CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, May 12, 2026

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

THE CITY COUNCIL WILL MEET PUBLICLY IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, eCOMMENT OR EMAIL.

4:30 P.M.- CLOSED SESSION- ADJOURNED REGULAR MEETING
6:00 P.M.- OPEN SESSION- REGULAR MEETING

City Council meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41 and/or rebroadcast on Wednesday at 3 p.m. and Saturday at 3 p.m. following the date of the meeting. Live streams and indexed archives of meetings are available via internet. Visit the City's official website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON THE CITY'S WEBSITE:
https://redondo.legistar.com/Calendar.aspx
*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:
https://www.youtube.com/c/CityofRedondoBeachIT

TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):
Register in advance for this meeting:
https://redondo.zoomgov.com/webinar/register/WN_t8jPPUm6RbCHd-6sH6nE3A
After registering, you will receive a confirmation email containing information about joining the meeting.
If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON THE WEBSITE AGENDA PAGE:
https://redondo.granicusideas.com/meetings
1) Public comments can be entered before and during the meeting.
2) Select a SPECIFIC AGENDA ITEM to enter your comment;
3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION, EMAILS MUST BE RECEIVED BEFORE 3:00 P.M. THE DAY OF THE MEETING (EMAILS WILL NOT BE READ OUT LOUD): Written materials pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Public comments may be submitted by email to cityclerk@redondo.org. Emails must be received before 3:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting.

4:30 P.M. - CLOSED SESSION - ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

B. ROLL CALL

C. SALUTE TO FLAG AND INVOCATION

D. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on Closed Session Items or any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

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:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Torrance Boulevard, Knob Hill Avenue, Vista Del Mar, Camino de la Costa, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:
Price and Terms

F.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of King Harbor turn basin and hand launch

NEGOTIATING PARTIES:
Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator

UNDER NEGOTIATION:
Price and Terms

G. RECONVENE TO OPEN SESSION

H. ROLL CALL

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

J. ADJOURN TO REGULAR MEETING

6:00 PM - OPEN SESSION - REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG AND INVOCATION

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/ AB 1234 TRAVEL EXPENSE REPORTS

D.1. MAYOR'S PROCLAMATION OF MAY 17 - 23, 2026 AS NATIONAL PUBLIC WORKS WEEK

E. APPROVE ORDER OF AGENDA

F. AGENCY RECESS

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

G.1. For Blue Folder Documents Approved at the City Council Meeting

H. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any City Council Member may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Council for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MAY 12, 2026

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. MARCH 31, 2026 ADJOURNED AND STRATEGIC PLANNING MEETING
B. APRIL 14, 2026 ADJOURNED AND REGULAR MEETING
C. APRIL 21, 2026 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2605-028 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $25,000 IN GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS TO THE CITY'S WATERFRONT & ECONOMIC DEVELOPMENT DEPARTMENT BUDGET FOR THE DISPOSAL OF ABANDONED OR SURRENDERED VESSELS IN KING HARBOR

CONTACT: KATHERINE BUCK, ACTING WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

H.5. APPROVE AN AGREEMENT WITH FEHR & PEERS, INC. FOR A MARINA PARKING REQUIREMENT ADJUSTMENT STUDY IN AN AMOUNT NOT TO EXCEED $35,000 FOR THE TERM MAY 12, 2026 TO SEPTEMBER 30, 2026

CONTACT: KATHERINE BUCK, ACTING WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

H.6. ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2605-029, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE SUSPENSION OF PREFERENTIAL PARKING HOURS IN THE VINCENT AND VINCENT 2 PREFERENTIAL PARKING DISTRICTS FOR LIMITED HOURS ON JUNE 11 AND JUNE 12, 2026, FOR THE REDONDO BEACH UNIFIED SCHOOL DISTRICT'S MIDDLE SCHOOL COMMENCEMENT AND HIGH SCHOOL GRADUATION CEREMONIES

CONTACT: STEPHEN SPRENGEL, CHIEF OF POLICE

H.7. APPROVE THE THIRD AMENDMENT TO THE AGREEMENT WITH MELAD AND ASSOCIATES, INC. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $1,000,000 FULLY OFFSET BY FEES

APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH BOWMAN INFRASTRUCTURE ENGINEERS LTD. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING

SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $970,000 FULLY OFFSET BY FEES

APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH TRANSTECH ENGINEERS, INC TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $700,000 FULLY OFFSET BY FEES

APPROVE AN AMENDMENT TO THE AGREEMENT WITH TRUE NORTH COMPLIANCE SERVICES, INC. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $600,000 FULLY OFFSET BY FEES

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.8. ADOPT BY 4/5THS VOTE AND TITLE ONLY, RESOLUTION NO CC-2605-030 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $60,000 IN GRANT FUNDS FROM THE CALIFORNIA ENERGY COMMISSION TO THE INTERGOVERNMENTAL GRANTS FUND

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

H.9. ADOPT BY TITLE ONLY ORDINANCE NO. 3311-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE NO. 3312-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXEDUSE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.10. AUTHORIZE THE MAYOR TO SIGN A LETTER TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS TO OPPOSE A BOARD MOTION REGARDING A MORE ACCOUNTABLE HOMELESSNESS GOVERNANCE STRUCTURE FOR LOS ANGELES COUNTY INTRODUCED BY SUPERVISOR LINDSEY HORVATH

CONTACT: JOY A. FORD, CITY ATTORNEY

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

J.1. For eComments and Emails Received from the Public

K. EX PARTE COMMUNICATIONS

This section is intended to allow all elected officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings

L. PUBLIC HEARINGS

L.1. CONTINUED PUBLIC HEARING TO SOLICIT FEEDBACK ON PUBLIC SERVICES GRANT RECOMMENDATIONS AND TO ADOPT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2026-27 ANNUAL ACTION PLAN

PROCEDURES:

1. Reconvene the Public Hearing and take testimony
2. Close the Public Hearing;
3. Consider the public services grant recommendations; and
4. Adopt the FY 2026-27 Annual Action Plan.

