



Minutes
Redondo Beach City Council
Tuesday, January 12, 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 Brand at 4:30 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

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

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 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: 4:31 p.m.

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 and Economic Development Director

PROPERTY:

204 Fisherman's Wharf, Redondo Beach, CA 90277
(portion of APN: 7505-002-933)

NEGOTIATING PARTY:

Tony Tran - Mini Chinese Restaurant

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:

140 International Boardwalk, Redondo Beach, CA 90277
(portion of APN: 7505-002-932)

NEGOTIATING PARTY:

Donald Cox, Mike Jimenez, and Jacob Moreno - MJD Landing LLC

UNDER NEGOTIATION:

Both Price and Terms

- F.3. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR** - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR:

Joe Hoefgen, City Manager
Mike Witzansky, Assistant City Manager
Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Teamsters

- 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:

City of Redondo Beach, City of Hermosa Beach v. California State Water Resources Control Board
Case Number: 20STCP03193

Motion by Councilmember Horvath, seconded by Councilmember Nehrenheim, to recess at 4:31 p.m. to conduct Closed Sessions attended by City Manager Joe Hoefgen, City Attorney Mike Webb, Assistant City Manager Witzansky, Assistant City Attorney Cheryl Park, Waterfront and Economic Development Director Stephen Proud, Human Resources Director Diane Strickfaden, and Outside Leasing Agent Brian Campbell. Motion carried unanimously.

- 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: | Michael Webb, City Attorney Joe Hoefgen, City Manager Vickie Kroneberger, Chief Deputy City Clerk |

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Hoefgen stated there are no reportable actions to report.

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

A. CALL TO ORDER

Via Teleconference, a Regular Meeting of the Redondo Beach City Council was called to order by Mayor Brand at 6:01 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Nehrenheim, Loewenstein, Horvath, Gran, Emdee, Mayor Brand
Councilmembers Absent: None
Officials Present: 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 announced his Community Meeting taking place last night with discussions regarding trash on the Esplanade and vaccine updates.

Councilmember Loewenstein announced his District 2 Community Meeting taking place this Thursday at 6 to 7:30 p.m. on Zoom with discussions on vaccines and other items in the City.

Councilmember Horvath announced his District 3 Community Meeting taking place on January 21, 2021 from 6 to 7:30 p.m. with an annual update on crime in Redondo Beach and vaccinations.

Councilmember Gran announced his Community Meeting taking place last night discussing vaccinations presented by the Beach Cities Health District, Artesia Boulevard and the Galleria, and joined by Lila Omura discussing the pallet shelters, noting two moved into permanent housing, and thanked staff for putting it together.

Councilmember Emdee announced a virtual celebration for Martin Luther King Day on January 18, 2021 at noon at Redondo.org, Salvation Army vouchers for the homeless, asked for donations for canvases, and said she donated a 50-cup coffee maker.

Mayor Brand reminded everyone to be careful with the COVID surge.

E. APPROVAL OF ORDER OF AGENDA

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to approve the agenda as presented and to add Red Folder Item RF.1. Motion carried unanimously, with the following roll call vote:

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

RED FOLDER ITEMS

RF.1. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE MAYOR TO APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH TO DESIGNATE THE REDONDO BEACH PERFORMING ARTS CENTER AS A CLOSED MEDICAL POINT OF DISPENSING LOCATION FOR THE COVID-19 VACCINATION EFFECTIVE JANUARY 19, 2021.

City Manager Hoefgen stated there have been further discussions with the LA County Health Department and other emergency divisions of the county and to begin vaccine distribution through medical point starting next week.

Chief Kauffman gave a report and stated the MOU process has been started to have the Redondo Beach Performing Arts Center to become a public medical point for dispensing of the vaccination. He said he spoke to the director and noted their plan is for the county to come in and fully staff the Performing Arts Center and administer approximately 4,000 doses in 1A closed in pod by appointment only for the health care workers starting approximately January 19 through 31.

In response to Mayor Brand regarding the MOU language noting City staff being used, Chief Kauffman stated there was no time to change the language, noting it was just a boilerplate, but said he spoke to the Director of OEM with the intention of fully staffing the Performing Arts Center inside and outside up to and including traffic control.

Mayor Brand suggested approval but moving bullet points under Item 7 to under Item 8. Chief Kauffman believed the MOU cannot be amended at this point.

City Manager Hoefgen referred to Section 6 and said the county makes specific requests of the City in terms of activation and staffing, and the City has the option to say yes or no. He expressed concern with making changes to the agreement at this point and further delaying the distribution of vaccines.

Assistant City Attorney Park believed changes to the county will delay things a couple of months and because of the timing, staff submitted the agreement as presented for consideration and as a policy call. She said there are agreements in the MOU that obligates the City to perform certain actions and stated there isn't an indemnity clause in the agreement which is of concern to the City.

