.7. APPROVE THE FIRST AMENDMENT TO THE LICENSING AGREEMENT WITH WORLD ADVANCEMENT OF TECHNOLOGY FOR EMS AND RESCUE, INC. (W.A.T.E.R.), FOR THE**

**PROVISION OF ELECTRONIC PATIENT CARE REPORTING SOFTWARE FOR AN ADDITIONAL AMOUNT OF \$71,364 TO EXTEND THE AGREEMENT TERM TO OCTOBER 6, 2025.  
CONTACT: ROBERT METZGER, FIRE CHIEF**

- H.8. APPROVE A THREE-YEAR AGREEMENT WITH EXCELSIOR ELEVATOR CORPORATION TO PROVIDE ELEVATOR MAINTENANCE SERVICES FOR A TOTAL COST NOT TO EXCEED \$123,189, FOR THE TERM OF OCTOBER 6, 2020 TO OCTOBER 5, 2023  
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.9. APPROVE AGREEMENT WITH PROK9, LLC FOR POLICE DEPARTMENT CANINE LEAD TRAINER MONTHLY TRAINING SERVICES AT A RATE OF \$175 PER TRAINING SESSION PER TEAM, FOR THE TERM OCTOBER 6, 2020 - OCTOBER 5, 2026 FOR AN AMOUNT NOT TO EXCEED \$50,400 DURING THE TERM OF THE AGREEMENT  
CONTACT: KEITH KAUFFMAN, CHIEF OF POLICE**
- H.10. PULLED BY COUNCILMEMBER LOEWENSTEIN FOR FURTHER DISCUSSION.**
- H.11. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2010-073, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA ADOPTING THE CITY OF REDONDO BEACH'S CONFLICT OF INTEREST CODE AND REPEALING ALL OTHER CONFLICT OF INTEREST CODES.  
CONTACT: ELEANOR MANZANO, CITY CLERK**
- H.12. APPROVE CANCELLATION OF THE NOVEMBER 3, 2020 REGULAR CITY COUNCIL MEETING AND AGENCY MEETING AND RESCHEDULE TO NOVEMBER 10, 2020  
CONTACT: ELEANOR MANZANO, CITY CLERK**
- H.13. APPROVE THE MEMORANDUM OF UNDERSTANDING WITH THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS REGARDING USE OF SBCCOG'S ALLOCATED COUNTY OF LOS ANGELES INNOVATION GRANT FUNDS TO IMPLEMENT THE CITY'S ENHANCED RESPONSE PILOT PROGRAM FOR THE AMOUNT NOT TO EXCEED \$245,287 FOR THE TERM OF JULY 1, 2020 UNTIL JUNE 30, 2021.  
CONTACT: MICHAEL W. WEBB, CITY ATTORNEY**
- H.14. REGRETFULLY ACCEPT THE RESIGNATION OF COMMISSIONER MARY SIMUN FROM THE LIBRARY COMMISSION AND A PARTIAL TERM VACANCY ON THE PRESERVATION COMMISSION AND AUTHORIZE THE CITY CLERK TO POST A VACANCY NOTICE FOR BOTH COMMISSIONS  
CONTACT: ELEANOR MANZANO, CITY CLERK**
- H.15. ACCEPT AS COMPLETE THE NORTH REDONDO BEACH BIKEWAY IMPROVEMENTS PROJECT, JOB NO. 30640, AND AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY RECORDER AND RELEASE THE FINAL RETENTION PAYMENT OF \$36,514.50 TO MARINA LANDSCAPE, INC. UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED UPON THE PROJECT  
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**

Mayor Brand called for public comment via eComment and Zoom. There being no comments, Mayor Brand closed the public comment period.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to approve Consent Calendar items H.1 through H.15, with the exclusion of H.10. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

City Clerk Eleanor Manzano read all Ordinances and Resolutions by title only which were included on the Consent Calendar.

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

**H.10. ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2010-070, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2020-2021 FISCAL YEAR BUDGET MODIFICATION TO APPROPRIATE TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS (\$21,500) IN AVAILABLE SUBDIVISION PARK TRUST FUNDS TO THE BICYCLE TRANSPORTATION PLAN IMPLEMENTATION PROJECT, JOB NO. 40510 APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH HIRSCH & ASSOCIATES, INC. FOR DESIGN SERVICES TO INCREASE THE NOT TO EXCEED AMOUNT BY \$14,000 FOR A NEW TOTAL NOT TO EXCEED AMOUNT OF \$127,300, AND TO EXTEND THE TERM TO DECEMBER 31, 2022**  
**CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**

Councilmember Loewenstein asked for a report and information on the implementation regarding elements of the bike plan.

