



### **CALL MEETING TO ORDER**

Via teleconference, an Adjourned Regular Meeting of the Redondo Beach City Council was called to order by Mayor Brand at 4:31 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

### **ROLL CALL**

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Mayor Brand  
Councilmembers Absent: Emdee (Arrived ~4:33 p.m.; participated in Closed Session)  
Officials Present: Joe Hoefgen, City Manager  
Vickie Kroneberger, Chief Deputy City Clerk

### **SALUTE TO THE FLAG AND INVOCATION – NONE**

### **BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS – NONE**

### **PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS – NONE**

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

### **F. RECESS TO CLOSED SESSION at 4:32 p.m.**

#### **F.1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR -**

The Closed Session is authorized by the Government Code Section 54956.8.

#### **AGENCY NEGOTIATOR:**

Stephen Proud, Waterfront & Economic Development Director  
Joe Hoefgen, City Manager  
Mike Witzansky, Assistant City Manager

#### **PROPERTY:**

121 W. Torrance Blvd., Suite #201  
(Portion of APN: 7505-002-908)

#### **NEGOTIATING PARTY:**

Joey Shanahan, Cancer Support Community

#### **UNDER NEGOTIATION:**

Both Price and Terms

#### **F.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR –**

The Closed Session is authorized by the Government Code Section 54956.8

#### **AGENCY NEGOTIATOR:**

Joe Hoefgen, City Manager  
Mike Witzansky, Assistant City Manager  
Stephen Proud, Waterfront and Economic Development Director

**PROPERTY:**

123 W. Torrance Blvd Suite 201, Redondo Beach, CA 90277  
(portion of APN: 7505-002-908)

**NEGOTIATING PARTY:**

Vanessa Troyer, Architectural Mailboxes

**UNDER NEGOTIATION:**

Both Price and Terms

**F.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR –**

The Closed Session is authorized by the Government Code Section 54956.8

**AGENCY NEGOTIATOR:**

Joe Hoefgen, City Manager  
Mike Witzansky, Assistant City Manager  
Stephen Proud, Waterfront and Economic Development Director

**PROPERTY:**

136 N. International Boardwalk, Redondo Beach, CA 90277  
140 N. International Boardwalk, Redondo Beach, CA 90277  
124 N. International Boardwalk, Redondo Beach, CA 90277  
109 Torrance Blvd., #100, Redondo Beach, CA 90277  
209 N. Harbor Drive, Redondo Beach, CA 90277  
102 N. International Boardwalk, Redondo Beach, CA 90277  
206 Fisherman's Wharf, Redondo Beach, CA 90277  
605 N. Harbor Dr., Redondo Beach, CA 90277  
230 Portofino Way, Redondo Beach, CA 90277  
105 W Torrance Blvd., Redondo Beach, CA 90277  
111 W. Torrance Blvd. #100, Redondo Beach, CA 90277  
500 Fisherman's Wharf, Redondo Beach, CA 90277  
108 N. International Boardwalk, Redondo Beach, CA 90277  
154 N. International Boardwalk, Redondo Beach, CA 90277  
140 N. International Boardwalk, Redondo Beach, CA 90277  
202 Fisherman's Wharf, Redondo Beach, CA 90277  
210 Fisherman's Wharf, Redondo Beach, CA 90277  
129 W. Torrance Blvd., Redondo Beach, CA 90277  
164 N. International Boardwalk, Redondo Beach. CA 90277  
122 N. International Boardwalk, Redondo Beach, CA 90277  
105 W. Torrance Blvd, Suite 100, Redondo Beach, CA 90277  
203 Fisherman's Wharf, Redondo Beach, CA 90277  
160 N. International Boardwalk, Redondo Beach, CA 90277  
260 Portofino Way, Redondo Beach, CA 90277  
130 International Boardwalk, Redondo Beach, CA 90277  
179 North Harbor Drive, Redondo Beach, CA 90277  
400 N. Harbor Dr., Redondo Beach, CA 90277  
140 N. International Boardwalk, Redondo Beach, CA 90277  
245 N. Harbor Drive, Redondo Beach, CA 90277  
207 N. Harbor Drive, Redondo Beach, CA 90277