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE CULTURAL ARTS COMMISSION RECOMMENDATION TO INCLUDE AN LGBTQ-THEMED ART SCULPTURE IN THE ARTESIA BOULEVARD STRATEGIC ART PLAN

PROVIDE DIRECTION TO STAFF ON THE PROPOSED SCOPE OF THE LGBTQ-THEMED ART PROJECT

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING DRAFT RESOLUTION REAFFIRMING THE IMPORTANCE OF LOCAL CONTROL OF REDONDO BEACH WATERFRONT AND COASTAL RESOURCES IN RESPONSE TO THE NATIONAL PARK SERVICE'S REQUEST FOR CITY INPUT AS PART OF THE LOS ANGELES COASTAL SPECIAL RESOURCES STUDY

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

O. CITY MANAGER ITEMS

P. MAYOR AND COUNCIL ITEMS

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

R. RECESS TO CLOSED SESSION

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

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Torrance Boulevard, Knob Hill Avenue, Vista Del Mar, Camino de la Costa, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:
Price and Terms

R.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of King Harbor turn basin and hand launch

NEGOTIATING PARTIES:
Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator

UNDER NEGOTIATION:
Price and Terms

S. RECONVENE TO OPEN SESSION

T. ADJOURNMENT

The next meeting of the City Council of the City of Redondo Beach will be 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 19, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Administrative Report

F.1., **File #** 26-0607 **Meeting Date:** 5/12/2026

TITLE

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

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Torrance Boulevard, Knob Hill Avenue, Vista Del Mar, Camino de la Costa, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:
Price and Terms

Administrative Report

F.2., **File #** 26-0609 **Meeting Date:** 5/12/2026

TITLE

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

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of King Harbor turn basin and hand launch

NEGOTIATING PARTIES:
Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator

UNDER NEGOTIATION:
Price and Terms

Administrative Report

D.1., **File #** 26-0601 **Meeting Date:** 5/12/2026

TITLE

MAYOR'S PROCLAMATION OF MAY 17 - 23, 2026 AS NATIONAL PUBLIC WORKS WEEK

Administrative Report

G.1., **File #** 26-0582 **Meeting Date:** 5/12/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting

Administrative Report

H.1., **File #** 26-0583 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MAY 12, 2026

EXECUTIVE SUMMARY

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	City Council	
Posting Type	Adjourned Regular Agenda	
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers	
Meeting Date & Time	May 12, 2026	4:30 p.m. Closed Session 6:00 p.m. Open Session

As City Clerk of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Eleanor Manzano, City Clerk

Date: May 8, 2026

Administrative Report

H.2., **File #** 26-0584 **Meeting Date:** 5/12/2026

TITLE

APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

Administrative Report

H.3., **File #** 26-0585 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:

A. MARCH 31, 2026 ADJOURNED AND STRATEGIC PLANNING MEETING
B. APRIL 14, 2026 ADJOURNED AND REGULAR MEETING
C. APRIL 21, 2026 ADJOURNED AND REGULAR MEETING

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk

Minutes
Redondo Beach City Council
Tuesday, March 31, 2026
Adjourned Regular Meeting – 12:00 p.m.
Strategic Planning Session - 2:00 p.m.

12:00 P.M. – ADJOURNED REGULAR MEETING – CLOSED SESSION

A. CALL MEETING TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 12:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

C. SALUTE TO THE FLAG AND INVOCATION - None

D. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Liaison Bodkin reported no Blue Folder items for Closed Session.

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEM

Liaison Bodkin reported no eComments and no attendees on Zoom.

F. RECESS TO CLOSED SESSION

F.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:
Redondo Beach Part Time Employees

F.2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).

One potential case

F.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Luke Smude, Assistant to the City Manager

PROPERTY:
200 N. Pacific Coast Highway, Redondo Beach, CA 90277
(a portion of APN: 750-500-9902)
715 Julia Ave, Redondo Beach, CA 90277
(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)
3007 Vail Ave., Redondo Beach, CA 90278
(a portion of APN: 415-001-7931)
1935 Manhattan Beach Blvd., Redondo Beach, CA 90278
(APN: 404-900-8903)
Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278
(APN: 415-803-3900)
807 Inglewood Ave., Redondo Beach, CA 90278
(a Portion of APN: 408-302-4900)

NEGOTIATING PARTIES:
Dr. Nicole Wesley, Superintendent
Redondo Beach Unified School District

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:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:
Price and Terms

Liaison Bodkin read titles to be discussed in Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Human Resources Director Diane Strickfaden, Senior Deputy City Prosecutor Stephanie Johnson, Assistant to the City Manager Luke Smude, and Community Services Director Elizabeth Hause.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to recess to Closed Session at 12:04 p.m.

Motion carried 5-0 by voice vote.

