



Minutes
Redondo Beach City Council
Tuesday, April 20, 2021
Closed Session - Adjourned Regular Meeting 4:30 p.m.
Open Session - Regular Meeting 6:00 p.m.

A. CALL MEETING TO ORDER

Via teleconference, an Adjourned Regular Meeting of the Redondo Beach City Council was called to order by Mayor Pro Tem Nehrenheim at 4:30 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present:	Loewenstein, Horvath, Obagi, Emdee, Mayor Pro Tem Nehrenheim
Councilmembers Absent:	Brand
Officials Present:	Michael Webb, City Attorney Joe Hoefgen, City Manager Khatirah Nazif, Administrative Specialist

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

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.

F. RECESS TO CLOSED SESSION

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

AGENCY NEGOTIATOR:

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

PROPERTY:

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

NEGOTIATING PARTY:

Christopher Farentinos and Vanessa Felicia Troyer-Farentinos, - Architectural Mailboxes, LLC
a Delaware limited liability company
Jeffrey Watorek, - Architectural Mailboxes, LLC an Ohio limited liability company

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 & Economic Development Director
- PROPERTY:**
105 W. Torrance Blvd. Suite 106, Redondo Beach, CA 90277
(a portion of APN: 7505-002-908)
- NEGOTIATING PARTY:**
John Shaw, - Shaw Koepke & Satter, LLP
- 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 & Economic Development Director
- PROPERTY:**
105 W. Torrance Blvd. Suite 108, Redondo Beach, CA 90277
(a portion of APN: 7505-002-908)
- NEGOTIATING PARTY:**
David Little, - Salute Hospice Inc.
- UNDER NEGOTIATION:**
Both Price and Terms
- F.4. 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 & Economic Development Director
- PROPERTY:**
112 International Boardwalk, Redondo Beach, CA 90277
(a portion of APN: 7505-002-932)
- NEGOTIATING PARTY:**
Jessica Ayala, - Jessica Ayala, an individual dba Mermaid's World
- UNDER NEGOTIATION:**
Both Price and Terms

- 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:

Building a Better Redondo, et al. v. City of Redondo Beach, et al.

Court of Appeals Case No. B294328

Los Angeles Superior Court Case No. BS166124

- F.6. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).**

Title: City Manager

Motion by Councilmember Horvath, seconded by Councilmember Obagi, to recess at 4:32 p.m. to conduct Closed Sessions attended by City Manager Joe Hoefgen, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, Waterfront and Economic Development Director Stephen Proud, and outside legal counsel Brian Campbell. Motion carried unanimously with the following roll call vote:

AYES: Loewenstein, Horvath, Obagi, Emdee

NOES: None

RECUSED: Nehrenheim

ABSENT: Brand

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

H. ROLL CALL

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Obagi, Emdee, Mayor Brand

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk
Michael Webb, City Attorney
Joe Hoefgen, City Manager
Khatirah Nazif, Administrative Specialist

- I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS – NONE**

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, to adjourn at 6:00 p.m. to a regular meeting. Motion carried unanimously with no objections.

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, Obagi, Emdee, Mayor Brand

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk
Michael Webb, City Attorney
Joe Hoefgen, City Manager
Khatirah Nazif, Administrative Specialist

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 announced his Community Meeting taking place last Saturday at Alta Vista, and a Community Meeting taking place next Monday at 6:30 p.m. on Zoom.

Councilmember Loewenstein stated his next Community Meeting will take place the week of May 10.

Councilmember Obagi announced his District Meeting taking place on April 29, thanked the jurors in the Chauvin case, thanked the police for standing by and staying out of the national news, thanked the District 4 residents regarding their support of the shelter and Public Works acknowledging his concerns.

Councilmember Emdee spoke on the Space Force and stated Redondo Beach will be one of three for the command center, and noted the economic return for investment is close to \$1.4 trillion. She also announced an alert test taking place on the beach on April 29.

City Manager Hoefgen noted a successful reopening of the libraries yesterday.

Library Director Susan Anderson spoke on the protocols and activities taking place.

E. APPROVAL OF ORDER OF AGENDA

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to table Item N.1, and advance P.2 and P.3 to immediately after M.1. Motion carried unanimously, with the following roll call vote:

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

F. AGENCY RECESS - NONE

G. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Motion by Councilmember Nehrenheim, seconded by Councilmember Emdee, to receive and file additional materials for Non-Agenda Items, N.2, and P.3. Motion carried unanimously, with no objection.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR AND REGULAR MEETING OF APRIL 20, 2021
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. DECEMBER 1, 2020 ADJOURNED AND REGULAR MEETING
B. DECEMBER 8, 2020 ADJOURNED AND REGULAR MEETING
CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS

**CHECKS 27269-27295 IN THE AMOUNT OF \$41,346.71, PD. 04/02/2021
DIRECT DEPOSIT 233460-233935 IN THE AMOUNT OF \$1,839,590.72,
PD.04/02/2021**

ACCOUNTS PAYABLE DEMANDS

CHECKS 98439-98709 IN THE AMOUNT OF \$2,940,099.11

EFT BARINGS MULTIFAMILY CAPITAL \$120,277.00

REPLACEMENT DEMANDS 98437-98438

CONTACT: MARNI RUHLAND, FINANCE DIRECTOR

- H.5. PULLED BY COUNCILMEMBER NEHRENHEIM FOR FURTHER DISCUSSION**
- H.6. REGRETFULLY ACCEPT THE RESIGNATION OF COMMISSIONER STEVEN JAY BERLING FROM THE RECREATION & PARKS COMMISSION, AND AUTHORIZE THE CITY CLERK TO POST THE VACANCY
CONTACT: ELEANOR MANZANO, CITY CLERK**
- H.7. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2104-034, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDDING A CONTRACT TO AMTEK CONSTRUCTION, A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$133,000 FOR THE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PROJECT, JOB NO. 20770.