Public Works Director Semaan stated the status on the implementation of the South Bay Master Plan will take place on October 20. He also gave a report regarding the item tonight which is just a continuation of the Strategic Plan Objective to continue the existing bike path. He also discussed the Measure M funds, and spoke on the electrical component.

In response to Councilmember Loewenstein, Public Works Director Semaan said the City is not in jeopardy of losing any of the funds for this particular budget.

Mayor Brand called for public comment via eComment and Zoom. There being no comments, Mayor Brand closed the public comment period.

Motion by Councilmember Loewenstein, seconded by Councilmember Horvath, to adopt by 4/5 vote and by title only Resolution No. CC-2010-070 and approve the Second Amendment to the Agreement with Hirsch & Associates, Inc., for design services to increase the not to exceed amount by \$14,000 for a new total not to exceed amount of \$127,300 and to extend the term to December 31, 2022. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

City Clerk Eleanor Manzano read by title only Resolution No. CC-2010-070.

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

Mayor Brand called for public comment via eComment and Zoom.

Zein Obagi Jr. noted concern regarding a study of having a homeless shelter in North Redondo and attracting homeless across from Los Angeles County. He also spoke on anticamping laws and providing a space from the San Clemente model.

Sara Klenha, District 5, supported Redondo Beach bringing in temporary housing resources, but asked Council to prioritize criminalization. She also said that unhoused people have limited access to showers and restrooms at night at Veteran's Park.

Ruben Molina suggested considering the concerns and comments of the unhoused people in Redondo Beach, to include having restrooms at night and showers.

Holly Osborne, District 5, spoke on RHNA and local control, errors in the numbers and California receiving allocations that are too high, and stated that 1.34 million RHNA assigned to the SCAG area is too high by 578,000 units. She requested a similar letter from Orange County signed by all mayors and Council be united in this effort. She also spoke on a resolution started by a councilmember in Torrance and suggested Redondo Beach consider drafting and signing a similar document by the mayor.

Mark Gaynor supported providing care for the unhoused neighbors which would be beneficial for all concerned.

Chief Deputy City Clerk Vickie Kroneberger read the following comments via eComment:

Mark Robinson expressed concern with issues regarding the hand launch dock in King Harbor and hazards to the users to include swimmers, crowds, and lack of space in and around the dock.

Mathew Zarro, Street Watch LA South Bay, supported the proposed pallet housing project.

Melanie Cohen supported housing the Redondo Beach homeless.

Emily Mason supported rejecting State Measure 16.

City Clerk Manzano reviewed the voting hours and locations.

There being no further comments, Mayor Brand closed the public comment period.

#### **K. EX PARTE COMMUNICATIONS**

Councilmember Nehrenheim disclosed discussions with staff, the public and Mayor Brand.

Councilmember Loewenstein disclosed discussions with the public.

Councilmember Horvath disclosed discussions with staff and the public.

Councilmember Gran disclosed discussions with the public and staff.

Councilmember Emdee disclosed discussions with residents.

Mayor Brand disclosed discussions with Councilmember Nehrenheim.

#### **L. PUBLIC HEARINGS**

- L.1. PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION TO AMEND TITLE 10 CHAPTER 2 (ZONING ORDINANCE) AND TITLE 10 CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE MUNICIPAL CODE AND THE LOCAL COASTAL PLAN PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CONSISTENT WITH STATE LAW.**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3206-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CONSISTENT WITH STATE LAW. FOR INTRODUCTION AND FIRST READING.**

**INTRODUCE BY TITLE ONLY ORDINANCE NO. 3207-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 5 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW. FOR INTRODUCTION AND FIRST READING.**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2010-072, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO THE COASTAL LAND USE PLAN IMPLEMENTATION ORDINANCE (TITLE 10, CHAPTER 5 OF THE MUNICIPAL CODE) AND REQUESTING REVIEW OF THE AMENDMENTS BY THE STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PERTAINING TO ACCESSORY DWELLING UNITS, CONSISTENT WITH STATE LAW, 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.**

**PROCEDURES:**

- a. Open the Public Hearing, take testimony; and
- b. Close the Public Hearing; and
- c. Introduce Ordinances 3206-20 & 3207-20 by title only; and
- d. Adopt Resolution No. CC-2010-072 by title only.