G. RECONVENE TO OPEN SESSION

Mayor Light reconvened to Open Session at 2:01 p.m.

H. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky stated there were no reportable action items from Closed Session.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Regular Meeting.

Motion carried 5-0 by voice vote.

2:00 PM - OPEN SESSION - STRATEGIC PLANNING SESSION

A. CALL TO ORDER

Mayor Light called to order the Open Session Strategic Planning Session of the City Council at 2:01 p.m.

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light led in the salute to the flag

Mayor Light asked all to remain standing for a moment of silent invocation.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/ AB 1234 TRAVEL EXPENSE REPORTS

Mayor Light reported no presentations or proclamations; reported an AB 1234 travel expense from the Council of Governments general assembly where he was a panel member and spoke with leaders from other communities.

Councilmember Obagi reported he also went to the General Assembly; announced his joint Community Meeting with Councilmember Behrendt at the RBPAC on Thursday at 6:00 p.m.

Councilmember Behrendt reported attending the League of California Cities meeting and the Mayors' State of the City address; noted the executive assistant has the expenses on file and available for public viewing.

Mayor Light reported he was also at the State of the City.

Councilmember Kaluderovic reported attending the SBCOG General Assembly but had no expenses to report from it; stated that the Mayor and Community Services Director Elizabeth Hause did an excellent job; announced her Community Meeting on Saturday at 9:30 a.m. at Perry Allison Playfield and suggested bringing a blanket and a chair since it would be picnic-style.

Councilmember Castle stated he had nothing to report.

Councilmember Waller reported attending the League of California Cities, State of the City, and the Council of Governments the previous week; congratulated the RBPD Baker to Vegas team, which consisted of 21 officers, and reported Officers Harris and Day, who were the captains of the team, finished 3rd place.

Mayor Light noted that Councilmember Waller provided SAG support during the event.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to approve the order of the agenda.

Motion carried 5-0 by voice vote.

F. AGENCY RECESS - None

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

G.1. For Blue Folder Documents Approved at the City Council Meeting

City Clerk Manzano reported Blue Folder items for J.1 and M.1.

Motion by Councilmember Waller, seconded by Councilmember Castle, to receive and file the Blue Folder items.

Motion carried 5-0 by voice vote.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETINGS OF MARCH 31, 2026

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 A MODIFICATION TO THE CITY COUNCIL MOTION RELOCATING A CROSSING GUARD TO FORD AVENUE AND ARTESIA BOULEVARD BEGINNING APRIL 13, 2026

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to approve the Consent Calendar as written.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and no eComments.

Motion carried 5-0 by voice vote.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1. For eComments and Emails Received from the Public

Mayor Light invited public comments.

City Clerk Manzano reported no hands raised on Zoom and no eComments.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to recess to the Strategic Planning Session in the Main Library.

Motion carried 5-0 by voice vote.

K. RECESS – 2:08 P.M.

L. RECONVENE (MAIN LIBRARY MEETING ROOM, 303 N. PACIFIC COAST HWY, 2ND FLOOR)

ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager

Joy Ford, City Attorney
Laura Diaz, Records Mgmt. Supervisor

M. ITEMS FOR DISCUSSION PRIOR TO ACTION

Mayor Light requested a motion to suspend the rules so they could run the meeting in a workshop format and not as a City Council meeting.

Motion by Councilmember Waller, seconded by Councilmember Castle, to suspend the rules.

Motion carried 5-0 by voice vote.

M.1. DISCUSSION AND POSSIBLE ACTION ON THE CITY'S STRATEGIC PLAN, PRIORITY AREAS, GOALS, AND OBJECTIVES

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Mayor Light stated that he would introduce the main items and then they will get into discussion on each; introduced the first item as the Overview of the Strategic Planning Process; turned the floor over to City Manager Witzansky.

City Manager Witzansky explained, per Council direction, they would conduct the item in Open Session as opposed to bringing in their normal facilitator; noted that staff is maxed out so they wanted to be judicious about the number of objectives carried over and added to the next planning cycle; reported that staff laid out a detailed agenda for that evening explaining they will do a recap of accomplishments from the past year in open forum format, Luke Smude and Jane Chung would transcribe, then they would do an abbreviated SWOT analysis; noted in the past they have gone through each item, taken input, documented, etc. but they will do it collectively for that evenings' session; stated they would revisit the City's three year priority areas, the individual goals within the priority areas, invite public comments, and then allow Council an opportunity to deliberate before moving on to the next section of the agenda; said after that they will determine how long the City wants the planning cycle to cover and recommended they do not go over 12 months; noted they would reconvene in six months from the adoption of the plan, which is usually about a month after they conclude that evening's session; said after they cover the planning period, they will move on to establishing new objectives which they have broken into three subcategories; spoke about the carryover objectives that were not completed in the last planning cycle as the first subcategory; went into more detail on what staff has done to help advance the effort; stated staff has identified objectives that were next phase steps of prior objectives such as the Seaside Lagoon or the boat launch; reported that staff has identified the obvious next phases; stated that staff identified some new items they feel should be added that were not contemplated in the prior cycle for Council to consider; caveated that all of the items collectively are draft and it is ultimately a Mayor and Council matrix and that staff is

giving them their best professional recommendations; stated the next step will be to invite public comment on the objectives that have been drafted and then Council will reconvene again in case anything has been missed based on public comment; noted that the plan is not approved that evening, it will remain in draft form until they agendized it for an Open Session at a later date, and the final act of that evening will be to pick the date the Strategic Plan discussion for consideration of approval will be; stated they could move forward with the meeting.