119 W. Torrance Blvd., Redondo Beach, CA 90277  
655 N. Harbor Dr., Redondo Beach, CA 90277  
201 Fisherman's Wharf, Redondo Beach, CA 90277  
119 W. Torrance Blvd., Suite 3, Redondo Beach, CA 90277  
134 N. International Boardwalk, Redondo Beach, CA 90277  
201 Fisherman's Wharf #103, Redondo Beach, CA 90277  
125 W. Torrance Blvd., Redondo Beach, CA 90277  
120 N. International Boardwalk, Redondo Beach, CA 90277  
140 N. International Boardwalk, Redondo Beach, CA 90277

**NEGOTIATING PARTY:**

Jessica Lo Ibarra, Basq Kitchen  
Anthony Le, Betty-G  
Kim, Boardwalk Candy  
Joey Shanahan, Cancer Support Community  
George Loren, Captain Kidd's  
Eswin Corado, El Baja Chef  
Craig Wright, Hot Dog on a Stick  
Brad Howard, Jackbilt  
Michael Kelly, KRG JCS Redondo Beach, LLC  
Shinoi Osuka, Juca  
Carl Kulman, Kuhlman  
Jeff Cantwell & Lisa Saracene, Landry's  
Joy Corradetti, Mystical Joy  
Jim Trevellen, Naja's  
Jacob Moreno, Navegante  
Ed Castro, New Starboard Attitude  
Reggie Fong, Old Tony's  
Michael Le Coz, Ozobot  
Patrick Webb, Paddlehouse  
Parin Demel, Pier Bakery  
Piero Quinci, Aloha Braces  
Robert Borgese, Pizza on the Pier  
Terry Turk, Polly's on the Pier  
Jake Donoghue, Portofino Hotel  
Jeff Jones, Quality Seafood  
George Loren, R10  
Van Wong, Redondo Beach Hotel  
Jake Mark, Redondo Sportfishing and Whale Watching  
John Fisher, Ruby's  
George Moussalli, Sambas  
Joelle Adkins, Savoir Faire Language Institute  
Michael, Zislis, Shade Hotel  
Lillian Taylor, Slightly Different  
Ron Spohn, Spohn Design  
Jean Pierre de Melo, Spybase  
Sione & Adrianne Taufa, T's Toe Rings & Gifts  
Sumet Tungchoothongchai, The Shrimp Lover  
Rashel Mereness, The Slip  
John Kukawsky, Tradewinds & Pineapple Alley

**UNDER NEGOTIATION:**

Both Price and Terms

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

**Name of case:**

Redondo Beach Police Officers Association and Catherine Garcia v. City of Redondo Beach, Keith Kauffman, et al.

**Case Number: 20STCP03152**

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

**Name of case:**

Nieves Rascon v. City of Redondo Beach, et al.

**Case Number: 20STCV33676**

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

**Name of case:**

Jose Guillermo Navarro-Garza, Silvia Navarro v. City of Redondo Beach, et al.

**Case Number: 20STCV08363**

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

**Name of case:**

Stella Vucho by her guardian ad litem George Vucho, et al. v. Sialic Contractors dba Shawnan, City of Redondo Beach et al.

**Case Number BC 647012**

- F.8. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION** -The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2)

**One potential case**

- F.9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** - The Closed Session is authorized by attorney-client privilege, Government Code Section 54956.8.

**AGENCY NEGOTIATOR:**

Joe Hoefgen, City Manager  
Mike Witzansky, Assistant City Manager  
Ted Semaan, Public Works Director

**PROPERTY:**

Portion of APN 4149-006-026

**NEGOTIATING PARTY:**

Redondo Beach Shopping Center, A Joint Venture

**UNDER NEGOTIATION:**

Both Price and Terms

Motion by Councilmember Horvath, seconded by Councilmember Loewenstein, to recess at 4:32 p.m. to conduct Closed Sessions attended by City Manager Joe Hoefgen, Assistant City Manager Witzansky, Assistant City Attorney Cheryl Park, Public Works Director Ted Semaan, Human Resources Director Diane Strickfaden, Waterfront and Economic Development Director Stephen Proud, and Outside Leasing Agent Brian Campbell. Motion carried unanimously, with the following roll call vote:

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

**G. RECONVENE TO OPEN SESSION: 6:00 p.m.**

**H. ROLL CALL**

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

**I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

Assistant City Attorney Park referred to Items F4, F5, and F6 and announced a unanimous vote on all three items for the City to defend the cases.