**CONTACT:** BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Councilmember Horvath, seconded by Councilmember Gran, to open the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

Community Development Director Brandy Forbes gave a presentation and discussed the following:

- Background on Legislation
- Basic Key Changes to the Legislation
- Streamlined Categories
- Conditions for all Streamlined
- Non-Streamlined
- Procedures

Mayor Brand expressed concern with Sacramento rezoning the entire state and suggested that Senator Ben Allen and Assembly Member Al Muratsuchi need to hear from the residents.

In response to Mayor Brand, Community Development Director Brandy Forbes believed that approximately 25 to 50 ADU units will be seen each year. She also said the CC&R's would have to approve ADU's as a condo association. She explained the new units will account towards the RHNA numbers, and also reviewed the survey regarding the ADUs being affordable versus market rate including existing and additional.

In response to Councilmember Gran, Community Development Director Brandy Forbes stated the biggest concern is for any of the rental structures such as converting parking spaces into ADUs and explained the streamlining process.

In response to questions from Councilmember Nehrenheim, Community Development Director Brandy Forbes stated ADUs are allowed in any area where residential is allowed for the streamline, discussed the R2 and R3 area for non-streamline, stated three units could be squeezed into an R2 lot, stated the ordinance has to comply with the state regulation, discussed the application process, discussed the housing design guidelines, reviewed the current applications regarding ADUs, and stated that parking onsite for the ADUs in the coastal zone is required.

Councilmember Horvath stated the vast majority of people will create an ADU to absorb a family member which comes as a result of the affordability crisis. Community Development Director Brandy Forbes stated there is no specific affordability level regarding the person renting.

Planning Manager Scully suggested just focusing on the unit, trying to avoid getting into too deep with the questions.

Councilmember Loewenstein asked about parking requirements. Community Development Director Brandy Forbes explained for streamline, parking for inland cannot be required and also discussed public transit.

Councilmember Emdee opposed the proposal, stated Redondo Beach has done a lot to build housing in the area, said the key to the language is wherever there is zoned residential and discussed the single family zoning.

Community Development Director Brandy also reviewed the setbacks.

Councilmember Nehrenheim asked if restrictions could be put on the second unit. Community Development Director Brandy Forbes did not believe so if they meet the requirements of the zoning. She also explained the R2 standards regarding a second unit housing.

Councilmember Nehrenheim expressed concern with impacts from ADUs in District 1.

Mayor Brand called for public comment via eComment and Zoom.

Holly Osborne asked how many people there are from richer districts coming in and buying up the older lots. Community Development Director Brandy Forbes stated this hasn't been seen yet with the applications that have come in.

Chief Deputy City Clerk Vickie Kroneberger read the following comments via eComment:

David Waldner asked about the short-term rental aspect and less than 30-day rental enforcement. He also expressed concern with ADUs being added into the community with practically no lot size or parking requirement, more degradation, and lack of enforcement.



Terry Gasparovic believed more data is needed regarding ADU locations, asked about neighboring cities and comparison of ordinances, asked how many ADUs have been built in the City since the new ordinance went into effect and how has the PD been able to restrict residents from building two story ADUs over 16 feet without the ordinance.

There being no further comments, Mayor Brand closed the public comment period.

In response to Mayor Brand regarding Torrance and Hermosa Beach, Community Development Director Brandy Forbes believed that Torrance had a new area to institute for something specific but said she would need to address the ordinances. She also believed that Redondo Beach has approved approximately 30 to 35 ADUs before April 2019 and then another 10 for the rest of the year.

Councilmember Nehrenheim asked about an historic house and building an ADU. Community Development Director Brandy Forbes believed the property would have to obtain the Certificate of Appropriateness from the Historic Preservation Commission if it had a Mill's Act contract.

Motion by Councilmember Nehrenheim, seconded by Councilmember Emdee, to close the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to introduce Ordinances 3206-20 and 3207-20 by title only and adopt Resolution No. CC-2010-072 by title only. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

City Clerk Eleanor Manzano read Ordinances 3206-20 and 3207-20 by title only and Resolution No. CC-2010-072 by title only.

## **EX PARTE COMMUNICATIONS**

Councilmember Nehrenheim disclosed discussions with staff, Planning Commissioners and the public.

Councilmember Loewenstein disclosed discussions with the public and the Mayor.