APPROVE THE PURCHASE AGREEMENT WITH CHARGEPOINT INC., TO PURCHASE NINE ELECTRIC VEHICLE CHARGING STATIONS TO BE INSTALLED AT SIX CITY LOCATIONS, IN THE TOTAL AMOUNT OF \$128,443.

APPROVE THE SECOND AMENDMENT TO AGREEMENT WITH CHARGEPOINT, INC., FOR THE MAINTENANCE AND SOFTWARE SERVICES FOR THE ELECTRIC VEHICLE CHARGING STATIONS EXTENDING THE TERM TO AUGUST 29, 2026, AND INCREASING COMPENSATION BY \$25,881.

ADOPT BY 4/5 VOTE AND TITLE ONLY RESOLUTION NO. CC-2104-035, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2020-2021 BUDGET MODIFICATION TO APPROPRIATE \$46,550 IN ASSEMBLY BILL 2766 SUBVENTION FUNDS TO THE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE CAPITAL IMPROVEMENT PROJECT, JOB NO. 20770.
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR**
- H.8. PULLED BY COUNCILMEMBER LOEWENSTEIN FOR FURTHER DISCUSSION**
- H.9. APPROVE CONSULTING SERVICES AGREEMENT WITH RINCON CONSULTANTS, INC. FOR PREPARATION OF A PARKING STUDY WITH RECOMMENDED REVISIONS TO PARKING REGULATIONS AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL DOCUMENTS RELATED TO IMPLEMENTATION OF THE ARTESIA AVIATION CORRIDORS AREA PLAN (AACAP) FOR AN AMOUNT NOT TO EXCEED \$121,101 FOR THE TERM OF APRIL 20, 2021 THROUGH MARCH 31, 2022
CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**
- H.10. APPROVE PURCHASE OF FIRE DEPARTMENT PERSONAL PROTECTIVE EQUIPMENT FROM MUNICIPAL EMERGENCY SERVICES, INC. (MES) UTILIZING A COOPERATIVE AGREEMENT FROM NATIONAL PURCHASING PARTNERS IN THE AMOUNT NOT TO EXCEED \$90,000.00.
CONTACT: KEITH KAUFFMAN, POLICE CHIEF**

- H.11. APPROVE THE DATA SHARING AGREEMENT BETWEEN THE EMPLOYMENT DEVELOPMENT DEPARTMENT (EDD) AND THE CITY OF REDONDO BEACH TO SUPPORT HOUSING AUTHORITY OPERATIONS FOR THE AMOUNT NOT TO EXCEED \$757.38 FOR THE TERM APRIL 20, 2021 THROUGH DECEMBER 31, 2022.**
CONTACT: ANGELICA ZAVALA, HOUSING SUPERVISOR
- H.12. AUTHORIZE THE EXTENSION OF THE SPECIAL EVENT PERMIT FOR THE RIVIERA VILLAGE ASSOCIATION TO CONTINUE PARKLET DINING THROUGH DECEMBER 31, 2021**
CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR
- H.13. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2104-037, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA AMENDING THE OFFICIAL BOOK OF CLASSIFICATIONS BY MODIFYING THE CLASS SPECIFICATION FOR THE FIRE CAPTAIN POSITION**
CONTACT: KEITH KAUFFMAN, POLICE CHIEF
- H.14. APPROVE CITY COMMISSION APPLICATION DEADLINES FOR NEW TERMS AS FOLLOWS:**
1. That the City Council set Friday, June 11, 2021 at 5:30 p.m. as the deadline for receiving applications for appointment to City Commissions;
 2. That a notice regarding all vacancies be published in the official newspaper of the City of Redondo Beach, posted at City Hall's bulletin board outside near the Council Chambers and on the City's website;
 3. That a meeting be scheduled on Tuesday, July 13, 2021 at 6:00 p.m. to interview applicants for vacant positions;
 4. That Councilmembers submit their recommendations for appointment to the Mayor by Wednesday, August 4, 2021;
 5. That the Mayor make Commission appointments at the Regular City Council meeting of Tuesday, August 17, 2021 at 6:00 p.m.; and
 6. That the City Clerk administer the Oath of Office to new and returning Commissioners at the regular City Council Meeting of Tuesday, September 7, 2021 and that the City Clerk schedule a Commissioners orientation to be held on Tuesday, September 28, 2021.
- CONTACT:** ELEANOR MANZANO, CITY CLERK
- H.15. APPROVE TEN PUBLIC ARTWORK INSTALLATIONS FOR THE UTILITY BOX PUBLIC ART PROGRAM**
CONTACT: LAURIE KOIKE, INTERIM COMMUNITY SERVICES DIRECTOR
- H.16. APPROVE AMENDMENT NO. 1 TO FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR THE REDONDO BEACH TRANSIT CENTER AND PARK AND RIDE PROJECT, LACMTA MEASURE M PROJECT ID# MM 5508.05 AND CITY PROJECT NO. 20120**
CONTACT: TED SEMAAN, PUBLIC WORKS

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

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to approve Consent Calendar Items H.1 through H.16, with the exclusion of H.5 and H.8 which were pulled off the Consent Calendar for further discussion. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Obagi, 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.5. APPROVE CONTRACTS UNDER \$35,000:

1. **APPROVE AGREEMENT WITH BOB MCKEEGAN FOR TENNIS INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$10,000 FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
2. **APPROVE AGREEMENT WITH YITAE KIM FOR TENNIS INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$10,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
3. **APPROVE AGREEMENT WITH TODD COHEN FOR TENNIS INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$10,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
4. **APPROVE AGREEMENT WITH SAMURAI ACTION STUDIO, INC. FOR KARATE INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$27,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
5. **APPROVE AGREEMENT WITH MIKE BUROZA FOR GOLF INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS 7,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
6. **APPROVE AGREEMENT WITH BRIT WEST SOCCER, INC. FOR SOCCER INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$25,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
7. **APPROVE AGREEMENT WITH CREATIVE PLATE LLC FOR COOKING INSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,900 (ESTIMATED EXPENDITURE FOR FY21-22 IS \$16,000) FOR THE TERM APRIL 20, 2021 TO DECEMBER 31, 2023.**
8. **APPROVE FIRST AMENDMENT TO THE AGREEMENT WITH PRO DOCUMENT SOLUTIONS, INC. DBA PROVOTESOLUTIONS FOR MARCH 2, 2021 GENERAL MUNICIPAL ELECTION BALLOT PRODUCTION, PRINT AND MAIL SERVICES FOR AN ADDITIONAL AMOUNT OF \$2,400 FOR THE EXISTING TERM ENDING OCTOBER 19, 2021.**
9. **APPROVE LOCAL SUBSIDIARY AGREEMENT TO THE STATE OF CALIFORNIA PARTICIPATING ADDENDUM 7-20-99-42 WITH U.S. BANK TO AFFIRM THE CITY'S CONTINUED PARTICIPATION IN THE STATE OF CALIFORNIA CAL-CARD PROGRAM PROVIDING COMMERCIAL CREDIT CARD SERVICES THROUGH A COOPERATIVE AGREEMENT FROM NASPO (NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS).**
10. **APPROVE AGREEMENT WITH VISUAL LEASE LLC FOR LEASE MANAGEMENT SOFTWARE IN AN AMOUNT NOT TO EXCEED \$11,797.50 FOR THE TERM APRIL 17, 2021 TO APRIL 16, 2024.**

11. **APPROVE GRANT AGREEMENT WITH CLAYDON JEWELERS LLC FOR REIMBURSEMENT OF COVID-19 EXPENSES IN AN AMOUNT NOT TO EXCEED \$2,189.10 FOR THE TERM APRIL 20, 2021 TO APRIL 19, 2022.**
12. **APPROVE GRANT AGREEMENT WITH THE GREAT ROOM LLC FOR REIMBURSEMENT OF COVID-19 EXPENSES IN AN AMOUNT NOT TO EXCEED \$2,500 FOR THE TERM APRIL 20, 2021 TO APRIL 19, 2022.**
13. **APPROVE GRANT AGREEMENT WITH NSI CORPORATION DBA PIKE PROPERTIES FOR REIMBURSEMENT OF COVID-19 EXPENSES FOR PARKLET CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$9,000 FOR THE TERM APRIL 20, 2021 TO APRIL 19, 2022.**

CONTACT: MARNI RUHLAND, FINANCE DIRECTOR

In response to Councilmember Nehrenheim, City Manager Hoefgen stated this item is regarding user pay agreements in place and are private entities that offer recreation classes as listed at City facilities and off site. He said they have a contract in exchange to promoting their activities and fall within contracts under \$35,000, grouping them together. He also explained that smaller operators can also make use of the park.

Interim Community Services Director Laurie Koike gave a report and stated fees involve a permit/agreement.

Councilmember Nehrenheim expressed concern with a contract opening up the issue of liability versus a permit. He also said he has never seen one of these contracts come through since 2017.

City Attorney Webb gave a report and believed they are independent contractors offering their service.

Mayor Brand noted concerns with residents losing their tennis coaches due to rates going up dramatically.

In response to Councilmember Obagi, City Manager Hoefgen stated staff is in the final stages of recruiting a new Community Services Director.

Councilmember Obagi supported the organizations and instructors, not choose winners and losers. He also asked if the contracts can be cancelled or renegotiated and are abiding by AB5 relative to being independent contractors.

Councilmember Horvath stated contracts have been approved many times for individuals giving classes and noted there are private coaches using the courts who are not within the system, taking up the courts, and are meant for public use.

Councilmember Obagi suggested looking at all aspects with the contractors present at a future meeting.

City Manager Hoefgen stated the contracts help manage the use of the public spaces. He noted if not in place, the City won't be authorized to advertise and partner with no revenue to the City, and regulating who is in the parks would create conflicts.

In response to Mayor Brand regarding prices going up, Assistant City Manager Witzansky gave a report and stated programs are provided without having to bring employees into the mix and said the 70/30 split has been around for a long time. He also said there are other models and suggested moving forward with these vendors and suggested referring it back.

Mayor Brand called for public comment via Zoom and eComment.

Jean May asked if the tennis courts will be part of the overcrowding and rezoning as part of Measure N2. She also asked about her instructors continuing to teach in her community.

Kathleen Jacecko stated they have been functioning independently, stated she has been doing camp in the City since 2017 and has been including the City in their insurance policy and have never partnered with the City.

Jenny Simon supported the South Bay Eco Kids Camp and presented its benefits.

Wayne Jepsen supported retaining the contractors and making them more attractive.

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

Councilmember Nehrenheim stated this is about regulating parks, organizing the system, vetting the providers and no quality control service taking place or background checks. He suggested a permit system without the requirement of advertising.

Assistant City Manager Witzansky stated this item can be tabled but the summer programs won't occur and there will be a very broad discussion on how the recreational space is used both for private instruction as well as general use. He also said this has been the program used for a very long time and distinct from Wilderness Park.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein to approve the contracts but not approve any new contracts coming up until there is a further discussion in late July regarding this entire user pay permit and contractor approval. Motion carried unanimously, with the following roll call vote:

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

H.8. APPROVE THE PURCHASE OF 150 STREET LIGHT POLES, 175 STREET LIGHT FIXTURES AND 90 TRANSFORMERS FROM SOUTH COAST LIGHTING AND DESIGN FOR A COST TO THE CAPITAL PROJECTS FUND OF \$466,371.38

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2104-036, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROPRIATING \$200,000 FROM THE HARBOR TIDELANDS FUND FOR THE PIER LIGHTING REPLACEMENT PROJECT

CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR

Councilmember Loewenstein requested an update on the status of the lights.

Public Works Director Semaan stated all lights on the pier and International Boardwalk will be replaced for LED's. He said this will have the capacity to run with the various volts and City staff will be doing the replacement. He said Council had approved the hazelnut color and believed replaced will take around 12 months but this could be accelerated.