**J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Horvath, seconded by Councilmember Gran, to adjourn at 6:00 p.m. to a regular meeting. Motion carried unanimously, with the following roll call vote:

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

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**A. CALL 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 Chambers, 415 Diamond Street, Redondo Beach, California.

**B. ROLL CALL**

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee  
Councilmembers Absent: None  
Officials Present: Eleanor Manzano, City Clerk  
Michael Webb, City Attorney  
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**

Councilmember Nehrenheim thanked the Veterans for their services, announced his Community Meeting this Saturday at 9:30 a.m. at Alta Vista Park and an online Community Meeting on November 17 from 6 to 8 p.m., and stated November is National “Movember” Month.

Councilmember Horvath announced his Community Meeting on Saturday November 21 discussing Dominguez Park and the potential new playground equipment.

Councilmember Gran announced his Community Meeting on Saturday November 21 at 9 a.m. and stated he will be sending out emails. He also thanked Quality of Life Prosecutor Joy Abaquin for her work in the City.

Councilmember Emdee supported funding for the Salvation Army and noted virtual red kettle campaigning will take place this year online.

Mayor Brand gave an update on the COVID numbers and noted a surge in the area. He also encouraged everyone to be careful over the holidays.

### **D.1. MAYOR’S PROCLAMATION FOR NOVEMBER 11, 2020 VETERAN’S DAY**

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

Motion by Councilmember Nehrenheim, seconded by Councilmember Emdee, to approve the agenda as presented, with the exception of Items L1 and P1 which will be pulled. Motion carried unanimously, with the following roll call vote:

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

## **F. AGENCY RECESS - NONE**

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

Motion by Councilmember Horvath, seconded by Councilmember Nehrenheim, to receive and file additional materials for Items J1, N1 and N3. 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 AND REGULAR MEETING OF NOVEMBER 10, 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 26942-26968 IN THE AMOUNT OF \$39,100.84, PD. 10/16/2020**

**DIRECT DEPOSIT 227939-228394 IN THE AMOUNT OF \$1,738,086.69, PD. 10/16/2020  
CHECKS 26969-26990 IN THE AMOUNT OF \$29,531.51, PD. 10/30/2020  
DIRECT DEPOSIT 228395-228848 IN THE AMOUNT OF \$1,680,640.88, PD. 10/30/2020  
EFT/ACH \$7,477.52, PD. 10/16/2020 (PP2021)**

**ACCOUNTS PAYABLE DEMANDS**

**CHECKS 96477-96668 IN THE AMOUNT OF \$2,310,331.58  
EFT CALPERS MEDICAL INSURANCE \$334,214.87  
DIRECT DEPOSIT 100004080-100004189 IN THE AMOUNT OF \$96,578.46, PD. 10/30/2020  
CONTACT: MARNI RUHLAND, FINANCE DIRECTOR**