Councilmember Horvath disclosed discussions with staff and the public.

Councilmember Gran disclosed discussions with the public and staff, and Planning Commissioners.

Councilmember Emdee disclosed discussions with residents via emails and mailings, and staff.

Mayor Brand disclosed discussions with staff, the public, and Councilmembers Loewenstein, Nehrenheim and Gran.

## **L.2. PUBLIC HEARING TO CONSIDER THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) WHICH DEFINES A NUMBER OF STRATEGIES AND IMPLEMENTABLE ACTIONS THAT WILL GUIDE THE FUTURE REVITALIZATION OF THE AREA, INCLUDING PHYSICAL PLACEMAKING ENHANCEMENTS, CONNECTIVITY TO SURROUNDING NEIGHBORHOODS, PARKING STRATEGIES, AND NEW GATHERING SPACES TO CREATE A SENSE OF "PLACE AND CHARACTER".**

**ADOPT BY TITLE ONLY RESOLUTION NO. CC-2010-074, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING THE ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP) AND A FINDING THAT THE AACAP IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**DISCUSSION AND DIRECTION TO STAFF REGARDING THE PREPARATION OF PRIORITY CODE AMENDMENTS NEEDED TO BEGIN IMPLEMENTING ELEMENTS OF THE AACAP;**

**OR**

**CONTINUE THE PUBLIC HEARING TO OCTOBER 13, 2020 TO FURTHER CONSIDER AND/OR EDIT THE DRAFT ARTESIA & AVIATION CORRIDORS AREA PLAN (AACAP).**

**PROCEDURES:**

- a. **Open the public hearing, take testimony;**
- b. **Close the public hearing;**
- c. **Adopt Resolution No. CC-2010-074 by title only adopting the Artesia & Aviation Corridors Area Plan (AACAP) and a finding that the AACAP is not subject to the California Environmental Quality Act (CEQA); or**
- d. **As an alternative, continue the public hearing to October 13, 2020 to further consider and/or edit the Draft Artesia & Aviation Corridors Area Plan.**

**CONTACT:** BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Councilmember, seconded by Councilmember, to open the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None

ABSENT: None

Planning Manager Sean Scully gave a presentation and discussed the Artesia/Aviation Corridor Area Plan as follows:

- Project Area
- Executive Summary
  - Purpose
  - How to use this plan
- Background
  - Location and role of each corridor
  - History
  - Existing conditions analysis
  - Related planning efforts
  - Opportunities and constraints
- Placemaking
  - Introduction
  - Corridors as destinations
    - Creating a destination
    - Encourage reinvestment
  - The pedestrian experience
    - Connectivity
    - The corridor experience
    - Identify
  - Design guidelines
- Mobility

- Overview
- Existing conditions
- Relationship to other plans
  - General Plan circulation element
  - South Bay Bicycle Master Plan
- AACAP mobility objectives
- Corridor descriptions and strategies
  - The driving and parking experience
  - The walking experience
  - Bicycle and micro-mobility experience
  - The transit experience
- Funding Mechanisms
  - Special assessment districts
  - Grant programs
  - Impact fees
  - Tax increment financing
- Implementation
- Figures, Tables and Appendices

Mayor Brand suggested continuing this item to allow for more time. He also said Artesia Boulevard needs a theme such as art and also needs a BID.

Waterfront and Economic Development Director Stephen Proud said there hasn't been a push to form a BID, and renaming of the boulevard has been the focus.

Community Development Director Brandy Forbes stated ownership is needed and said staff has been exploring for grants to help with processes for incorporating, etc.

Mayor Brand supported benches, landscaping, crosswalks, lighting, art projects, signage, historic front improvement program, walk through areas and open gathering spaces. He also said owners already own the buildings and are happy to accept lower rates just for the general cash flow which is not a situation that ignites redevelopment and reinvestment.

Community Development Director Brandy Forbes suggested increasing the FAR and adjusting parking standards to allow the turnover to be more fluid and available.

Mayor Brand also referred to upzoning and suggested a clause and resolution to not allow residential development on Artesia Boulevard. He also suggested starting with just one boulevard.

Assistant City Manager Witzansky referred to GAP and Planning Commission input suggesting focusing on more organic improvements in the corridor, and suggested looking at parking regulations, uses and public placement. He also suggested waiting for the Galleria development before evaluating square footage.