Motion by Councilmember Loewenstein, seconded by Councilmember Horvath, to adopt by 4/5 vote and by title only Resolution No. CC-2104-036. Motion carried unanimously, with the following roll call vote:

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

ABSENT: None

City Clerk Manzano read by title only Resolution No. CC-2104-036.

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mayor Brand called for public comment via Zoom and eComment.

Kathleen Jacecko, South Bay Eco Kids nature camp, read her statement and asked that the City grandfather in the arrangement they have had with the City since 2017, and allow them to rent the space as an educational organization, rather than become a City contractor.

Jessie O'Connell supported the South Bay Eco Kids nature camp and noted its benefits and affordability.

Pam Gibson also supported the South Bay Eco Kids nature camp and reviewed the benefits and suggested the request be grandfathered in.

Wayne Craig, District 1, supported working together as a City, both South and North Redondo, and making it better for the whole City.

A speaker supported the South Bay Eco Kids nature camp and asked that the request be grandfathered in.

Khatirah Nazif read the comments submitted via eComment by:

Maggie Healy, Lezlie Campeggi, Jane Abrams

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

K. EX PARTE COMMUNICATIONS – NONE

L. PUBLIC HEARINGS - NONE

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

M.1. DISCUSSION AND POSSIBLE ACTION DIRECTING STAFF TO SEEK FURTHER INFORMATION REGARDING STATE RELINQUISHMENT OF HAWTHORNE BOULEVARD STATE ROUTE 107 WITHIN THE BOUNDARIES OF THE CITY OF REDONDO BEACH – FROM APRIL 13, 2021 CITY COUNCIL MEETING

Public Works Director Semaan gave a report and discussed the following:

- Potential State Relinquishment of Hawthorne Boulevard, State Route 107, within the boundaries of the City of Redondo Beach
- Project Background & History
 - Torrance obtained legislative approval in 2008
 - Certain portions of Hawthorne Boulevard are located within the City of Redondo Beach
 - Caltrans requires City to initiate relinquishment by request
 - Process includes obtaining legislative approval, assuming ownership and maintenance responsibility
- Maps of SR 107 in Redondo Beach
 - Map 1 – Historic and current alignment of SR 107
 - Map 2 – Portion of SR 107 in City of Redondo Beach; Redondo Beach Blvd. to 182nd Street
 - Map 3 – Portion of SR 107 in Redondo Beach just north of 190th Street

- Summary of Staff Recommendation
 - 1. Receive and file staff presentation
 - 2. Provide staff direction on whether or not to pursue outreach to legislative representatives, Caltrans and Torrance to better understand the process, costs, timelines and possibilities of a relinquishment of SR107 in the City of Redondo Beach.

Councilmember Obagi asked if it's certain the City boundary line is directly down the middle of Hawthorne or does it encroach in one of the lanes. Public Works Director Semaan explained it isn't exactly down the middle but includes all of the southbound lanes but it's not consistent throughout. He also said in case of an accident, both agencies have responded and the police will assess which agency will take the accident.

Councilmember Loewenstein stated it is expensive to maintain .6 miles of a large thoroughfare such as Hawthorne, expressed concern with liability, and asked if the City would be responsible for its portion. Public Works Director Semaan stated there could be liability, and claims and costs will be the component of the negotiations with Caltrans. He said the biggest benefit is not having to go through Caltrans for any modifications. He also said the City would not have to go through Torrance if it doesn't impact their operations.

Councilmember Loewenstein suggested when coming back that staff layout the pluses and minuses of retaining SR107 relinquishment and the cost and any impact of the Metro running down Hawthorne.

Mayor Brand called for public comment via Zoom and eComment.

Khatirah Nazif read the comments submitted via eComment by:

Niki-Negrete Mitchell, Michael Garlan

In response to Mayor Brand, Public Works Director Semaan stated the City of Torrance does not have control and Caltrans is telling Torrance that they cannot go through the relinquishment process and have the two items remain. He also said the Green Line running down Hawthorne Boulevard would not require Torrance's approval unless there are modification on their portion of the roadway.

In response to Councilmember Nehrenheim, Public Works Director Semaan did not believe Caltrans would agree to redrawing the boundary, but he did not recommend this, given that Redondo Beach has full control over access in and out of the City's property. He also spoke on the maintenance costs and said that the State would take care of anything south of Redondo Beach Boulevard to PCH being under their jurisdiction and any resurfacing is done by them.

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

Motion by Councilmember Obagi, seconded by Councilmember Emdee, to provide staff direction to pursue outreach to legislative representatives, Caltrans and Torrance to better understand the processes, costs, timelines and possibilities of a relinquishment of SR107 in the City of Redondo Beach. Motion carried unanimously, with the following roll call vote:

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

P.2. DISCUSSION AND POSSIBLE ACTION TO APPROVE LETTER SUPPORTING ASSEMBLY BILL 1258 REGARDING SUBJECTING THE REGION'S HOUSING NEEDS AND THE FINAL HOUSING NEED PLAN TO JUDICIAL REVIEW

Community Development Director Forbes gave a report for a letter supporting Assembly Bill 1258 regarding subjecting the region's housing needs and the final housing need plan to judicial review.

Mayor Brand called for public comment via Zoom and eComment.

Jim Light supported signing off on the letter. He stated Redondo is the only beach city that has more multifamily zoned residential development than single family. He said according to SCAG, the housing mix is 65% multifamily and only 35% single family. He noted 92.5% working Redondo residents commute out of the City every day, noting a workforce jobs imbalance but not a lack of housing to workforce. He also noted El Segundo has the biggest job center in the South Bay and has a RHNA number that is much less with more land they can convert to multifamily and high density dwellings. He said the process is flawed and does not consider the impacts on the community.

Khatirah Nazif read the comments submitted via eComment by Daniel Elder.

