



Administrative Report

H.10., File # 26-0985

Meeting Date: 8/18/2026

To: MAYOR AND CITY COUNCIL

From: ELIZABETH HAUSE, WATERFRONT AND COMMUNITY SERVICES DIRECTOR

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2608-070, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, LEASING CERTAIN PROPERTY TO RAQUEL BUTLER INSURANCE SERVICES, LLC

APPROVE A LEASE WITH RAQUEL BUTLER INSURANCE SERVICES, LLC FOR THE PREMISES AT 113 W. TORRANCE BLVD., SUITE 100, FOR THE TERM AUGUST 18, 2026 TO AUGUST 17, 2029

EXECUTIVE SUMMARY

In March 2012, the City purchased the Pier Plaza leasehold and began the process of direct leasing to various tenants. Pier Plaza is comprised of several buildings totaling approximately 75,000 square feet of office and retail space. The office at 113 W. Torrance Blvd., Suite 100 (Premises) is approximately 446 square feet in size.

The City has negotiated a new lease with Raquel Butler Insurance Services, LLC (Butler Insurance), an authorized Farmers Insurance agent that provides a wide range of insurance services. The proposed lease would allow for a 3-year term for the space and includes an option for the City to terminate the lease with a 12-month prior written notice. Monthly rent for the space, which would accrue to the City's Harbor Uplands Fund, is \$1,115 with an annual 3% increase on the anniversary date. The lease is personally guaranteed by Raquel and Greg Butler.

BACKGROUND

The Pier Plaza leasehold includes buildings 103 to 131 West Torrance Boulevard (on the top level of the Pier Parking Structure) and totals approximately 75,000 square feet of space. The property is comprised almost entirely of office uses, with the lone exceptions being a restaurant, child care center, and a children's therapy center. Butler Insurance is an authorized Farmers Insurance agent offering a full range of personal and commercial coverage, including auto, home, health, life, business, and pet insurance to individuals, families, and businesses in the South Bay.

The proposed lease carries a 3-year term with a minimum monthly rent of \$1,115, or approximately \$2.50 per square foot, with an annual 3% increase on the anniversary date. The landlord's (City) improvement obligation is limited to ensuring the mechanical HVAC systems, entrance doorway, and windows are operable. The cost to meet this obligation is estimated at \$700.

COORDINATION

The Resolution and lease documents were reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

Lease revenue from the property will accrue to the City's Harbor Uplands Fund. The proposed lease would result in \$13,380 in revenue during the first year, with an annual increase of 3% to the base rent each year thereafter. Over the 3-year term of the lease, revenue to the Harbor Uplands Fund will total approximately \$41,356.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2608-070 Leasing Certain Property to Raquel Butler Insurance Services, LLC
- Agmt - Proposed Lease Between the City of Redondo Beach and Raquel Butler Insurance Services, LLC