Mayor Brand believed that Artesia Boulevard would be more unique to people versus a mall-like atmosphere such as at the Galleria. He further said there was a bill proposed in Sacramento which died that required cities to rezone commercial districts for 15 residential units per acres. He also pointed out that Sacramento could undermine all the work being done with the Artesia Boulevard and Aviation Plan and suggested people contact their state reps.

In response to Mayor Brand, Councilmember Gran stated there are about 25,000 vehicles per day on Artesia, 40,000 to 45,000 on Hawthorne per day, and 17,000 to 18,000 on Aviation per day.

Councilmember Gran thanked staff and said this has been a collaborative effort, referred to businesses being able to absorb costs and high prices, stated the businesses are disjointed, noted a preliminary study on the BID and reviewed the calculation of paying into a BID generating \$80,000 a year, stated the businesses are small and do not generate a lot of money, stated leadership is needed, and pointed out that the NRBBA members are not people who own a business on Artesia. He referred to 2<sup>nd</sup> Street in Long Beach as an example which has wonderful restaurants and retail with an attractive atmosphere with most of the parking inside of the streets. He also discussed parking issues on Artesia Boulevard and said it is important to be clear about Artesia Boulevard. He further said the overflow and spill from the Galleria needs to be addressed, and also supported continuing this item.

Councilmember Emdee questioned if office demand is still the same since the pandemic. Community Development Director Brandy Forbes explained there could be a shift in change in what office looks like in the future but medical office interest has not been slowing down.

Councilmember Emdee said it is important to avoid aggregating one use which won't produce sales tax or the goals wanted. She suggested strategically placing businesses between restaurants or public spaces together as a synergy. She also suggested sharing parking and looking at other opportunities. She further said reducing parking requirements will work when marketing to the neighborhood around it.

In response to Councilmember Emdee, Planning Manager Scully reviewed opportunities to capitalize on the underutilized parking.

Assistant City Manager Witzansky stated the next step will require additional environmental analysis along with cumulative impacts. He also said parking changes need to include flexibility.

Councilmember Emdee questioned public open space solving the problem without more FAR.

Community Development Director Brandy Forbes suggested creating space for the benefit of the businesses rather than the businesses having to provide it on their property. Planning Manager Scully stated public usable open space is a standard already included in the mixed use zone.

Councilmember Emdee suggested direction to include cost estimates, sense of scale and stages. She also pointed out that the streetlets on the map were on streets with street lights which needs to be changed, the surrounding areas need to be considered, did not support waiting for the Galleria, and did not support a blanket increase in FAR. Assistant City Manager Witzansky suggested looking at the trade-off component and creating a set of objective criteria while evaluating and a subsequent analysis.

Community Development Director Brandy Forbes stated the .6 recommendation came from bringing in the tenancy needed to keep the area active. She also believed the FAR will come back when Council receives the General Plan update and recommendations on the land use.

Assistant City Manager Witzansky stated the square footage drives the parking obligation which is the issue.

Councilmember Emdee preferred to work on the parking and keep the FAR low, and allowing the FAR to go up when a requirement takes place. She also supported a public art component, and an encouragement of galleries rather than office.

Councilmember Horvath agreed there has to be flexibility, agreed this is a great way to start organically in the short-term, noted a piecemeal scenario on the boulevards which is a challenge, suggested focusing on the zones in the short-term where something transformative can happen, suggested aggregating properties, suggested looking at the areas as being a full block and allowing horizontal mixed use, supported densifying existing residential, stated Artesia can be a main street and not being the Galleria, noted charm in creating

this and allowing residents to interact with Aviation and Artesia, and asked about funding about an EIFD on Artesia.

Assistant City Manager Witzansky spoke on the EIFD which is more beneficial long-term or having a parking district. He also noted a diverse corridor with extremely different focuses and priorities, obtaining a BID synergy, and suggested BIDs by regions.

Waterfront and Economic Development Director Stephen Proud stated an EIFD can be formed over any district chosen but the challenge is forming the district and the property owners within the district.

Councilmember Horvath stated the Kurt Hardware location has been for sale over two years and stringent parking requirements. He suggested lessening the requirements and creating more public parking situations. He supported a document to allow going bolder, and the Artesia Boulevard being unique.