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

Motion by Councilmember Horvath, seconded by Councilmember Obagi, to approve a letter supporting Assembly Bill 1258 regarding subjecting the region's housing needs and the final housing need plan to judicial review. Motion carried unanimously, with the following roll call vote:

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

P.3. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION EXPRESSING SUPPORT FOR ASSEMBLY CONSTITUTIONAL AMENDMENT 7 (MURATSUCHI) TO PROVIDE A CITY ORDINANCE OR REGULATION ENACTED UNDER THE CITY CHARTER THAT REGULATES THE ZONING OR USE OF LAND WITHIN THE BOUNDARIES OF THE CITY TO PREVAIL OVER CONFLICTING GENERAL LAWS, WITH SPECIFIED EXCEPTIONS

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2104-038, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, EXPRESSING SUPPORT FOR ASSEMBLY CONSTITUTIONAL AMENDMENT 7 (MURATSUCHI) TO PROVIDE A CITY ORDINANCE OR REGULATION ENACTED UNDER THE CITY CHARTER THAT REGULATES THE ZONING OR USE OF LAND WITHIN THE BOUNDARIES OF THE CITY TO PREVAIL OVER CONFLICTING GENERAL LAWS, WITH SPECIFIED EXCEPTIONS

Community Development Director Forbes gave a report and stated the amendment will give power back to municipalities and charter cities.

Mayor Brand gave a history on the new RHNA allocations and supported speaking with the state senator Ben Allen, Assembly Member Al Muratsuchi and other groups signing onto a resolution opposing the housing bills.

Councilmember Obagi agreed with writing to the state senator and assembly member.

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

Councilmember Nehrenheim noted a driving of traffic imbalance because of using mixed use and methodology for state central planning. He also said the state is micromanaging what the City is doing with their zoning.

In response to Mayor Brand regarding ACA7 being constitutional, City Attorney Webb believed it would be worth the time to review, write a memo, etc.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to adopt by title only Resolution No. CC-2104-038 subject to any amendments made by the Mayor to reflect the appropriate tone and language of the City, and to direct the City Attorney to investigate information on the ACA7. Motion carried unanimously, with the following roll call vote:

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

City Clerk Eleanor Manzano read by title only Resolution No. CC-2104-038.

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, ON BEHALF OF THE UCLA HEALTH SYSTEM AND THE AVID GEFEN SCHOOL OF MEDICINE AT UCLA, DEPARTMENT OF NEUROLOGY AND THE CITY OF REDONDO BEACH FOR EMERGENCY STROKE TRANSPORT SERVICES AT NO COST TO THE CITY FOR THE TERM APRIL 20, 2021 THRU APRIL 19, 2023 WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR PERIOD UPON MUTUAL WRITTEN AGREEMENT.

APPROVE AN AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, ON BEHALF OF THE UCLA HEALTH SYSTEM AND THE DAVID GEFEN SCHOOL OF MEDICINE AT UCLA, DEPARTMENT OF NEUROLOGY AND THE CITY OF REDONDO BEACH FOR EMERGENCY STROKE TRANSPORT SERVICES AT NO COST TO THE CITY FOR THE TERM APRIL 20, 2021 THRU APRIL 19, 2023 WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR PERIOD UPON MUTUAL WRITTEN AGREEMENT.

CONTACT: KEITH KAUFFMAN, POLICE CHIEF

This item was tabled.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Consultant Wendy Nowak of Placeworks gave a PowerPoint presentation and discussed the following:

- Purpose of tonight's meeting
- General Plan Advisory Committee and meetings
- The role of the GPAC
- GPAC Members/City Staff
- Overview: What is the General Plan
- The General Plan represents the community's view of its future
- Eight required GP elements
- Required Content
- What it is not
- Why Update? Issues important to the community (as directed by City Council)
- Progress to Date
- Community Workshop
- Drafted General Plan Vision 2040

- Drafted Guiding Principles
- Prepared and adopted Artesia Aviation Corridors Area Plan
- Conducted Market Studies
- Prepared and adopted local hazard Mitigation Plan
- Outreach
- General plan Advisor Committee
- Workshop Overview
- Brief Review:
 - Population Growth
 - Aging population/loss of working-age residents
 - Housing Affordability
 - Changes in the retail environment
 - Availability of jobs in the City
- New state laws affecting housing
- New laws made it necessary to revisit GPAC's original recommendations (no net loss)
- SB 330 – Housing Crisis Act
- SB166 and AB72
- What is RHNA
- How does RHNA apply in Redondo Beach
 - Regional Housing Needs Assessment
 - City's RHNA = 2,490 units
- What a Housing Element does:
- What a Housing Element Does not do:
- Solving RHNA: Considerations
 - Only some sites qualify for RHNA
- Affordability Breakdown of City's RHNA Allocation
- Breakdown of Draft Allocation
- RHNA Strategy (Estimates)
- Summary Table
- Potential Sites
- Potential Low & Very Low Income Sites
- GPAC Approach to Land Use
- Foundation for Recommendations
- Recommended Land Definitions
- Public designation – three categories
- Staff add after GPAC revisions
- Focus areas
- Total Acres & Types of Changes
 - Land Use Change
 - Administrative Change
 - Definition Change
 - Requires Additional Consideration
 - Total Areas affected – 470 ac, 11.8% affected
- Compared to the current General Plan, the recommended LU Plan
 - Allows more housing
 - Reduces the amount of housing allowed
 - Eliminates mixed use designations on Artesia and at PCH/Diamond
- Examples of 20 du/ac, 35/ac, 58/ac, 24/ac, 40 ac, 33 ac avg housing
- Examples of horizontal Mixed Office/Residential
- Overview of focus areas: Recommended Land Use Changes
 - 190th Overlay Area

- Kingsdale
- PCH Central South of Ruby
- Tech District Residential Overlay: Compatibility with Northrop
- Galleria – Mixed Use Transit Center, designation for Kingsdale neighborhood, residential overlay 35 to 45 dwelling units per acre
- Recommended Land Use Plan
- Planning Commission recommendations
- Distribution by zip code
- Next steps
- Timeline of remaining tasks
- Future GPAC Meetings

In response to Councilmember Obagi regarding no overlay district in the tech district focus area, Community Development Director Forbes explained the property is further from the Metro stop and owned by Northrop Grumman, and the purple area is a leased area.