- H.4. ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2011-082, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING BY 4/5 VOTE A FISCAL YEAR 2020-2021 BUDGET MODIFICATION TO APPROPRIATE \$300,000 IN DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT LOCAL EARLY ACTION PLANNING GRANTS PROGRAM FUNDS  
CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**
- H.5. ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2011-083, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2020-2021 FISCAL YEAR BUDGET MODIFICATION TO APPROPRIATE \$80,403.39 FROM THE VEHICLE REPLACEMENT FUND TO THE CITY PUBLIC WORKS DEPARTMENT 2020-2021 FISCAL YEAR OPERATING BUDGET, FLEET SERVICES DIVISION VEHICLE EQUIPMENT ACCOUNT TO REPLACE AND OUTFIT POLICE MOTORCYCLES. APPROVE PURCHASE OF THREE HONDA AFRICA TWIN MOTORCYCLES FROM NATIONAL AUTO FLEET GROUP UNDER THE SOURCEWELL MASTER VEHICLE CONTRACT#120716-NA7 FOR AN AMOUNT NOT TO EXCEED \$80,403.39.  
CONTACT: KEITH KAUFFMAN, CHIEF OF POLICE**
- H.6. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2011-084, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING FREE PARKING WITHIN THE PIER AND PLAZA PARKING STRUCTURES FOR THE 2020 HOLIDAY SEASON - DURING THE HOURS OF 8AM TO 10PM FROM DECEMBER 5, 2020 THROUGH JANUARY 1, 2021  
CONTACT: STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR**
- H.7. APPROVE SOLE SOURCE PURCHASE OF A F.A.S.T. COLLAR FROM INVENTECH MARINE SOLUTIONS LLC IN THE AMOUNT OF \$44,261.31 UTILIZING STATE HOMELAND SECURITY PROGRAM GRANT FUNDS  
CONTACT: KEITH KAUFFMAN, CHIEF OF POLICE**
- H.8. APPROVE A THREE-YEAR AGREEMENT WITH RON'S MAINTENANCE INC. TO PROVIDE CATCH BASIN MAINTENANCE SERVICES FOR A TOTAL COST NOT TO EXCEED \$270,500, FOR THE TERM OF NOVEMBER 10, 2020 TO NOVEMBER 9, 2023.  
CONTACT: TED SEMAAN PUBLIC WORKS DIRECTOR**
- H.9. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2011-085, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE WAIVER OF PARKING METER FEES FOR THE AREAS OF THE RIVIERA VILLAGE AND SOUTH CATALINA AVENUE AND PEARL STREET FOR THE 2020 HOLIDAY SEASON FROM DECEMBER 5TH, 2020 THROUGH JANUARY 1ST, 2021  
CONTACT: KEITH KAUFFMAN, CHIEF OF POLICE**

**H.10. APPROVE SUPPLEMENTAL LAW ENFORCEMENT SERVICES AGREEMENT AND REQUEST FOR SERVICES LETTER WITH THE COUNTY OF LOS ANGELES FOR COURT SECURITY SERVICES IN THE CITY OF REDONDO BEACH FOR HOMELESS COURT FOR THE TERM BEGINNING UPON EXECUTION BY THE SHERIFF THROUGH JUNE 30, 2021, UNLESS TERMINATED PRIOR BY EITHER PARTY.**  
**CONTACT: KEITH KAUFFMAN, CHIEF OF POLICE**

Mayor Brand called for public comment via Zoom and eComment.

Janelle Scales referred to Item H4 and asked for approval. She also referred to Item H5 and did not support replacing the Police Motorcycles.

Chief Kauffman gave a report on Item H5 and stated there is money already allotted out of the Internal Service Fund for Police Motorcycles. He said this purchase will complete the fleet and the remaining will be sold off, noting a net reduction spent on these budgeted items this fiscal year.

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

Motion by Councilmember Horvath, seconded by Councilmember Nehrenheim, to approve Consent Calendar items H1 through H10. 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 – NONE**

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

Mayor Brand called for public comment via eComment and Zoom.

Holly Osborne spoke on the appeal of the Redondo RHNA numbers and the studies questioning the overall RHNA allocations showing the numbers being too high. She said the last SCAG meeting discussed possible litigation strategies to get the \$1.34M number reduced and said Yorba Linda sent a sample letter to send off to SCAG. She requested sending a letter supporting the effort to have the closed session. She also reviewed the density in the City and opposed a higher RHNA than required. She further asked that Council and staff send the neighboring cities the sample letter as well.

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

**K. EX PARTE COMMUNICATIONS**

**L. PUBLIC HEARINGS**

**L.1. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE COMMUNITY DEVELOPMENT DEPARTMENT USER FEES TO ADD A LOCAL TOBACCO RETAIL PERMIT FEE PURSUANT TO ORDINANCE NO. 3194-19. THE PROPOSED FEE SHALL NOT EXCEED THE CITY'S COST OF PERMIT ADMINISTRATION. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2011-086, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA,**



**AMENDING THE COMMUNITY DEVELOPMENT DEPARTMENT USER FEES TO ADD A TOBACCO RETAIL PERMIT FEE**

**PROCEDURES:**

1. Open the public hearing, take testimony, and deliberate;
2. Close the public hearing;
3. Adopt by title only Resolution No. 2011-086

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

This item was pulled off the agenda.