Councilmember Loewenstein agreed with focusing in on a theme, drawing people in, and said restaurants are important. He also suggested adding banners, art, but noted everything is very disjointed, noting a lot of the parking lots are empty which are areas that could be used as streetlets and outside dining. He noted Prop 15 is on the ballot which will change the evaluation and assessments, referred to Brand Avenue in Glendale with a block sections that is booming, supported attracting an anchor type tenant and dealing with the parking, and supported having a Porto's. He suggested looking at other areas and similar traffic patterns, building types, noted Culver Boulevard is a great street, and suggested focusing in on a few blocks of Artesia to start, and suggested encouraging restaurants, art galleries, a T-Mobile, a place for dessert and businesses not being so far apart from each other. He also suggested looking at the Public Art Fund and having public art in the medians. He further suggested looking at college towns mixing public art with streetscapes, etc.

Councilmember Nehrenheim suggested expedited permitting, signage being business driven, supported creating an art district, expressed concern with adding residential to Artesia, suggested parklets activating and moving traffic forward and increasing FAR and parking, suggested starting with small and minor upgrades and experiential activities, \$2M coming to Artesia Boulevard which should be included in the report, requested a report on different types of zones in districts that can be opened up, supported lesser restrictions on businesses, a greater parking flexibility report, different zones in districts options, different types of art districts, and the Sacramento Improvement Plan. He also did not support waiting until the Galleria is finished.

City Manager Hoefgen suggested bringing back next week a list of items to consider for a future date.

Mayor Brand called for public comment via Zoom and eComments.

Zein Obagi Jr. suggested having outdoor restaurants and also suggested concentrating on having them in clusters, supported having art, noted more parking isn't needed, suggested incentives to the property owners and replacing the trees, making the sidewalks more walkable, and a buffer between the streets and sidewalks.

Christopher Maloney, believed Artesia is a corridor, supported bike riding to the beach, increasing the bike lanes and accessibility which will create benefits such as slowing traffic down, supported having restaurants, and suggested having a cycle cross.

Holly Osborne stated this isn't a good time to evaluate the parking lots because of COVID, noting the parking lot behind Senator Ben Allen's building is generally jammed. She also supported trees providing shade, and suggested art and crafts in the empty stores.

Chief Deputy City Clerk Vickie Kroneberger read the following comments via eComment:

Peter Aziz encouraged Council and staff to consider rezoning laws, encouraging pedestrian culture, opposed a restaurant needing 57 parking spots, pointed out there is not the affluence in North Redondo for a BID compared to South Redondo, opposed considering changing the zoning charter to bypass the parking requirements, suggested expanding by rezoning, supported arts, supported the focus on North Redondo, suggested voting no on Prop 15 and encouraged blight fees.

There being no further comments, Mayor Brand closed the public comment period.

Motion by Councilmember Emdee, seconded by Councilmember Loewenstein, to continue the Public Hearing to December 8, 2020 with staff coming back with cost estimates, sense of scale regarding having a few activity nodes versus doing the entire block at a time, activity nodes, and art ideas. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

#### **M. ITEMS CONTINUED FROM PREVIOUS AGENDAS – NONE**

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to discuss Item N.1, City Manager Items, Item P.1, and referrals to staff on the agenda, and to continue Items P.2 and P.3. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

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

##### **N.1. DISCUSSION AND DIRECTION TO STAFF REGARDING A CDBG-CV CARES ACT ENTITLEMENT FOR REDONDO BEACH IN THE AMOUNT OF \$453,481 AND THE ELIGIBILITY OF ALLOCATIONS TO SMALL BUSINESSES AND ADDITIONAL ALLOWABLE USES. CONTACT: JOHN LA ROCK, COMMUNITY SERVICES DIRECTOR**

Community Services Director John La Rock gave a report and discussed the funding and eligible expenses. He stated staff is recommending allocating at least the minimum of \$110K to offset an equal allocation made from the City's CV relief funds for small business relief.

Councilmember Gran supported the \$110K allocation, allowing the funds to reimburse the City for real costs that have occurred.

Community Services Director John La Rock pointed out a more stringent qualification beyond the existing application which can be brought back on a case by case basis for businesses ineligible.

In response to Mayor Brand, Community Services Director La Rock stated there is a period of five years to allocate the funding, with 80% allocated after the third which is the end of the 22-23 fiscal cycle.

In response to Councilmember Nehrenheim, Community Services Director La Rock stated they are currently speaking to the county on a 13-month budget for a start and stop of the pallet shelter program, first a policy decision and then a subsequent funding decision. He also said the \$110K is being allocated from the City's General Fund relief monies buying back by using the CDBG funds for small businesses.