Mayor Light reported that the public has two opportunities to comment: 1) after they get through the priority areas and strategic goals, and 2) after the objectives; asked the City Manager if the draft he put forward included recommendations from all City directors.

City Manager Witzansky replied that it has recommendations up to last Wednesday's department head meeting but that there may be some additions that come forward that evening.

Mayor Light moved onto the recap of accomplishments from the previous 10 months; listed the ribbon cutting on Wilderness Park lower pond, the movement on Seaside Lagoon, design advancement on the boat ramp, the park at Herondo, and the smoke shop ordinance.

Councilmember Behrendt stated it all comes down to staff and that Council receive the information, review it, and make recommendations but staff implements it; thanked the City Manager and staff for their continuous work on projects.

Councilmember Waller reported they have had many ribbon cuttings, business growth has been doing well, and they have had lots of interest in the City's Harbor and Waterfront events.

Councilmember Obagi highlighted the Teen Center opening and programs, senior lunches, expansion of Artesia Blvd, left turn pockets at Rindge, reconstructed and aligned traffic, signals on Artesia Blvd. replaced, two blocks of Grant Ave. repaved and restriped with bike lanes and buffers, new fencing on Grant Ave., the North Redondo Beach bike path extension, Aviation Park pickleball, Veterans' Historic Park Library, and rebuilding of Dominguez Park (which they are working on getting back open).

Councilmember Kaluderovic mentioned the completion of the design for Franklin Park, new business in the Harbor (including In and Out and water polo), expanding public safety through the ACR team (housed and unhoused), moving forward with FP, and changes made in the Planning and Building Department to move projects through more quickly.

Councilmember Castle commented that all the highlights from the Mayor and other Councilmembers fall under the banner of improving the City's attractiveness to businesses including the permitting through the Building Department, the economic development they are seeing along Artesia, the Waterfront, and parks, and

improvements for Diamond St. and around RUHS.

Mayor Light added the forward movement of the AACAP and the movement on public art in the Harbor area and potentially at the Artesia corridor.

Councilmember Obagi highlighted since the City has changed their graffiti cleanup contractor the response has been within 24-28 hours.

Councilmember Waller added the pickleball courts at Alta Vista, the truck route signage, the increase in enforcement in his district, the SBRHT, and that Police and Fire are close to being fully staffed.

Community Development Director Marc Wiener added to the list of accomplishments that his department have fully implemented their new electronic permitting system and now have the ability to report on their activity, metrics, and can produce quarterly reports; mentioned that the AACAP is inclusive of the development standards, the parking standards, rooftop dining, and staff have that ready for adoption by the Council; noted that staff has made substantial progress on the General Plan update specifically with the land-use element, institutional FAR, historic preservation, and others.

Community Services Director Elizabeth Hause added that the Historic Library signed a contract with Made by Meg, completed a lot of improvements, and obtained a grant to move forward with the $1 million ADA improvement to the site; reported that they were able to finalize their contract with the County for the Foster Youth Initiative Program.

Community Development Director Marc Wiener reported that, regarding the housing element, they were able to make an amendment to work with State HCD that addressed an issue and it is ready for adoption and certification.

Public Works Director Andy Winje highlighted the Portofino sewer pump installation, new roofs for the Wilderness Park Community Center, the restroom, the Senior Center at Veterans' Park, and the library; reported the installation of the chiller at the Performing Arts Center, several projects happening in infrastructure to make the City more resilient; noted that the City's Public Works operations crew is filling potholes within 24 hours of being notified.

City Treasurer Eugene Solomon mentioned all their regular reports to the Commission and Council were done, their required review of their investment policy with minor tweaks was completed, and they had their regular analysis and monthly meetings with their advisory partners to review the City's portfolio; highlighted that they accomplished revamping the City Treasurer's duties and roles with Council's input; stated an accomplishment for the City as a whole has been the cooperation between other City departments, especially Finance, City Clerk, and the City Attorney's office.
Human Resources Director Diane Strickfaden reported adopting two new MOUs with their two public safety Police bargaining units (POA and PMU), they got a perfect score on the City's liability claims audit, processed 7,800 employment applications which

resulted in 163 new hires, and her department has reviewed over 750 Certificates of Insurance for City contracts, permits, special events, and the like; noted that one person in her department handles 50 to 80 recruitments at any given time.

Assistant to the City Manager Luke Smude reported they have received seven RFQP responses for Fire and six for Police regarding Measure FP; stated they have consolidated the City's Board and Commission structure to make it more streamlined, and they extended the immediate consumption ordinance for the City's Coastal area.

Assistant to the City Manager Jane Chung reported they reinstated the internal communications team, did extensive review of the City's website (which is ongoing), and brought back the City's social media activity; noted that as of March 30, 2026, the City is certified and verified by Meta on their Instagram and Facebook accounts; highlighted their internal training with City staff on contract management process, bringing their procurement process up to date on policies, procedures, and ordinances as it relates to current standards; spoke of supporting the Crossing Guard Subcommittee and the Olympic/Large Events Subcommittee along with preparation for the upcoming World Cup and Olympics LA 28; reported that they are still working on the City's trademark and licensing logo process and their next step is the RFI.