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

**N. ITEMS FOR DISCUSSION PRIOR TO ACTION – NONE**

**N.1. DISCUSSION AND DIRECTION TO STAFF REGARDING PALLET SHELTER TEMPORARY EMERGENCY TRANSITIONAL HOUSING, INCLUDING ADOPTION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTIONS ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2011-087, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A BUDGET MODIFICATION TO APPROPRIATE HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY ACT FUNDING IN THE AMOUNT OF \$621,874 TO THE OTHER GOVERNMENTAL GRANTS FUND TO REIMBURSE THE CITY FOR EXPENSES IN PREVENTION, PREPARATION AND RESPONSE TO THE CORONAVIRUS (COVID-19) PANDEMIC**

**ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2011-088, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, MODIFYING THE FISCAL YEAR 2020-21 BUDGET FOR CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT CORONAVIRUS RELIEF FUNDS (CRF) IN THE AMOUNT OF \$420,000 AND FOR LOS ANGELES COUNTY FOURTH DISTRICT HOMELESS AND HOUSING FUNDS IN THE AMOUNT OF \$409,000 APPROVE AGREEMENT WITH THE COUNTY OF LOS ANGELES TO RECEIVE FUNDS FOR THE EMERGENCY HOUSING PALLET PROJECT IN AN AMOUNT NOT TO EXCEED \$420,000**

**CONTACT:** MICHAEL W. WEBB, CITY ATTORNEY

City Attorney Webb gave a report and discussed the following:

- County addendum to the financing agreement to comply with new guidance
- Homelessness Pilot Program: Next phase
- Enhanced response to Homelessness Pilot Program
- Next phase – add homeless court, provide additional services for addiction and mental health counseling
- Homeless Court
- Mental Health Treatment Program
- Temporary, Emergency Transitional Housing
- Locations – Kingsdale first six months, Moonstone Park next six months if feasible, or shut down
- Timing issues on Kingsdale
- Physical location at Moonstone Park – issues include Coastal Commission waiver, Sea Lab a better location but not physically viable, Fire Department searching for alternative emergency landing location
- Elucd, Inc. – a city contract – demographically correct information regarding community concerns
- Recommendation:  
If the budget modification Resolutions pass with at least four affirmative votes, then the Council should pass a motion approving all of the following:

- Make a finding that this program is exempt from CEQA environmental review for the reasons set forth in the Administrative Report and adopt the Notice of Exemption including as the first attachment
- Direct Staff to carry out the Pallet Shelter Temporary Emergency Transitional Housing Program
- Approve a funding agreement with the County of Los Angeles to receive funds for the emergency housing Pallet project in an amount not to exceed \$420,000 as amended with addendum and modifying the Schedule
- Specify which location or locations will host the Pallet Shelters and for how long
- Direct the City Manager to create an Administrative Policy that specifies that only Redondo Beach residents who are experiencing homelessness will be admitted to the shelters
- If so desired, direct the City Attorney to return with an ordinance that prohibits camping within 500 yards of an emergency transitional housing facility that provides shelter to people experiencing homelessness
- If so desired, direct the City Attorney to return with an amended ordinance that provides that in circumstances in which the provisions of the City's unlawful camping ordinance cannot be enforced pursuant to *Martin v. Boise*, camp facilities may be erected only between the hours of 5 p.m. and 10 a.m. similar to the City of San Clemente ordinance

Mayor Brand noted there will be security and the homeless in Redondo will have help along with other services.

In response to Mayor Brand, Fire Chief Metzger reviewed the helicopter access and believed the location would work for emergency needs and evacuating a patient.

Mayor Brand called for public comment via Zoom and eComment.

Ronson Chu said there are nearby cities addressing this issue and supported complying with Boise. He said the site selection may be difficult and supported using the Kingsdale location. He also pointed out that there are 420 veterans in the South Bay.