City Attorney Webb pointed out that the City would have to staff the facility and dispense the vaccines per the current MOU and the document doesn't reflect the intention of the county as expressed to Chief Kauffman. He stated choices include waiting and negotiating and losing a week. He suggested Council approval and to give direction to the City Manager not to open it until/unless there is an amendment or other agreement reflecting what will be happening as described to Chief Kauffman.

Councilmember Nehrenheim supported moving forward as well and believed that County Council will move quickly on any amendments. He stated if the county requires use of City staff, then suggested reaching out to the Beach Cities Health District or other cities for assistance. He also pointed out there will be a lot of behind the scenes administrative work taking place and the county would not be able to open it up yet.

Mayor Brand reviewed a correspondence with Supervisor Hahn where he indicated he supported the sheriffs adding traffic control and security and other county resources to effectively manage the site.

Councilmember Emdee believed that the MOU indicates that the county is not going to provide funding and is counting on the federal government to provide funding to the City.

City Attorney Webb stated everything changed on Monday when the county wanted to open the site right away.

Councilmember Emdee supported approval with flexibility for the City Manager to say yay or nay based on his comfort level.

City Attorney Webb again suggested Council approval and give direction to the City Manager not to open it until/unless there is an amendment or other agreement reflecting what will be happening as described to Chief Kauffman.

Tom Bakaly, Beach Cities Health District, stated the MOU was developed years ago by a county when there was an anthrax threat which is a boilerplate which is similar in other cities with the intention from the county to discuss specifically what will happen with COVID. He also said the Health District is willing to be a partner and assist, and informed that the closest place currently for health workers to obtain a vaccine is Inglewood and Crenshaw on 79th Street, Los Angeles.

In response to Mayor Brand, Mr. Bakaly stated Hermosa Beach has not opened a vaccination center as of yet, and believed the county is looking at the Performing Arts Center as a better site, serving all of the beach cities.

Mayor Brand suggested Hermosa Beach could consider sending over their Fire and Police to help with operations, noting the City doesn't have the personnel. He suggested looking at other locations in the county planning to open and their obligations and terms.

Mayor Brand called for public comment viz Zoom and eComment.

David Epstein suggested Supervisor Janice Hahn help with the necessary language and getting this through.

Holly Osborne asked if the residents of Redondo Beach can obtain a vaccine. Mr. Bakaly explained that this first 1A rollout is by appointment only for health care workers but the Performing Arts Center is being considered for public vaccination in the future.

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

City Manager Hoefgen suggested amending the motion to preauthorize the Mayor to execute an agreement as amended at staff recommendation in the event everything gets worked out and the county is able to move forward on Tuesday with them running the facility.

Motion by Councilmember Horvath, seconded by Councilmember Gran, to authorize the Mayor to approve the Memorandum of Understanding between the City of Redondo Beach and the County of Los Angeles Department of Public Health to designate the Redondo Beach Performing Arts Center as a closed medical point of dispensing location for the COVID-19 vaccination effective January 19, 2021, and direct staff and the City Manager to not open the facility until the language amendments have been made with County Counsel, but if they come in before next Tuesday, there would be the authorization to sign the MOU. Motion carried unanimously, with the following roll call vote:

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

F. AGENCY RECESS: 6:44 p.m.

F.2. SPECIAL MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

CONTACT: ANGELICA ZAVALA, HOUSING SUPERVISOR

RECONVENE: 6:48 p.m.

ROLL CALL

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

G. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Motion by Councilmember Horvath, seconded by Councilmember Gran, to receive and file additional materials for Items H.4, J.1, N.4, N.5, N.6, and O.1. 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 JANUARY 12, 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. ADOPT BY TITLE ONLY ORDINANCE NO. 3210-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 2 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES, CONSISTENT WITH STATE LAW. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3211-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 5 OF THE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES IN THE COASTAL ZONE, CONSISTENT WITH STATE LAW. FOR SECOND READING AND ADOPTION.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

H.4. AUTHORIZE THE MAYOR TO SIGN THE AFFORDABLE HOUSING AGREEMENT TO PRESERVE THE EXISTING HOUSING COVENANTS AND RESTRICTIONS AND APPROVE ALL NECESSARY AND RELATED DOCUMENTS, FOR THE SALE OF A RESIDENTIAL PROPERTY LOCATED AT 2750 ARTESIA BLVD., #244, REDONDO BEACH, CA 90278
CONTACT: ANGELICA ZAVALA, HOUSING SUPERVISOR

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

Motion by Councilmember Emdee, seconded by Councilmember Gran, to approve Consent Calendar items H.1 through H.4. Motion carried unanimously, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger 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.