Library Director Dana Vinke highlighted the ribbon cutting for the express hours at the North Branch Library which adds eight hours weekly and they have over 70 people signed up; stated their Summer Reading Program is the most successful one to date they have had with over 2000 individuals signed up; reported record breaking attendance at the Library since Covid with over 200,000 visitors, 300,000 materials circulated, and registered over 5,000 new library cards over the last fiscal year; announced the new City logo are now on library cards.

Fire Chief Pat Butler reported that the Fire Department is fully staffed, that the cadet program is doing great, and the fire inspection program has no issues; stated that they have agreements with local colleges and the City now receives state funding back for hours that their employees train, which can be about $20,000 per year; highlighted their Firefighter health and safety wellness program; implemented new technology called FirstDue which aggregates everything the RBFD covers all in one space and provides them with pre-incident information; said they continue to build upon the CityGate report performance metrics and they are better than national standards for city response times; highlighted that it is the City employees that give them the fighting edge.

Mayor Light mentioned the Harbor Master as another accomplishment.

Police Chief Stephen Sprengel said the transition to Chief was smooth, they had four promotions: two captains, one lieutenant, and one sergeant; reported hiring 30 new employees and two new K-9 Police dogs; noted they responded to about 56,000 calls for service (1700 of those were emergency medical dispatch assistance), investigated about 600 felony and criminal cases with 250 filings; reported the City received about $800,000 in grants used for street barricades, automated license plate recognition

cameras, and for additional traffic enforcement to be used for focusing on DUIs, e-Bike education and enforcement, and homeless task force.

City Attorney Joy Ford reported the completion of over 601 assignments from staff which included contracts, reviews, resolutions, ordinances, legal opinions, subpoenas, depositions, and pitches motions; stated they have 40 active litigation cases, last year they resolved 17, and this year they resolved five including an AES case; provided three trainings to staff and assisted with the Contract Training Handbook; reported that they had filed over 1,530 criminal cases, in which 16 cases had been set for trial (14 were resolved before the jury deliberated and the two remaining resulted in two guilty verdicts); stated they had argued over 67 motions (which do not include the Hermosa cases), had 38 cases in the Homeless Court, 23 graduates in 2025, and seven graduates for 2026 with a 77% attendance rate; highlighted that Lila Omura was honored as Woman of the Year by Supervisor Holly Mitchell, got 122 people off the street since last calendar year, and 34 people in January and February; reported they have received grants from Congressman Ted Lieu and the COG to support the homeless efforts; mentioned that they also accomplished the Metro Green-line Extension location on Hawthorne and adopted the Coyote Management Plan.

Waterfront and Economic Development Acting Director Katherine Buck reported that the City is close to being at full occupancy for their commercial spaces at the Waterfront and they are making significant progress towards leasing out some of the long-term vacancies; stated that the City had been awarded a $500,000 grant from the Coastal Commission for work on updating the City's LCP and sea-level rise vulnerability assessment, received $1.3 million from HUD to upgrade the infrastructure at the Basin 3 dock, and they continue their partnership with Division of Boating and Waterways for the grant for abandoned and surrendered vessels in the City's marinas and reported they received a $25,000 grant from them earlier in the month; stated they have opened up the Courtesy Dock in Basin 3, executed the option agreement with Marine Mammal Care Center, and the improvements made to the Marina parking lot have increased revenue.

Mayor Light pointed out the Port Royal lease as an accomplishment.

Finance Director Stephanie Meyer noted that the Finance Department contributed to supporting the procurement of Measure FP and the arrangement of the Bond Financing Team for it; spoke of laying the groundwork for items in next year's plan for future revenue measures for TOT and UUT; reported that her department is fully staffed and they have brought on an Assistant Director with over 20 years of experience in public sector accounting; spoke of strengthening their financial management, specifically in grant management and capital assets management.

City Manager Witzansky noted getting the City's audit calendar back on schedule is important.

IT Director Mike Cook touched on the progress with the electronic document storage for

the City but wanted to let the City Clerk expand on that topic; reported that they selected a new video camera platform and adopted a new policy, drafted a new AI policy, and implemented a new AI chatbot on the City's website which triggered all the City's departments to review their web content; noted they selected a new public records request software and will bring it to the next Council meeting, they are entering the user acceptance testing phase for Access Redondo Beach customer relationship management platform; reported that they are one of four cities to receive the MISAC Award for best practices and would be receiving the Tyler Excellence Award the following week at their annual conference; reported the City added to their outdoor platform to include the pallet shelter on Kingsdale.

City Clerk Eleanor Manzano reported updating the municipal code for the Commissions; announced a new Assistant City Clerk would be starting on May 7th; noted that they have started training for One Meeting, which is the City's new agenda management system; reported a successful RCV election (the first in L.A. County); highlighted that over 1,000 boxes have been destroyed based on the retention schedule, lots of departments are cleaning out their paperwork and getting them onto Laserfiche, and that they are surviving all the public records requests.

Councilmember Obagi wanted to give recognition to the departments that have implemented the Redondo Beach logo especially Community Services, Public Works, and the Library; noted that the native courtyard looks good; stated that BCT was responsive to rerouting the lines for the youth that brought it to Council's attention; reported that residents have commented that Redondo Beach has been a sanctuary for them in a time where the world seems to be going crazy and that the leadership has been cooperative, collaborative, the staff is very responsive and people have peace of mind.

City Manager Witzansky stated he has been with the City for over 20 years, been in about 30 Strategic Planning Session, and he has never seen the number of annual accomplishments as high as they have reported for this session; commented that the City's Mayor and Councilmembers are the hardest working group he has ever been around which also leads to the staff's hard work; noted that the City is trying to build celebrating successes into their culture so they can recognize the hard work done.