Janelle Scales supported approval and helping the most vulnerable members of the community.

Zein Obagi Jr. noted residents concerned about the schools nearby and suggested no camping within a certain radius of schools.

Sarah Klenha supported the project and approval to help the unhoused. She also suggested reaching out to the unhoused regarding the shelter project running successfully.

Kimberlee Isaacs supported the project and it moving forward, being part of a community that is being taken care of and safe throughout the City.

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

Councilmember Gran noted District 4 is angry but calmed down, thanked City Attorney Webb, supported the project which is a pilot program, noted people are willing to see how this works, thanked Public Works Director Semaan for checking out the Sea Lab site, did not support the project running for only six months and then being shut down but did support the project, said he spoke to his neighbors and read a letter from Ralph's who suggested staging the shelter near the Seaside Lagoon for the first four months of the project, supported being practical, stated one person will need to be living in the shelter by the end of the year, people have to be found that want to live in the shelter and the fence cannot be installed until mid-January, questioned how to execute the program such as when the Lagoon could be started and everything could be moved over by April, believed the Kingsdale site could be available now and suggested this consideration, and suggested using the Lagoon for a short period of time and then moving it over.

Public Works Director Semaan reviewed the schedule for Kingsdale and the Seaside Lagoon and believed they could be ready and made to work together.

Councilmember Emdee asked about the CDP. City Attorney Webb explained a waiver from the CDP could take place but suggested unintended consequences. He also supported making a final decision at this point and avoiding additional complexity. He also said if a waiver is received, both Kingsdale and the Seaside Lagoon could be started at the same time.

Public Works Director Semaan noted some minor detailed research needs to take place first. He also said the area looked at would be back where the restrooms are located.

Councilmember Emdee stated the timeframe is shortened and supported having a program coordinator to help with the paperwork. She also said the money being received is only during COVID and a vaccine would change the landscape and the program not lasting any longer than six months anyway. She suggested a second housing navigator or at least a program coordinator with the focus being on North Redondo homeless individuals. She also pointed out that she called the cities that were successful in this program and are not seeing any camping impacts.

Councilmember Nehrenheim supported the best site possible, pointed out that money isn't used out of the General Fund, supported moving this forward, and asked about Alta Vista Park. Chief Metzger explained any site selected is contingent upon emergency respondent accessibility and clearing so obstructions can be removed. He also said no helicopter could land until the area is cleared.

Councilmember Nehrenheim noted hotels that have opened up have integrated into the community with no impacts. He also shared a photo showing the break wall with swells and winds in the harbor and bad conditions which would never be an appropriate location.

Councilmember Emdee suggested having the Seaside Lagoon in the event Kingsdale doesn't work out.

In response to Councilmember Nehrenheim, Public Works Director Semaan stated the asphalt and the grading work is a necessity in order to make the site ADA compliant for access. He also said that Community Services Director John La Rock has been in the meetings with Harbor Interfaith and the county.

In response to Councilmember Horvath, Councilmember Emdee and City Attorney Webb explained the need for a housing navigator/program coordinator and the funding.

Motion by Councilmember Nehrenheim, seconded by Councilmember Emdee, to adopt by 4/5 vote and by title only Resolution Nos. CC-2011-087 and CC-2011-087, approving the two budget modifications and amending the first budget modification to include a housing navigator and/or program coordinator from the COVID funds set aside and CDBG funds. Motion carried unanimously, with the following roll call vote:

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

City Clerk Manzano read Resolution Nos. CC-2011-087 and CC-2011-088 by title only.

Councilmember Nehrenheim asked about the housing residents accepting the rules and violations taking place. City Attorney Webb stated the City Manager and City Attorney will return to Council regarding the terms of Harbor Interfaith and administrative policies.

In response to Councilmember Loewenstein, City Attorney Webb stated the 500 yards were based on the City of Los Angeles ordinance.

Councilmember Loewenstein pointed out that there would be no camping under the railroad tracks on Grant and the locations would have to be cleared and questioned enforcement at El Niño Park. He also asked how people will enter into the facility. He reviewed his concerns about Seaside Lagoon and the Kingsdale site as a location, but Kingsdale would be the best location as a choice. He also supported the 500-yard limit from the project.