Zein Obagi Jr., candidate for Council for District 4, asked City Attorney Webb to visit the SCE power line properties, noting trash and drug paraphernalia and to ask SCE to maintain the property in a safe manner.

Erika Snow Robinson, candidate for City Council for District 2, supported moving forward with shared vision and leadership, expressed concern with fear and drama regarding the waterfront and AES plant, supported bringing people together with consensus, local control and economic development, and a business friendly atmosphere.

Khatirah Nazif read the following comments via eComment:

Maggie Healy supported the candidates for City Council in the March election to include Chris Voisey for Mayor, Brad Waller for District 1, Paul Moses or Erika Snow Robinson for District 2, John Gran for District 4 and Mike Webb for City Attorney. She opposed the Rescue Our Waterfront political action committee and reviewed her concerns and supported the League of Women's Voters to run a candidate forum as has been done in the past. She also supported a fair and impartial debate opportunity.

Michael Sachs stated he is running for Mayor of Redondo Beach, supported the current Councilmembers and the Mayor, and indicated the issues of his campaign will focus on getting money out of politics and promoting respectful debates.

Wayne Craig indicated ROW is rescheduling its Candidate Forum to February 4, 2021 at 6 p.m., spoke on the local election, stated that ROW supported any questions regarding citywide issues and concerns, and supported giving residents an opportunity to ask each candidate to describe their vision for the City's future.

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 – NONE

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE REDONDO BEACH PROFESSIONAL AND SUPERVISORY ASSOCIATION FROM JANUARY 1, 2021 THROUGH DECEMBER 31, 2023

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2101-004, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE REDONDO BEACH PROFESSIONAL AND SUPERVISORY ASSOCIATION FROM JANUARY 1, 2021 THROUGH DECEMBER 31, 2023;

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2101-005, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROPRIATING \$60,259 FROM THE UNASSIGNED GENERAL FUND BALANCE FOR THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE REDONDO BEACH PROFESSIONAL AND SUPERVISORY ASSOCIATION
CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

Director of Human Resources Diane Strickfaden discussed Items N.1 through N.3 which represent a favorable outcome for the negotiations with most of the miscellaneous labor groups. She said the agreements before Council represent a mutual collaboration between the employee groups of the City in response to both the COVID-19 emergency and marginal increases the employee groups will be receiving in the second and third years of the agreement. She said the MOU's address the City's immediate budgetary concerns by limiting expenditures in the first year and providing some increases in years two and three. She also reviewed the increases and agreements, fiscal impacts, resolutions, and recommendations.

Councilmember Nehrenheim reviewed his concerns regarding the pandemic impacts and financial impacts, and expressed concern with voting for this item and not knowing how it will be paid at an extra \$2M a year. He did not support giving raises with this great uncertainty at this time.

Mayor Brand supported the agreements with the employee groups which are very important.

Councilmember Emdee stated the City was property tax dependent before COVID, struggling with the sales tax and UUT tax and now with the TOT. She also pointed out that the property tax is doing very well and the employees are willing to go with only 1% and 2%, and she supported staff recommendation.

Mayor Brand called for public comment via eComment and Zoom.

David Epstein suggested waiting six months until improvement is seen with the funding situation.

Zein Obagi Jr. expressed concern with not knowing how to pay for items in the City and did not support growing expenditures at this time.

Khatirah Nazif read the following comments via eComment:

Eugene Solomon noted financial impacts due to COVID and suggested waiting on employee raises until more is known regarding the new CalPERS numbers and revenue streams.

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

Councilmember Loewenstein stated forecasts are showing that the City will be back financially by the end of the summer predicting an actual boom. He said property taxes have gone up and felt confident tourism will also be back. He said there is a surplus of \$500K from last year and believed this is now an opportune time to approve the agreements. He said the City is spending \$1.5M on roads and believed the employees need to be taken into consideration, especially being a three-year deal.

Councilmember Gran agreed with Councilmember Loewenstein, supporting the employees. He stated the funds mentioned by Mr. Obagi are secured funds and have nothing to do with this item tonight. He also supported this three-year deal and helping the employees.

Councilmember Horvath agreed with approving the agreements and having long-term contracts with the employee groups allowing to plan properly for upcoming budgets. He said this will lock in knowing what to pay and allowing flexibility with other areas. He did not support waiting to do this later which could become problematic.

Mayor Brand pointed out that the employee groups are not getting the same level of raises that other employees across public sectors are receiving over the last ten years. He thanked the employee groups for working with the City and to come to agreements.

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-004. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-004.

Motion by Councilmember Emdee, seconded by Councilmember Gran, to adopt by title only Resolution No. CC-2101-005. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-005.