Councilmember Waller reported they brought in over $600,000 in one-time funding between the settlement and receiving the Google money; highlighted the hiring of the full-time social media employee.

Councilmember Castle wanted to recognize staff for all the work that went into the cannabis item ordinance if they didn't move forward with it.

Assistant to the City Manager Luke Smude reported last year they had 94 accomplishments and this year had 125.

Mayor Light moved onto the abbreviated SWOT; noted they are looking for deltas and

not reestablish it; asked if anyone had any substantive changes to the SWOT; clarified that Strengths and Weaknesses are internal items they can control and Opportunities and Threats are external items the market and the government climate do to them.

Councilmember Waller spoke of the way the Mayor and Councilmembers work together as a Strength.

City Treasurer Solomon stated revenue forecasting becomes increasingly difficult and uncertain in economic cycles as a Threat.

Councilmember Obagi said the macro environment is not conducive to the economic development for the City and is a Threat; provided an example using the Artesia Blvd. corridor.

Mayor Light moved onto revisiting the City's Three-Year Priority Areas and Strategic Goals.

City Manager Witzansky informed everyone that their attention should be on the draft document that was an attachment to the Staff Report and that is what they should be working from; noted that there were asterisks on two or three goals that were adjusted in the draft plan and added a goal titled Enhance the City's Fiscal Sustainability; noted when they added the goal it renumbered the Revitalize the Pacific Coast Highway Corridor goal and they also added under goal 2.4 the phrase "Strategic Partnerships" because some of their public safety enhancements and services are dependent on cooperation with other communities; offered a suggestion to summarize that goal; reported that everything else remained the same year over year.

Mayor Light made the recommendation to take the City Manager's suggestion and under 2.4 summarize it to "continued to enhance public safety, emergency response and community resilience".

Councilmember Kaluderovic stated she had two items to add which were a type of vacancy ordinance to apply to both commercial and residential and to address utility lines in regard to maintenance and future development; suggested they could rename 3.1 to Rehabilitate City Roads and Critical Public Infrastructure.

City Manager Witzansky agreed that her suggestion would broaden the title in order to offer both; offered another suggestion to change it to Critical Public Facilities and Infrastructure to be clearer.

Councilmember Obagi added another Strength and noted that staff were fully responsive and met with the Farmers' Market group and they are fully approved to hold a market, which put them at 126 for accomplishments.
City Manager Witzansky recapped that section and reviewed the changes and additions.

Mayor Light invited public comments.

Jim Mueller stated the NRB Farmers' Market received their official state certification, and the market will be held at Green Ln. and Artesia Blvd.; suggested that the Strategic Plan should include goals that the citizens of North Redondo Beach have asked for repeatedly, which is to have a safe and comfortable environment on Artesia Blvd.; spoke of slowing down the traffic or diverting it and making public spaces for people to gather; opined it would also help with the revenue goals.

Alex Klineman, District 3, thanked the City for the work on the bike lane network and the BCT routes; spoke about the importance for the City to continue to build on mobility to ease car dependence and parking demand; stated that housing was not mentioned as a priority for the City and they need to allow and permit more housing development especially in middle apartments, condos, and townhomes; noted that more housing would help meet goals like public safety and that the City's homelessness response is vital but treating the symptom and not providing a solution which would be housing; stated that when a city fails to build it pushes development into exurbs which destroys wildlife habitats and forces hours long commutes that contribute to air pollution and climate change; spoke of the prevailing attitude among City leadership has been to fight development to prevent change to the local communities but that has led to an aging population, a residential tax base that has stagnated, declining school enrollments (which caused the School District to force early retirements) and now people in their 20s represent the lowest demographic in Redondo Beach; noted that events run by the City now have to cater to people over 40 because there is not a large enough young audience to support anything else; hoped the City would not continue to ignore this for the kids who are still in their schools; noted that the City has done right from a great primary education to advocacy for safe routes to school but questioned what they were doing for after these students graduate; urged the City to start building for the next generation and prioritize housing so that the children of Redondo Beach can remain part of the community.

Records Management Supervisor Laura Diaz reported no eComments and no hands raised on Zoom.

Mayor Light closed off the Priority Areas and Strategic Goal section and moved to Time Frame for the Strategic Plan Objectives; expressed his opinion to go to 12 months.

City Manager Witzansky noted it does help the City when they align their target report period back to a cycle like February, March, or April so they are beyond the holidays, outside of the budget calendar, and outside of Mid-Year review and that supports the 11-to-12-month cycle.

Councilmember Obagi suggested they wait till the end of the exercise to figure out the date to get feedback from staff first or they can assign a target date for any new items added or even existing items.

City Manager Witzansky noted they put it in that order because it informs them how they prepare and draft the objective.

Councilmember Obagi felt 12 months made sense.

City Clerk Manzano stated they need to make sure that it is after the election or in April because any new people will need to be sworn in.

Councilmember Kaluderovic stated 12 months makes sense; said she does like that they get updated on Consent Calendar but if there is a better way to communicate how things are stacking up to give them clarity whether Council needs to pull back or advocate for more that would be helpful.

City Manager Witzansky said Council has been very good over the last three to four months with the number of referrals they have requested and if they continue in that manner it is good for staff; stated that they are keeping robust notes which they put in the status reports and hoped that is helpful for them.