Councilmember Emdee suggested flexibility and feasibility regarding the Seaside Lagoon.

In response to Councilmember Emdee, Public Works Director Semaan stated there will be no impact to the Transit Center. He also said the area is a staging area to include contractor usage and a storage area for Public Works.

Community Services Director John La Rock gave a report on the CARES Act funding, the Seaside Lagoon as an option, and Harbor Interfaith.

Councilmember Loewenstein expressed concern with having 15 pallets at the Seaside Lagoon.

Motion by Councilmember Horvath, seconded by Councilmember Nehrenheim, to accept staff recommendation as follows:

- Make a finding that this program is exempt from CEQA environmental review for the reasons set forth in the Administrative Report and adopt the Notice of Exemption including as the first attachment
- Direct Staff to carry out the Pallet Shelter Temporary Emergency Transitional Housing Program
- Approve a funding agreement with the County of Los Angeles as amended with the addendum and modifying the schedule to install permitted fencing no later than December 30, to receive funds for the emergency housing Pallet project in an amount not to exceed \$420,000 as amended with addendum and modifying the Schedule
- Specify the location as being at the Kingsdale site for six months if feasible and if infeasible by December 30, 2020, to locate at the Seaside Lagoon to host the Pallet Shelters
- Direct the City Manager to create an Administrative Policy that specifies that only Redondo Beach residents who are experiencing homelessness will be admitted to the shelters
- Direct the City Attorney to return with an ordinance that prohibits camping within 500 yards of an emergency transitional housing facility that provides shelter to people experiencing homelessness
- Direct the City Attorney to return with an amended ordinance that provides that in circumstances in which the provisions of the City's unlawful camping ordinance cannot be enforced pursuant to *Martin v. Boise*, camp facilities may be erected only between the hours of 5 p.m. and 10 a.m. similar to the City of San Clemente ordinance
- Direct staff to return with a mechanism for adding an additional housing navigator or program coordinator to work in North Redondo for six months

Motion carried with the following roll call vote:

AYES: Nehrenheim, Horvath, Gran, Emdee

NOES: Loewenstein

ABSENT: None

## **N.2. DISCUSSION AND POSSIBLE ACTION REGARDING INTRODUCTORY MEETING FOR INCLUSIONARY HOUSING ORDINANCE TO DISCUSS PARAMETERS AND PROCESS**

Community Development Director Forbes gave a report on an Inclusionary Housing Ordinance.

Housing Consultant Veronica Tam of Tam and Associates gave a report and discussed the following:

- Introduction of inclusionary housing and RHNA
- In lieu options
- Affordable housing – low and moderate income
- Income calculation
- Relationship between inclusionary and RHNA
- Land use capacity based on density
- Inclusionary housing applies only to the actual development
- Inflate capacity based on a density bonus
- Benefits for inclusionary policy
- Drawbacks of Inclusionary Housing
- General Characteristics of Programs
- Next Steps

Mayor Brand referred to the benefits of inclusionary zoning and supported slow displacement of residents in a community, maintain economic diversity in a community, and disperse affordable housing throughout the community. He also said he would like to see what other communities have done and how it has worked.

Councilmember Nehrenheim supported this item and suggested using the Mello Act at minimum.

Councilmember Horvath believed the bare minimum should be 20% similar to the Galleria and that this item continue moving forward.

Mayor Brand called for public comment via Zoom and eComment.

Holly Osborne asked about the nexus study, inclusionary housing, thresholds, and suggested using examples.

Community Development Director Forbes explained that inclusionary housing is requiring a housing development of a certain size providing a certain percentage of their housing as affordable.

Ms. Tam explained that the nexus is developing market rate housing causing the need for affordable housing.

Ronson Chu discussed options regarding mitigating traffic, such as reserving units for people who have worked or have been part of the community for a number of years.