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE REDONDO BEACH CITY EMPLOYEES' ASSOCIATION FROM JANUARY 1, 2021 THROUGH DECEMBER 31, 2023 ADOPT BY TITLE ONLY RESOLUTION NO. CC-2101-002, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE REDONDO BEACH CITY EMPLOYEES' ASSOCIATION FROM JANUARY 1, 2021 THROUGH DECEMBER 31, 2023;

**ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2101-003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROPRIATING \$102,965 FROM THE UNASSIGNED GENERAL FUND BALANCE FOR THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE REDONDO BEACH CITY EMPLOYEES' ASSOCIATION
CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES**

Mayor Brand called for public comment via eComment and Zoom.

Khatirah Nazif read the following comments via eComment:

Jacqueline White expressed concern with the low pay raise to the employees and believed the City of Redondo Beach must do better. She supported the employees and expressed concern with the valuation of their labor.

In response to Mayor Brand, Director of Human Resources Diane Strickfaden stated the agreements have been approved by the work groups and ratified them back on December 21, 2020.

Councilmember Emdee pointed out that the Police and Fire provided substantial savings in order to pay for the employee raises accordingly.

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

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-002. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-002.

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-003. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-003.

N.3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN UPDATED PAY AND BENEFITS PLAN WITH THE MANAGEMENT AND CONFIDENTIAL EMPLOYEE GROUP

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2101-006, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, UPDATING THE PAY AND BENEFITS PLAN FOR MANAGEMENT AND CONFIDENTIAL EMPLOYEES

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2101-007, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROPRIATING \$31,100 FROM THE UNASSIGNED GENERAL FUND BALANCE FOR THE MANAGEMENT AND CONFIDENTIAL EMPLOYEES PAY AND BENEFITS PLAN

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

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

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-006. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-006.

Motion by Councilmember Emdee, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-007. Motion carried, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-007.

N.4. DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT WITH CITY NET TO CONDUCT A CENSUS COUNT OF PEOPLE EXPERIENCING HOMELESSNESS IN REDONDO BEACH AND TO PROVIDE A HOMELESS NAVIGATOR FOR NORTH REDONDO FOR SIX MONTHS.

APPROVE AN AGREEMENT WITH CITY NET TO CONDUCT A CENSUS COUNT OF PEOPLE EXPERIENCING HOMELESSNESS IN REDONDO BEACH AND TO PROVIDE A HOMELESS NAVIGATOR FOR NORTH REDONDO FOR SIX MONTHS
CONTACT: MICHAEL WEBB, CITY ATTORNEY

City Attorney Webb gave a report and recommended that the City retain City Net to conduct a homelessness census. He said this year due to COVID, there will be no homelessness point-in-time count and said it is important to have accurate numbers. He also said Council gave direction to add an additional housing navigator to focus on North Redondo and the representatives from City Net suggested the City have two housing navigators five days a week for North Redondo with no conflicts with City Net. He reviewed staff recommendation for an MOU to conduct a homelessness census with direction, returning the following Tuesday with an additional amendment or MOU to perform outreach until the end of the fiscal year. He said the amount for two people five days a week is \$35,000 more than the money Council previously authorized but noted grant funds that are available with some savings from the original estimate when doing the census and outreach.

Brad Fieldhouse, City Net, supported helping the City, noting City Net is a full service nonprofit agency and works in LA County, doing a number of the censuses. He also said PPE would be distributed to all the individuals involved. He said they are ready to move quickly as soon as tomorrow. He also said they work in all cities in Orange County and are part of the HMIS system in LA County.

City Attorney Webb stated this item doesn't need a budget modification and is covered within the scope of the grant from the South Bay Cities COG.

Mayor Brand supported direction as part of a motion to return with a budget modification to fund homeless navigators for Redondo Beach at the next meeting.

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

In response to Councilmember Gran regarding the leftover \$45K CDBG money, City Attorney Webb stated this will be used for this item.

In response to Councilmember Emdee regarding working with the current navigator and team already in place, Mr. Fieldhouse stated they would support working with them.

Motion by Councilmember Emdee, seconded by Councilmember Gran, to approve an agreement with City Net to conduct a census count of people experiencing homelessness in Redondo Beach and to provide a

homeless navigator for North Redondo for six months, and to come back with a budget modification next week.