In response to Councilmember Obagi, Community Development Director Forbes referred to the AES site being rezoned to residential, residents commuting to work at 92.5% from the site, and people flowing away from the City from the properties on Kingsdale and the proximity of the transit.

Councilmember Obagi asked about overlays allowing both either industrial/commercial and residential and what can be done to ensure or promote mixed development coming in existence. Community Development Director Forbes suggested looking at examples of incorporating into the zone of having the same look and feel.

Councilmember Emdee asked if staff has had discussions with the City of Lawndale regarding their additional zoning. Ms. Veronica Tam stated that Lawndale is going through rezoning as well with commercial areas with low intensity single story and now may be interested in mixed use.

Councilmember Emdee also observed a lot of people from the south actually working in the offices along Torrance Blvd. and Lomita Blvd. and suggested looking at all cities as a whole.

Councilmember Loewenstein asked about the actual start date of the eight-year cycle. Ms. Tam stated July 1, 2021. Councilmember Loewenstein suggested obtaining maps of the current grade of the intersections citywide. He also asked about the maximum allowable density per acre. Ms. Nowak stated 460/acre by Kingsdale, and the next level being 45/acre with the overlay.

Mayor Brand called for public comment via Zoom and eComment.

Wayne Craig believed the plan has been a failure from the start and expressed concern with wasting time and money. He asked if the full capacity has been taken into account in the City such as bonus additions, and noted some highest density in the City in parts of South Redondo. He supported letters to the State to allow the City to develop itself.

Wally Marx gave a history of the City and their site in District 4, reviewed the Galleria Kingsdale zone, and urged Council to apply the land use for collective as a mixed use transit center. He supported bridging both the Planning Commission and GPAC recommendations and asked Council to approve the mixed use. He pointed out that they are walking distance from the Green Line Center, across the street from the Galleria and strong mobility with buses along Artesia Blvd. with connection to other cities. He also supported housing units including affordable units in the very low, moderate and market rate. He supported owning real estate and taking care for the communities that they serve.

Alisa Beeli, Dow Johnston triangle, spoke on the Tech District and expressed concern with 950 housing units and impacts to her neighborhood and the schools, traffic, property values, and 40% of the new required affordable housing in one area of District 5. She suggested considering other sites in the City.

Matthew Hinsley, District 3, Planning Commission, suggested more time to consider this item, did not support dividing north and south, supported fighting against Sacramento, suggested Council disclose Brown Act buddies, supported bridging the gap, supported solving the problem and everything on the table, welcomed any Councilmembers work with Planning Commissioners, supported the General Plan update and believed there are sites that may never be developed at the current zoning.

Minh Nguyen, District 5, Dow Johnston triangle, believed as soon as the zoning is changed, the market will go there. He spoke on the Tech District and being next to Manhattan Beach Boulevard and Inglewood Avenue and traffic impacts, which will increase if 1,000 units were installed, jeopardizing the residents. He also expressed concern with turning office space into residential and killing jobs. He expressed concern with impacts to North Redondo and questioned having discussions at this point and supported having an equitable plan.

Eugene Solomon, Redondo Beach, asked about adequate site credits in the HCD presentation such as the mobile home park, stated the materials were presented to the GPAC only two hours beforehand at the December 3 GPAC meeting and given ultimatums and not choices with limited time for discussions, asked why mixed use was not favored at the GPAC meeting and inclusionary zoning not favored and considered market rate, 7 properties to get a half acre at 3,000 square feet or less, suggested taking more risk in presenting alternatives should be up to Council and not up to the consulting firm, dismissing a site that didn't have transit, and noted the HCD presentation indicating that the AES site might be problematic.

Jean Matthieu, Dow Johnston Triangle, noted the neighborhood is against the plan proposed by the GPAC, expressed concern with the traffic and asked why Metro is the only thing being considered for public transit, supported an equitable distribution of housing, supported getting everyone involved, expressed concern with a north versus south city, and did not support the GPAC recommendation.

Kimberly Brook, Dow Johnston Triangle, expressed concern with a north versus south city, traffic, school impacts, and said more senior housing is needed.

Paul Moses, District 2, member of the GPAC, stated the GPAC wasn't forced on the deliberations and voted and approved by at least 6 to 7 votes on a 27-vote body, with the majority approving the recommendations. He recommended a land use change at AES and the dirt farm at the Sea Lab for 30 units an acre to accommodate new housing requirements. He supported getting the numbers into RHNA and supported housing throughout the City which would make it equitable with unity, and questioned 15% in South Redondo and 85% in North Redondo.

Carol Epson Johnson, Dow and Johnston Triangle, also expressed concern with the plan presented and addressed the equitability. She questioned adding value to the area and improvement to the community and believed the GPAC did not explore all options for zoning, specifically in single detached neighborhoods. She also noted concerns with traffic, especially at Manhattan Beach Boulevard and Inglewood Avenue, and she believed an additional 1,000 units would impact the area. She also believed all options were not considered regarding expanding homes for single detached neighborhoods.

Jim Light stated the GPAC was focused on job and workforce imbalance and not increasing housing in the City, but were limited in choices, and could not deliberate. He said the GPAC recommendations were not north versus south and the vote came out to those who agreed with the process of voting in one night versus those who imposed it and the RHNA number. He also said the comments on the AES site mostly were about north versus south which is flawed, failing to recognize the currently buildout throughout Redondo. He said South Redondo has absorbed a lot of development and the highest density is South Redondo. He also

noted another concern is the location of jobs, access to transportation and freeways and traffic generation. He said 40% of traffic goes north outside the City everyday to work which will come through North Redondo. He noted 1992 zoning has proven it has failed, which was never corrected. He also said there are other sites that should have been considered but the GPAC was prohibited. He noted votes against Heart of the City, 600 units on the site in Measure D and a large park in 2005, ignoring three previous votes on the site. It also is in proximity to one of the worse intersections in Redondo at PCH, 190th and Herondo, backing up traffic, due to more red lights along PCH. He also opposed the unfair RHNA allotment but is a policy decision for Council.