In response to Councilmember Nehrenheim, Assistant City Manager Witzansky explained that transfer of sources is to try to create flexibility from potential General Fund naturally reimbursed expenses to alleviate

any pressures in the budget, and the choice to spend that money once relieved and transferred to the fund can be redirected to supplemental works in the Village or spend more of CDBG money.

Mayor Brand called for public comment via Zoom and eComments. There being no comments, Mayor Brand closed the public comment period.

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to provide direction to where possible to allocate the funds set aside already for businesses as part of the CARES Act to the CDBG funds and set aside \$300K from the funds as well for potential use for the pilot program depending on the conversation at a future meeting.

Friendly Amendment by Councilmember Nehrenheim to have the remainder of the money set aside for administrative costs to cover the administrative work. Councilmembers Horvath and Loewenstein accepted the Friendly Amendment.

Motion carried with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None

## **O. CITY MANAGER ITEMS**

### **O.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY'S LOCAL EMERGENCY PERTAINING TO COVID-19.**

This item is continued to a future Council meeting.

## **P. MAYOR AND COUNCIL ITEMS**

### **P.1. DISCUSSION AND DIRECTION TO STAFF REGARDING CONSIDERATION OF AN AMENDMENT TO ARTICLE 17, CHAPTER 7, TITLE 3 OF THE REDONDO BEACH MUNICIPAL CODE TO STREAMLINE THE PROCESS AND WAIVE FEES FOR THE PREFERENTIAL PARKING APPLICATION AND PERMITS IF NEEDED IN RESPONSE TO A NEARBY NUISANCE.**

City Attorney Webb stated the courts were shut down during COVID and noted different strategies to address impacts on the community.

Councilmember Gran noted an issue at Clark and Stanford and the neighbors have been looking at ways to make the entity as uncomfortable as possible. He said they were offered another block of parking permits on the 1400 Block if possible but they didn't want to pay for it. He suggested this is a change in the Municipal Code which could be enacted, having the ability to waive fees for parking permits if this issue happens again.

City Attorney Webb suggested authorizing the City Manager or designee to issue both the permit and the waiver fees for up to a year and any subsequent extension with a fee waiver would have to go to Council. He also suggested not getting rid of the petition. He further informed that a full-time camera was installed and noted some of the neighbors got parking tickets.

Mayor Brand called for public comment via Zoom and eComments. There being no comments, Mayor Brand closed the public comment period.

Motion by Councilmember Gran, seconded by Councilmember Horvath, to authorize the City Manager or designee to issue both the permit and the waiver fees for up to a year and any subsequent extension with a fee waiver would have to go to Council. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None

**P.2. DISCUSSION AND CONSIDERATION OF POSSIBLE ACTION CONCERNING FEEDBACK FROM CITY COMMISSIONS RELATED TO THE DEVELOPMENT OF GOALS AND OBJECTIVES FOR THE CITY'S STRATEGIC PLAN**

This item is continued to a future Council meeting.

**P.3. DISCUSSION AND CONSIDERATION OF ADOPTING A RESOLUTION SUPPORTING BALANCED ENERGY SOLUTIONS AND MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS**

**ADOPT BY TITLE ONLY RESOLUTION No. CC-2010-071, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, SUPPORTING BALANCED ENERGY SOLUTIONS AND MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS**

This item is continued to a future Council meeting.

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

Mayor Brand noted complaints received regarding the lack of lighting on the stairs from Knob Hill to the walk path.

In response to Mayor Brand regarding the Reed apron, City Manager Hoefgen stated he will check with staff at his meeting tomorrow.

**R. CLOSED SESSION – NONE**

**S. RECONVENE TO OPEN CLOSED SESSION – NONE**

**T. ADJOURNMENT: 11:28 p.m.**

**T.1. ADJOURN IN MEMORY OF PETER JOHN SIRACUSA, 38-YEAR VENDOR AT THE REDONDO BEACH FARMERS MARKET**

**T.2. ADJOURN IN MEMORY OF CARY CHAVES, MOTHER OF CITY EMPLOYEE RENEE MICHEL**

There being no further business to come before the City Council, Motion by Councilmember Loewenstein, seconded by Councilmember Emdee, to adjourn the meeting at 11:28 p.m. to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, October 13, 2020, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, via teleconference. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
NOES: None  
ABSENT: None

Respectfully submitted,



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Eleanor Manzano, City Clerk