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

N.5. DISCUSSION AND POSSIBLE ACTION REGARDING INCLUSIONARY HOUSING ORDINANCE TO DETERMINE PARAMETERS

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Kathie Head, Keyser Marston Associates, Inc., gave a PowerPoint presentation and discussed the following:

- Inclusionary Housing Policy Issues City of Redondo Beach
- Foundational Concepts
- Inclusionary Housing Considerations
- Parameters for the City Council to Establish
- Inclusionary Housing Program Survey: California Jurisdictions
- Inclusionary Housing Program Survey: Los Angeles and Orange County Jurisdictions
- Income and Affordability Categories
- In-Lieu Fee Payment Considerations
- Other Fulfillment Options for Consideration
- Selection of Parameters: Ownership Housing Projects
- Selection of Parameters: Apartment Projects
- Next Steps

Mayor Brand stated that Redondo Beach currently has 0% inclusionary zoning required and the new state housing laws from Sacramento do nothing for affordable housing. He also noted as a condition of approval of 20% affordable housing for the Galleria project. He supported affordable housing in Redondo Beach which is one of the most densely populated area on the entire coast and did not support in lieu fees. He also suggested a tiered approach for affordable housing.

Councilmember Nehrenheim expressed concern with projects in the City not including affordable housing, and RHNA numbers which changes. He supported apartments having a percentage of affordable housing and a different mix versus the sale of housing. He pointed out that the owner can only make money on a unit sold at one time versus an apartment building making money back over a longer period of time. He did not support targeting one specific area or in lieu fees.

In response to Councilmember Nehrenheim regarding the Mello Act not including mandatory requirements, Ms. Head said the City has the right to impose a requirement but the actual Mello Act doesn't establish a percentage for inclusionary but it does for replacement.

Councilmember Nehrenheim supported treating the Coastal Zone the same as the rest of the City.

Ms. Head referred to acquisition rehab and suggested against it.

Community Development Director Forbes stated in lieu could only work if there is land for the affordable units with a value. She also noted affordability with ownership would require a moderate income.

Ms. Head stated West Hollywood has built condo buildings, setting aside a certain number of units as affordable and are integrated into the project treated as rental.

Mayor Brand supported keeping things simple for both the City and developers, being cleared from the beginning. He also pointed out that the AES site and land under the power lines are not zoned residential development and can't be considered and changing it would require a vote of the public.

Councilmember Gran asked about the trade offs regarding the density bonus and balancing. Ms. Head said every community is different, such as in Santa Monica which already has a mixed use ordinance allowing density on the boulevard. She also noted demonstration projects allowing developers to add state density bonus on top of the mixed use bonus in order to attract more affordable units. She said this was written up as an inclusionary policy and left the neighborhoods out entirely and not subject to an inclusionary requirement.

Councilmember Gran asked about the measurement for a small project versus larger units and tiering. Ms. Head believed anything below 20 units is a small project and referred to tiered projects which are largely focused on in lieu fees depending on the threshold. She also said an in lieu fee is not subject to the Mitigation Fee Act and should be put towards affordable housing.

Councilmember Gran asked how many iterations go through typically. Ms. Head believed this is a good start tonight, taking guidance and doing a draft of the financial analysis within the goals and parameters from Council.

Councilmember Emdee did not support having in lieu fees and land dedication and supported having the very low to low for rental and moderate for home ownership. She noted a condo was just approved which is integrated into the entire project of apartments which is working very well. She also said the City is so built out, noting it may be difficult to figure out how to obtain affordable housing without it projecting into already established neighborhoods. She also supported the acquisition rehabilitation but it doesn't count toward RHNA.

In response to Councilmember Horvath, Ms. Head noted the goal for perpetual but suggested a tweak to state as long as the site is used for residential.

Councilmember Horvath noted a project in the City that was coming out of term with many elderly people living in it and where they would go if the new ownership decided to move to a more market rate. He supported being perpetual as long as it's residential. He also said West Hollywood does perpetual as long as it's residential.

Councilmember Horvath asked for an example of an offsite scenario. Ms. Head said it would be the functional equivalent of Lancaster, suggested a developer who buys another site be done as a rental and make limitations being close to the market rate and somewhere within the vicinity.

Ms. Head referred to West Hollywood which has established the requirement and allowed developers to either fulfill it with an ownership unit at moderate or as rental units at very low and low, and developers usually pick the rental option. She said the projects are scattered all over town and there becomes a management issue over time and West Hollywood has been trying to get a nonprofit to come in and manage the units.

Councilmember Horvath asked about higher percentages versus sliding scale. Ms. Head said the issues include a threshold requirement and requiring too many restrictions. She suggested in lieu fees could be used to help inspire and incentivize developers to provide an affordable unit.

Councilmember Horvath pointed out that more than 50% of the residents in the City are renters and living in housing that's falling apart because owners are still getting high dollar rental rates and not reinvesting in the properties. He also asked about allowing a parcel to subdivide. He believed that ADU's ideally would be used for elderly parents or younger children who have come back home but stated fears with changes in

Sacramento have taken place allowing multiple units on one parcel or parceling the property with the units versus leaving it as one. He asked about the thresholds and renting an ADU as a market rate rental.