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

Councilmember Emdee also suggested addressing the housing going towards people in the area already and meeting the need of people who are already here.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to direct staff to come back with parameters for further discussion to include the Mello Act by the end of January. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None

ABSENT: None

### **N.3. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED VEHICLE MILES TRAVELED (VMT) METHODOLOGY AND DRAFT AMENDMENTS TO THE MUNICIPAL CODE** **CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

Michael Kennedy, Fehr & Peers, gave a report and discussed the following:

- City of Redondo Beach SB 743 Implementation

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- What is SB 743 and goals
- What is VMT and VMT counts
- Implementation Decisions

Nico Boyd, Fehr & Peers, gave a report on the following:

- Baseline VMT
- Identifying the Baseline
- Baseline VMT Metrics
- Screening Options
- VMT Screening Options
- Project Size Screening – Local Serving Retail
- Project Size Screening – Other Project Types
- Project Location Screening: Daily Home-Based VMT per Capita – City
- Project Location Screening: Daily Home-Based VMT per Capita – SBCCOG
- Project Location Screening: Daily Home-Based Work VMT per Employee – City
- Project Location Screening: Daily Home-Based Work VMT per Employee – SBCCOG
- Transit Priority Area Screening
- Impact Thresholds
- VMT Impact Thresholds
- VMT Impact Threshold Options
- Pilot Project Examples
- Pilot Projects – One South Mixed-Use
- Pilot Projects – South Bay Galleria
- Next Steps
- Staff Recommendations
- Action Items

Mayor Brand left the meeting at 10:40 p.m.

In response to Mayor Pro Tem Nehrenheim, Community Development Director Forbes referred to Measure DD and stated this cannot be utilized to evaluate the environmental impacts but could require certain improvements if the LOS drives it.

Mr. Kennedy noted language cleanup would be required to comply with SB743.

City Attorney Webb stated the Charter can only be amended by a vote of the people.

Mayor Pro Tem Nehrenheim clarified the LOS cannot be kept for the CEQA portion. He also noted commercial zones are now zoned for purely residential or high density and how this would affect the level of service. Community Development Director Forbes stated staff would be evaluating this based on the new criteria. She also said the City does not have to adopt our own transit and should be cautious.

Mayor Pro Tem Nehrenheim supported being more conservative and more projects being screenable, noting the City is driving traffic.

Councilmember Horvath supported the conservative approach and asked what the next process will be going forward. Community Development Director Forbes suggested making a motion to move forward with the staff recommendations so the consultants can incorporate it into the Municipal Code and Circulation Element.

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

Motion by Councilmember Horvath, seconded by Councilmember Emdee, to Incorporate staff recommendations to include the Transportation Demand Management Ordinance, the Municipal Code changes and the Circulation Element changes.

AYES: Loewenstein, Horvath, Gran, Emdee, Mayor Pro Tem Nehrenheim  
NOES: None  
ABSENT: None

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

City Manager Hoefgen reviewed the following items for November 17:

- Year-end budget report
- Annual report for the Travel and Tourism Board
- Beach Cities Health District followup referral

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

##### **P.1. DISCUSSION AND CONSIDERATION OF MAYOR'S APPOINTMENTS TO FILL VACANCIES ON VARIOUS CITY BOARDS AND COMMISSIONS**

This item has been pulled from the agenda.

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

Motion by Mayor Pro Tem Nehrenheim, seconded by Councilmember Loewenstein, to request that staff bring back an update on the CARES Act funding, an update on Artesia and Citywide funding. Motion carried unanimously, with the following roll call vote:

AYES: Loewenstein, Horvath, Gran, Emdee, Mayor Pro Tem Nehrenheim  
NOES:  
ABSENT:

#### **R. CLOSED SESSION – NONE**

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

#### **T. ADJOURNMENT: 10:52 P.M.**

##### **T.1. ADJOURN IN MEMORY OF MIKE VENABLE, FATHER OF CITY EMPLOYEE JENNIFER ESPINOZA**

There being no further business to come before the City Council, Motion by Councilmember Gran, seconded by Councilmember Emdee, to adjourn the meeting at 10:52 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, November 17, 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: Loewenstein, Horvath, Gran, Emdee, Mayor Pro Tem Nehrenheim  
NOES: None  
ABSENT: None

Respectfully submitted,

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Eleanor Manzano, City Clerk