Maricela Guillermo opposed south versus north and suggested exploring the different comments from members in the community. She said Redondo Beach is a beach town which needs to be kept in place from north to south. She said South Redondo is very crowded with cars and pedestrians. She supported unity and said South Redondo has plenty of land to share for senior housing. She also opposed SB 9 and SB 10.

Holly Osborne stated rezoning commercial to residential will take away the tax base, local grocery store, and supported emailing Ben Allen and voting against SB9 and SB10 and any other bills that come along. She suggested finding out which developers are backing which legislators, and also said paving over everything will increase the heat index in the state.

Khatirah Nazif read the comments submitted via eComment by:

Dawn Thompson, Mariam Butler, Mark Gaynor, Susan Andrade, Oren Yuen, Michael Garlan, Imelda Schoenoff, Niki Negrete-Mitchell, Lezlie Campeggi

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

Councilmember Obagi asked if there is a breakdown of the current density by district available. Community Development Director Forbes stated no, but there is a zip code comparison.

Councilmember Obagi stated it's important to watch the density and suggested discussing the resources that flow into North Redondo for public safety. He stated that District 4 has little single family housing and noted the Dow Johnston Triangle neighborhood is a single family zone with single family homes and questioned the residents' opposition of adding more density. He also noted dense residential development and no open space if they are not aggregated parcels. He asked about having open space with separate property owners owning the parcels. He further believed that all the areas should be transit oriented if there is Metro either on Hawthorne Boulevard or Kingsdale. He further said the FAR on Artesia needs to increase beyond .6. He also asked if the AES site being eligible to serve the RHNA purposes and being used as a power plant to at least 2023.

Ms. Tam suggested criteria to meet regarding the AES site to include being rezoned and remediated to start construction, in order to count the site.

Councilmember Obagi asked why this exercise is taking place when everyone is protesting what HCD is requiring, and the repercussions for not getting the housing plan in on time.

Community Development Director Forbes explained that HCD could now bring in the Attorney General and challenge in court the municipality, and has the ability to issue fines as well.

City Attorney Webb also said the court could just order projects to be approved and the City permitting would stop. He said legal options were discussed in closed court to challenge inaccurate RHNA numbers and an administrative appeal was filed. He said cities that have challenged the RHNA number have not been successful.

Councilmember Obagi expressed concern with these requirements but the state is not giving any resources to now service the new residents.

City Attorney Webb also said discussions regarding challenges through the court can take place in Closed Session if requested by Council.

Councilmember Emdee clarified that GPAC was not a waste of time and were lowering the housing units and it's not GPAC's fault that the state came in and said the City cannot lower housing units as of 2018. She said GPAC is much more than the Housing Element and decides open space, circulation, hazards and a range of items on the General Plan. She informed there is a website regarding density by census tract, and said this is an equity issue but there is a deadline to meet. She also referred to the Kingsdale area which are all half lots at 3,000 square feet presented by Ms. Tam, and noted that inclusionary doesn't count until the property is entitled. She also said the zoning was changed in the north to make it more dense, and mixed use can be fixed through FAR. She said the choice is now where to put the housing because it is mandated and supported educating everyone regarding having to take on the extra 2600-2700 zoned housing, and equity is the goal, distributing the 1245 throughout the City. She also spoke on the housing to job balance and questioned taking away industrial land for housing and spoke on statistics and the methodology of the numbers. She said if there are no jobs in Redondo Beach and all in El Segundo, the jobs will all be in one place and the movement will be impacted. She also supported jobs in the North Tech area which will be a great place for the Metro stop which is in Lawndale. She also supported that her District 5 residents are represented and heard.

Councilmember Nehrenheim asked if HCD discounts mixed use in favor of multi-use housing. Ms. Tam stated when relying heavily on mixed use, HCD does want to see a bigger buffer.

Councilmember Nehrenheim asked if high density maximal amount of residential and minimal commercial in South Redondo can be used to the City's credit. Ms. Tam stated yes and cited recent development trends based on average capacity.

Councilmember Nehrenheim reviewed recent projects built in South Redondo which were all maxed developments. He also asked about discounts on zoning if build out to certain levels. Ms. Tam stated the HCD does not allow jurisdictions to calculate density bonus or inclusionary to get credits unless it becomes a project.

Councilmember Nehrenheim asked about getting credit regarding the mobile home park on 190th which is extremely affordable. Ms. Tam stated RHNA is almost entirely based on new units and only credits can be received for new units, but credits can be obtained when legalizing illegal units as well but a program needs to be in place.

Councilmember Nehrenheim also referred to the City zoning map and R1 in certain neighborhoods with none in District 4. He noted older buildings on Avenue G and questioned if HCD would accept going out to 80 to 100 units/acre knowing properties were already built at 60 units/acre. Ms. Tam believed no but with property owner interest there would be a better chance. She also said there is a new state law that requires replacement if the property currently has units that are occupied by low income households.

In response to Councilmember Nehrenheim regarding the traffic study being part of the EIR and level of service. Community Development Director Forbes stated once the City Council decides on the land plan to move forward, the EIR will kick in to evaluate, and noted that Council did decide on the methodology.

Councilmember Nehrenheim believed the HCD is targeting commercial and industrial areas to be converted. Ms. Tam stated single family residential sites have to be either vacant or severely underutilized, and suggested looking at redeveloping the mobile home park and preserving numbers.

In response to Councilmember Nehrenheim, Ms. Tam said if the plan can be adopted by October 15, the City will not be subject to the four year any longer.