Ms. Head stated ADU's are difficult because the state has been prescriptive on what to do with them and less flexible. She didn't believe R1 projects would be subject to the inclusionary but Davis uses ADU's and have inclusionary ADU's as an allowable affordable housing use within their inclusionary.

Councilmember Horvath suggested meeting the obligations under RHNA and using ADU's as a part of it.

Community Development Director Forbes stated a portion of ADU's can be counted towards the affordability but it has to be justified. She also noted an annual survey for those who built ADU's to find out the affordability which can be used towards the counting but was unsure if they could be required.

Ms. Veronica Tam stated the counting on ADU's is just based on trends and the specific methodology developed is doing the annual average between 2018 and 2020 and then inflate it to some extent if incentives are being provided. She said 3 out of 11 units that responded to the survey came back as rent free being provided to family members. She also said Santa Monica and Pasadena provide funding to help the homeowners build ADU's in exchange for affordability.

In response to Mayor Brand, Community Development Director Forbes stated ADU's qualified as affordable going toward the RHNA numbers are being reported in the housing annual report.

In response to Mayor Brand, Ms. Tam confirmed that the City has a number of affordable units as a result of the ADU Ordinance being reported.

Councilmember Loewenstein noted affordable rooms for people to rent. He also asked about an in lieu fee and the percentage and how it is used. Ms. Head explained she creates a sliding scale and stated a 20-unit pays the full in lieu fee and at 3 units it pays 320 of the in lieu fees. She suggested another option is to set the threshold higher.

Councilmember Loewenstein asked if the rates are raised on the other units that are not affordable housing. Ms. Head stated developers charge the most for a market rate unit and said with less supply and more demand the prices will go up. She also suggested setting the threshold at 10 instead of 8.

Councilmember Loewenstein suggested 10% with 8 to 19, 15% for 20, and 20% for 30 units for houses and ownership to be moderate income standard and 45 years.

Ms. Head referred to AB1505 for an onsite production requirement and for an offsite production requirement anything else.

Councilmember Loewenstein suggested 15% for 10 or higher for rentals, to be low and perpetuity.

Mayor Brand called for public comment via eComment and Zoom.

Holly Osborne asked about an R3 lot being sold and bought by a developer which could be forced to be inclusionary and making one smaller than the other two homes. Ms. Head noted a lot of developers in Santa Monica are choosing to build just 2, foregoing the third unit.

Mayor Brand noted people are buying two lots, building a house on one and a backyard on another, eliminating units.

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

N.6. DISCUSSION AND POSSIBLE ACTION REGARDING THE PREPARATION OF A PUBLIC AMENITIES MASTER PLAN FOR KING HARBOR
CONTACT: STEPHEN PROUD, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

Waterfront and Economic Development Director Stephen Proud gave a PowerPoint presentation and discussed the following:

- Public Amenities Master Plan for King Harbor
- Policy objective of the City
- Need to upgrade and/or replace several public amenities
- Master Plan serves as a framework
- Zones
- Moonstone Park – benefit from renewed planning
- Interrelationships between the sport fishing pier, public boat launch facility and Seaside Lagoon
- Identify amenities that should be rebuilt or renovated, location, recreation/operational element included in their design
- Plan could include:
 - Location and design of public boat launch facility
 - Location and elements of sport fishing pier
 - Reduce design and layout of Seaside Lagoon
 - Waterfront promenade that connects Mole C to horseshoe pier
 - International Boardwalk – capital improvements
 - Location and design of dinghy dock
 - Location and design of hand launch facility
- Services of Marine Engineer firm as lead – costs \$200K to \$250K
- Seek input from Harbor Commission regarding the scope of work
- Prepare a draft request for proposals to City Council
- Opportunity to redirect funding allocated to two capital improvement projects
 - Design of the sport fishing pier
 - Design of Basin 3 seawall
- Budget adjustment as part of midyear budget review
- Recommendations

Councilmember Loewenstein reviewed the scope which would be including but not limited to all recreational amenities west of Harbor Drive and the pier to include Seaside Lagoon and the surrounding park, boat ramp, Basin 3 docks, sport fishing pier, hand launch boat ramp, dinghy dock, Moonstone Park, Outrigger Canoe Clubs, bike path, pedestrian promenade, and water education facility. He noted forming a team to include a consultant, staff, representative from the Harbor Patrol and subcommittee from the Harbor Commission. He suggested something in the first three months and to involve the public as well with a workshop along with feedback. He said after three months, community feedback can come back, another workshop and community feedback in four and a half months, and feedback to the Harbor Commission and to come to Council in six months.