Discussion followed regarding how to track follow up items on projects and how they should be notated for Council to see those items.

City Manager Witzansky decided to table the item to give it more thought and figure out the best method.

Councilmember Castle supported the 12-month cycle; agreed with the need to understand all the things staff is working on and suggested creating a separate list of things that aren't on the Strategic Plan so they can be aware.

City Manager Witzansky stated that they have hundreds of items so it would take up more time for staff to prepare a report on those items.

More discussion followed.

Councilmembers Behrendt, Waller, and Obagi were all supportive of a 12-month cycle.

Mayor Light moved onto Establishing Objectives for Each Identified Goal.

City Manager Witzansky referenced his overview at the beginning of the Session; noted that they put carry-over objectives into three buckets.

Mayor Light announced he would call out the goal and they could go around for input:

Goal 1.1: Enhance the Waterfront
Mayor Light said he would like to still carry forward the potential land swap so they can attract new tenants and also widen what they are allowed to put there.

City Manager Witzansky clarified that would be effectively moving the property out of the Tidelands Trust.

Mayor Light referenced item 3 and commented that, as they move through the DBW process, they don't ignore the Coastal Commission and the CDP process to run in parallel as much as practical; referenced item 4, Seaside Lagoon reconstruction, and noted that if they are targeting to break ground that Fall they would need to also develop and release the RFP.

City Manager Witzansky instructed Luke Smude on how to make it clear in the objective that they intend to advance the construction drawings and run them parallel to the other items that have been listed for item 4; stated for item 3, instructed Luke Smude to note where possible, advance the design assuming there's indication they are receiving the public funding.

Mayor Light stated, regarding the Marine Mammal Care Center, there is activity there that should be scheduled; noted that Joe's Crab Shack should be demolished and if their funding comes through the City should take advantage of it and also start the lease agreement within 12 months of the Marine Mammal Care starting their fundraising; commented that he didn't like that being dropped off the list; mentioned that an item on the Harbor Org structure was on the list last year but they have not heard anything about the closure yet and would like to continue it until they do; explained that at one time the Harbor was all one department and now it is broken down into five different organizations with limited integration; stated that the instruction was to go look at how other harbors are modeled and then determine whether they need to make any organizational changes.

Discussion followed on finding more integration with the five organizations and efficiencies in structure.

City Manager Witzansky clarified that the context for the Harbor had more to do with Harbor Patrol, fire, response, enforcement, functionality, and leasing but it has morphed into more of an analysis on coordination of events and leasing.

More discussion followed.

City Manager Witzansky stated it is more of an internal problem, with the increase in Waterfront activity is has created a good problem for them to have, and they just need to figure out how to manage it with their internal team and departments.

Councilmember Behrendt asked what he would recommend if anything.

City Manager Witzansky stated he could report back to the Mayor and Council on the steps they will take to integrate activities and the organizations.

Councilmember Behrendt asked to put that on as an objective.

Councilmember Obagi pointed out that with events such as BeachLife, the Nike run, water polo, and construction they will have a better feel of what to do and how to organize.

Mayor Light suggested they consider separating Waterfront and Economic Development into two separate functions and explained his reasoning.

More discussion ensued. Councilmember Behrendt suggested the City Manager look at it and get back to them with recommendations.

Mayor Light spoke about needing a solution for enhancing the Christmas and holiday events down in the Harbor to be in par with Manhattan Beach and Hermosa Beach.

Councilmember Obagi commented that the Waterfront activities the past Christmas were phenomenal and the best Redondo Beach has ever had and listed some of the events that stood out.

Mayor Light agreed it was fantastic but that they had some issues with the lighting of the trees and stated his motivation was looking out towards the Hermosa and Manhattan piers and seeing their big trees lit up; felt that their trees were more hidden.

City Manager Witzansky responded that they would lean on partners to create a new holiday festival; noted that they have their Charlie Brown Christmas tree and the menorah which is tradition.

Councilmember Obagi spoke of needing some vision or strategy regarding the expiring leases at the Harbor; noted that there are still some vacancies that need to be followed up on and understood that they have discussed it but wanted it to be put on as a Strategic Planning item.

Discussion followed regarding a plan already being in place, but that Council just wanted it to be documented by placing it on as a Strategic Planning item.

Councilmember Castle suggested working with the King Harbor Association and the Pier Associations to accomplish some of the things the Mayor mentioned; suggested the City also reach out to the tenants that have leases coming up over the next 12 to 18 months to find out their intentions for lease renewals.

Mayor Light moved onto Goal 1.2.

Councilmember Obagi asked that the City proactively seek investment for Artesia Blvd., especially where there are vacancies and follow up on the new construction for GrubHaus.

City Manager Witzansky spoke of what AREAS is currently doing with the City for the

AACAP including the regulatory changes, dealing with property owners and trusts, and incentivizing reinvestment; noted that staff would be sharing the report from AREAS with the Council soon; suggested that staff could internally maintain a micro vacancy list and do some proactive sharing with the investment community; noted that they don't want to limit bigger prospective tenants and investors if they take it off the board with a small "mom and pop" reinvestment.

Discussion followed.

Mayor Light referenced the smoke shop vacancy and stated that Councilmember Obagi reported that a veterinary clinic showed interest in the site and wondered if the City could change the uses in the upcoming vote.