Councilmember Loewenstein asked if strip malls along major thoroughfares would be a candidate for putting in residential in terms of RHNA. Ms. Tam stated a lot of communities are targeting strip malls.

Councilmember Horvath stated this body has been doing everything it can to fight against the overreach by Sacramento, and noted traffic has been an issue in the City. He suggested having discussions, and supported housing being equitable throughout the City. He also suggested considering points made about HQTAs, stated neighborhood oriented development has been discussed at the CCOG level for awhile because TOD doesn't provide the benefits that a community such as Redondo Beach would need where people are commuting out. He pointed out that there is not a lot of people who want to come here and create businesses and campuses. He also said he would not consider redeveloping the mobile home site which is for those 55+ and the only one in the City, and the people that live there want it preserved. He said it is important to figure out where to put more affordable housing in general.

In response to Mayor Brand regarding the inclusionary zoning status, Community Development Director Forbes stated a report should be coming back from the consultant this week which will be brought forward for finalizing the ordinance.

Mayor Brand stated he was part of the Growth Management and Traffic Committee in 2008 made up of 25 people and it was unanimous to downzone the mixed use zoning. He then sat on Council in 2009 and noted a committee, consultants and Planning Commission and nothing ever happened and Council never acted. He said this is about affordable housing and suggested focusing on this. He referred to SB9 with no affordable component but will double the capacity of the single family neighborhoods. He also said City Council has taken no action and is having hearings now and supported this participation and input. He suggested looking at the level of service grades for the important intersections and density of each district.

Councilmember Obagi asked if the commercial flex will allow the Von's to remain in place and get housing built over the supermarket. Community Development Director Forbes stated yes, noting goals and policies and zoning to ensure the correct zoning.

Councilmember Obagi clarified he is not Brown Act with anyone on Council on this subject, and disclosed those he has met with.

Motion by Councilmember Horvath, seconded by Councilmember Obagi to continue the discussions to the May 4th meeting. Motion carried unanimously, with the following roll call vote:

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

O. CITY MANAGER ITEMS

This item was continued.

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND POSSIBLE ACTION TO APPROVE SENDING A LETTER IN SUPPORT OF SB 612 TO ENSURE THAT RESOURCES HELD IN INVESTOR OWNED UTILITY PORTFOLIOS ARE MANAGED TO BENEFIT CLEAN POWER ALLIANCE ENERGY CUSTOMERS IN REDONDO BEACH AS WELL AS SOUTHERN CALIFORNIA EDISON CUSTOMERS

Public Works Director Semaan gave a report and stated the SB612 would give customers equal rights to receive resources and products and share that through PCIA as well as IOU companies like Edison. He said the Senate Bill provides this equity with Edison to provide the equity, and PCIA numbers would be reduced appropriately.

Councilmember Horvath stated that SCE and Clean Power Lines have been working together on this with the PCIA for the past 18 months which is why the bill is being brought forward including many cosigners. He said the bill is meant to resolve the inequity by ensuring all customers receive the benefits of the resources they are paying for and costs minimized.

Councilmember Nehrenheim noted the PCIA exit fee, higher costs, higher bills, and referred to the AES Power Plant and stranded costs. He noted valuable staff time being wasted and the City was promised cheaper electricity rates.

Mayor Brand called for public comment via Zoom and eComment.

Gina Goodhill, Clean Power Alliance, reviewed the bill and believed they did not have fair access to the benefits of the products. She said this is not a new issue and have asked for a solution. She further said rising costs could be mitigated, noting immediate cost savings.

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

Motion by Councilmember Horvath, seconded by Councilmember Obagi, to send a letter in support. Motion carried with the following roll call:

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

Q. MAYOR AND COUNCIL REFERRALS TO STAFF - NONE

City Manager Hoefgen stated the departments are very busy with budget preparation and the budget will be presented May 16.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, to bring back the CEQA Ordinance 10-3.901 appeal requirements and procedures for the first or second May meeting for discussion and possible action. Motion carried, with the following roll call vote:

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

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to discuss the proposed tree ordinance discussed prior and have it come back in August. Motion carried, with no objections.

Councilmember Loewenstein asked for a report on the camp at Wilderness Park and the fees.

Councilmember Loewenstein asked about the quotes from the underwriters and Redondo Beach proposed issuance of +/- \$210M leased revenue bonds and believed this decision or amounts have not been made yet. Assistant City Manager Witzansky stated staff will bring this item back.

Motion by Councilmember Obagi to direct staff to prepare an analysis regarding the removal of newspaper racks and to come back with options as it relates to further restrict or eliminate racks citywide. Motion carried, with no objections.

City Manager Hoefgen stated a BRR will be provided regarding how much revenue the City is getting from the independent contract agreements and programs.

A BRR was requested regarding an analysis on all of the intersections on Grant that are not currently planned as part of the CIP and to expand estimated value of the intersections.

Councilmember Obagi requested a BRR on stops signs at resident intersections between Inglewood/Aviation, and Artesia/Grant and analysis of costs.

Mayor Brand expressed concern regarding the danger at Herondo and Monterey and said a stop sign is needed.

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim to refer to staff regarding having a stop sign at Herondo and Monterey. Motion carried, with no objection.

Mayor Brand requested a BRR for request for proposal for proper facilitation, engage a professional firm that does this on a regular basis with a variety of agencies.

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, a BRR for request for proposal for proper facilitation, and to engage a professional firm that does this on a regular basis with a variety of agencies. Motion carried, with no objection.

R. CLOSED SESSION – NONE

S. RECONVENE TO OPEN SESSION – NONE

T. ADJOURNMENT 12:15 A.M.

There being no further business to come before the City Council, Motion by Councilmember Loewenstein, seconded by Councilmember Horvath, to adjourn the meeting at 12:15 a.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, May 4, 2021, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, via teleconference. Motion carried unanimously, with no objection.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Eleanor Manzano, City Clerk