Assistant City Manager Witzansky stated it is important to bring on the coastal expert first which will take a few months, and then reviewed by the Harbor Commission, back to Council in a draft RFP in March. He said action would need to be taken in February to appropriate the funds for the effort, and then release the proposal and execute a contract.

Councilmember Nehrenheim stated the boat launch ramp would need to be addressed first by June, and then design around that to include the sport fishing pier and Seaside Lagoon. He also believed that Moonstone Park may be a great first hit and will not impact the rest of the harbor. He expressed concern with a contractor coming in and suggested having community input from a plan. He supported Councilmember Loewenstein's timeline.

Mayor Brand informed that Chevron gave the City \$2.3M which is just sitting in an account for these types of amenities and should be used for these planning efforts.

Councilmember Horvath noted a tremendous amount of public input regarding what people want in the waterfront, stated the Joe's Crab Shack area has been studied, and stated Moonstone Park is a good place to start and previous work as a part of any process.

Mayor Brand called for public comment via eComment and Zoom.

Roger Carlson supported this issue and believed the Harbor Commission is a good place to start with a good set of skills, and supported doing homework for future workshops. He supported Moonstone Park as a base hit and the boat ramp, and noted a lot of public comment on the sport fishing pier. He supported putting together a master plan and giving the public a bigger picture and coming back with a workshop.

James Light supported the proposal and believed the amenities are the best place to start. He supported expediting this and working on the RFP for a consultant and moving forward. He also supported forming a small team with City staff, Harbor Patrol and a subcommittee from the Harbor Commission. He supported the scope from an amenities perspective presented by Councilmember Loewenstein, and did not support starting with public input, noting there has been a lot of public input already. He also suggested moving ahead for the boat ramp with City staff and consultant, and also supported the six month window. He suggested Moonstone Park is the best regarding breaking something out in parallel.

Mark Hansen reviewed the following recommendations from the Harbor Commission:

- Develop and implement a comprehensive, integrated, resident approved plan for the entire Redondo Beach Waterfront (the harbor and pier areas) including the AES and SCE site
- Provide for mast up boat storage, (and for) large keep boats on trailers, SUPs, powerboats and small craft storage, potentially on the AES property
- Extend south eastern break wall (the short, inner, pier-side breakwall) to reduce swell and surge in the harbor
- Repair outer breakwalls and work with the Corps of Engineers to extend the southern breakwall to reduce surge and direct swell impact in the southern area of the harbor

Joan Irvine expressed concern with doing a lot of work on this ten years ago and wasting time working on this again, costing the citizens more money.

Khatirah Nazif read the following comments via eComment:

Wayne Craig supported revitalization of the harbor after four years of delays, creating lawsuits that were completely avoidable. He supported moving forward, listening to our residents, and focusing on recreational activities that will be a strong economic driver for our City instead of a shopping mall.

Allen Sanford supported the waterfront and economic viability and expressed concern with large development from outside developers and neglect of an area that needs significant investment. He supported making progress, to learn from past relationships, mistakes and successes, and to take full advantage the downtime that COVID is providing to move this area forward expeditiously. He supported BeachLife Festival and the potential of the area. He supported finding a solution that is based in the creativity and spirit of local knowledge that comes from a stakeholder approach and will be around long after the consulting agreement has finished. He suggested directing the Harbor Commission to engage any and all individuals/groups in the community and come back with two to three viable top-level plans within a 60-90 day period, spending another 30-60 days with a third-party professional survey to get public feedback, and then engage a consulting firm to validate those ideas.

Lee Collier supported the improvements in the harbor, and including expanding the breakwall, providing for mast-up storage (perhaps at the AES site) and locations to launch personal watercraft such as SUPs. He also suggested having dinghy docks in every basin.

Michael Sachs requested that District 2 be included in approving what changes occur in the waterfront/power plant area.

Eugene Solomon suggested using, as a starting point, the Harbor Commission's extensive discussions on a sport fishing pier with consultants and renderings, and shrinking the timeline with many items already examined.

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

Councilmember Nehrenheim noted priorities include the boat launch ramp, sports fishing pier, Moonstone Park, Seaside Lagoon and park, hand launch boat ramp, Basin 3 dock, sea level rise and docks area, bike path upgrades as needed, and pedestrian promenade.

Assistant City Manager Witzansky stated pedestrian and bicycle circulation will play a significant role in the frontage of any parking structure conversation and including the upper boardwalk area may make things more complicated. He suggested a phase 2 effort.

Councilmember Nehrenheim suggested choosing a location for the boat launch ramp first and then working on the sports fishing pier with everything else as a second phase of the plan.

Assistant City Manager Witzansky stated the consultant would be providing geographic planning and technical sizing, not pictures and drawings. He said the boat ramp, Lagoon and sports fishing pier has interrelationship with the sizing and geographic placement and need to be discussed and figured together. He also said construction expertise is needed to help understand costs.

