

**RESOLUTION NO. CC-2509-067**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO GUNGHO ONLINE ENTERTAINMENT AMERICA, INC.**

WHEREAS, Section 2-21.01, Chapter 21, Title 2, of the Redondo Beach Municipal Code provides that any lease of public land owned or controlled by the City of Redondo Beach, or by any department or subdivision of the City, shall be administratively approved by resolution; and

WHEREAS, Lessor and Lessee entered into a certain Lease dated as of September 7, 2021 (the "Lease"), for the space located at 127 W. Torrance Blvd., Suite 100, Redondo Beach, CA 90277, consisting of approximately 1,180 rentable square feet; and

WHEREAS, Lessor and Lessee desire to enter into this First Amendment to amend certain terms of this Lease to reflect the increase in square footage and new lease terms; and

WHEREAS, the City Council shall approve the subject lease only upon the making of certain findings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council of the City of Redondo Beach approves the First Amendment to the Lease with GungHo Online Entertainment America, Inc. ("Lease") for the property commonly located at **127 W. Torrance Blvd., Suite 100**, Redondo Beach, CA 90277, consisting of approximately **1,180** rentable square feet and **105 W. Torrance Blvd., Suite 106**, Redondo Beach, CA 90277, consisting of approximately **1,005** rentable square feet for a total of **2,185** rentable square feet, as further detailed in the First Amendment to the Lease attached hereto as Exhibit "A" and incorporated herein as set forth in full.

SECTION 2. That the City Council of the City of Redondo Beach hereby finds:

1. The First Amendment to the Lease will result in a net economic or other public benefit to the City of Redondo Beach or the general public; and
2. The granting of the First Amendment to the Lease is consistent with and will further the fiscal, budgetary and applicable economic development, social, recreational, public safety or other applicable adopted policies of the City; and
3. The First Amendment to the Lease, and all land uses and development authorized by the Lease, are consistent with all applicable provisions of the general plan, the Coastal Land Use Plan where applicable, and the applicable zoning ordinances of the City; and
4. The First Amendment to the Lease and all land uses and development authorized by the First Amendment to the Lease, are consistent with and will carry out the goals, standards and policies of any specific plan applicable to the First Amendment to the Lease property; and
5. The First Amendment to the Lease and its purposes are consistent with all other applicable provisions of law; and
6. The First Amendment to the Lease and all land uses and development authorized

by the First Amendment to the Lease are consistent with terms of and will further the purposes of the grant from the State and all applicable laws and agreements governing use of the land; and

7. The First Amendment to the Lease shall not exceed sixty-six (66) years.

PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of September, 2025.

---

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

---

Joy A. Ford, City Attorney

---

Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )       ss  
CITY OF REDONDO BEACH             )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2509-067 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2<sup>nd</sup> day of September, 2025, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Eleanor Manzano, CMC  
City Clerk

# EXHIBIT A