Councilmember Nehrenheim suggested within three months of choosing a contractor to have the first phase completed.

Waterfront and Economic Development Director Stephen Proud noted a challenge is public workshops during COVID. He also recommended including the commission process, and supported a comprehensive process including at Moonstone Park.

Waterfront and Economic Development Director Stephen Proud suggested asking the responding teams to ensure as part of the scope to include design expertise applicable to Moonstone Park, avoiding having two RFP's, contracts and selection processes.

Councilmember Loewenstein suggested a recommendation from the Harbor Commission regarding priorities and to determine working as an entire commission or subcommittee.

Councilmember Emdee expressed concern with the fast tracking concept, having to go back to the drawing board and wasting time. She noted many comments already from the EIR and extensive public workshops have already taken place and believed subcommittees are a drawn out process. She suggested having a master plan to see what items can be combined, resources could be shared, to actually doing this smartly putting in public amenities first, and planning development around that. She did not support doing things in phases which will slow things down and make things less sufficient. She also did not support micromanaging the Harbor Commission and believed they will do a great job in making sure there is a great harbor with great amenities.

Councilmember Gran did not support micromanaging the Harbor Commission and supported them as a commission and making the right decision.

Councilmember Nehrenheim stated Council is here to provide leadership and direction and to let the Harbor Commission know Council recommendations.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to go to the Harbor Commission for their input regarding breaking off into two phases to include the first phase being the boat launch ramp, sports fishing pier, Seaside Lagoon and park with the consultant, and the second phase being the hand launch ramp, dinghy dock, Basin 3 upgrades, sea level rise, and a concurrent RFP for the Moonstone Park upgrades which are funded through the Moonstone Park fund currently in place, and to add a subcommittee if the Harbor Commission agrees, and staff to come back with a draft RFP and make a recommendation to Council to consider whether or not to release the RFP to the engineering team.

Substitute Motion by Councilmember Emdee, seconded by Councilmember Gran, that City Council request input from the Harbor Commission on the scope of the plan as part of their February 8, 2021 agenda. Substitute Motion carried, with the following roll call vote:

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

O. CITY MANAGER ITEMS

O.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY'S LOCAL EMERGENCY PERTAINING TO COVID-19 **CONTACT: JOE HOEFGEN, CITY MANAGER**

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2010-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CONFIRMING THE ACTIONS OF THE CITY MANAGER ACTING AS THE DIRECTOR OF EMERGENCY SERVICES IN ISSUING AN UPDATED SUMMARY OF EMERGENCY ORDERS UNDER THE CITY OF REDONDO BEACH'S EMERGENCY AUTHORITY
CONTACT: JOE HOEFGEN, CITY MANAGER

City Manager Hoefgen gave a report and confirmed the charges for street sweeping fines have been reduced from \$45 to \$25 per City Council direction in effect through February 7, 2021.

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

Councilmember Nehrenheim suggested the City lead forward with the library supporting safer at home.

Library Director Anderson gave an overview on the library status and stated being open for browsing would require cleaning requirements and stated there are only a few systems open for browsing. She said the libraries are only open for curbside pickup or library takeout such as in Torrance.

Councilmember Nehrenheim suggested allowing residents to come in and do a checkout, noting Best Buy has been open doing the same.

City Manager Hoefgen stated there are alternative services.

Library Director Anderson stated there is library takeout available online along with digital services.

Councilmember Horvath noted online access to the City and County and curbside pickup is very simple. He also did not support opening up the libraries at this time.

Motion by Councilmember Loewenstein, seconded by Councilmember Horvath, to adopt by title only Resolution No. CC-2101-001. Motion carried unanimously, with the following roll call vote:

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

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. CC-2101-001.

P. MAYOR AND COUNCIL ITEMS

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Nehrenheim asked about the status of the community garden discussion recommended by Parks and Rec. Interim Community Services Director Laurie Koike stated the final schedule will take place and a presentation will be made.

Councilmember Nehrenheim stated the pallet shelter has gone well and believed there have not been many calls for services at the police and fire level.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to refer to the Public Safety Commission at their next meeting to have a Public Safety report and Public Works report on the pallet shelter program. Motion carried with the following roll call vote:

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

R. CLOSED SESSION – NONE

S. RECONVENE TO OPEN SESSION – NONE

T. ADJOURNMENT: 10:50 P.M.

There being no further business to come before the City Council, Motion by Councilmember Emdee, seconded by Councilmember Loewenstein, to adjourn the meeting at 10:50 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, January 19, 2021, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, via teleconference. Motion carried unanimously, with the following roll call vote:

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

Respectfully submitted,


Eleanor Manzano, City Clerk