Councilmember Obagi clarified that what the Mayor meant is that the site is not permitted under the current zoning to allow a veterinary clinic to go there; added that the owner is asking for too much for the site and questioned if they wanted to change the zoning just to accommodate him, or wait for him to lower his price, so a business they prefer for the AACAP goes there.

Mayor Light asked if it was difficult to do the vote to have it changed.

Community Development Director Wiener replied that it doesn't need a vote, it would be a simple text amendment to the zoning ordinance; mentioned Goal 1.3 has staff looking at evaluating which businesses they want to make it easier for the AACAP and which they want to put restrictions on.

Mayor Light dropped it in light of the conversation and based on what Councilmembers Obagi and Behrendt preferred since it is their districts.

City Manager Witzansky opined it should stick with the overall strategy of what the Council's direction has been for the AACAP; stated the goal is to update the tables to make it more attractive to investment.

Councilmember Castle added that they should make sure they have a real deal on the table from the potential tenant before they change to accommodate it.

Councilmember Kaluderovic asked if the maintenance ordinance for existing properties was still pending.

City Manager Witzansky stated it is under Goal 1.3, #14: Prepare updates to the Municipal Code to improve design and appearance of commercial signs and present them to City Council; stated their current focus is the signage component and the next step could be appearance and standard of care for storefront maintenance; noted that enforceability of that type of ordinance is questionable.

Discussion followed to just add it to #14; City Manager Witzansky noted that there may

be legal implications and liability that they need to look into.

Mayor Light wanted to emphasize retention vs waiting for someone to leave and take the proactive approach to retain businesses; asked if that was something they could add for economic development.

City Manager Witzansky commented that they don't have a lot of businesses, but they have a big one going in and retained Impulse; spoke about the City creating relationships and understanding what their businesses need.

Some discussion followed on making it a future goal.

Community Development Director Wiener stated they can be more proactive in contacting business owners instead of waiting for them to contact them when there is an issue and are considering leaving.

Councilmember Kaluderovic referenced Goal 1.3 and noted that the Youth Commission asked if one of their members could be on the Committee for the LA 2028 Olympics.

Councilmember Castle referenced #15 and asked if they could have staff support the activities/events they have discussed.

City Manager Witzansky responded that they could prepare a BRR associated with special events staffing.

Mayor Light moved to Goal 1.4: Enhance City's Fiscal Sustainability.

City Manager Witzansky noted that some of the items have already been directed by Council action: TOT, UUT, self-insurance coverage amounts, liability coverage, and vehicle program; stated that they have to adhere to new environmental requirements and mandates from the state; reported that they have lots of waivers for the Special Event Vendor Exemption Process and staff need to figure out how to streamline and manage it, noted they can do it through a municipal code update; reported that they can't add fees without going through Prop 218 but they can reduce and streamline fees to do it administratively.

Councilmember Obagi referenced Review and Provide Updates to the City's Vehicle Replacement Policy Program and asked what the City is doing to stay on top of and ensure they have the right fire trucks.

City Manager Witzansky noted that they did accelerate the purchase of some vehicles because they were significantly under market and they do use their vehicles quite often; stated that Public Works Director Winje and Fire Chief Butler would be working on finding the appropriate cycle, the industry standard, amortization, etc. and reported it would be for over 200 vehicles and heavy equipment that are part of the program.

Community Development Director Wiener stated they should add the preparation of the Development Impact Fee Study.

Councilmember Castle asked about penalties for collections on fees that aren't paid within a certain time and wondered how many projects the City starts in anticipation of grant funding and then don't get the grant.

City Manager Witzansky replied almost none but did mention the Police shooting range; stated more typically they are awarded the grant for the pre-conceptual design effort; opined there is not a lot of substance to report on.

Finance Director Meyer stated that they have set late and penalty fees for most of their items but they could improve the effectiveness of their collections of those fees.

Mayor Light moved to Goal 1.5.

Discussion followed that it was too early to provide input for that goal.

Mayor Light moved to Goal 2.1: Measure FP.

Councilmember Kaluderovic commented that the deadline for the application is mid-June.

City Manager Witzansky noted that they have discussed it internally and are on schedule for the June submission.

Mayor Light moved to Goal 2.2: Strengthen the City's Mental Health Response.

Councilmembers had nothing to add.

Mayor Light moved to Goal 2.3: Addressing Homelessness.

Councilmember Kaluderovic asked for an update on the expansion of the pallet shelter.

City Manager Witzansky reported that the County is asking they bid the revised scope to have a comparative cost and then they will make a determination on what level of funding they provide.

City Attorney Ford stated that they are looking at all options for funding it and reducing the budget; noted that there were multiple reasons why the bids came back higher than anticipated.

Councilmember Kaluderovic referenced #29 and asked to add exploring grant funding opportunities for family housing similar to the pallet shelter and then securing permanent family housing.

Discussion followed regarding what the reportable action item would be for that and that it will involve both staff and the Housing Trust.

Mayor Light moved on to Goal 2.4: Leverage Technology to Enhance Public Safety; suggested an enhanced enforcement of e-Bikes, loud vehicles, speeding, and running stop signs, noted those are the most consistent complaints he receives.

Councilmember Behrendt reported that he has noticed a drop in e-Bike complaints from residents.

Councilmember Castle stated that he has noticed a drop in the number of complaints in his district; commented that enforcement seems to be working.

Councilmember Kaluderovic reported that e-Bikes were also brought up by the Youth Commission; suggested that the School District and SROs put a notice on illegal e-Bikes parked on campus that they may be impounded.

City Manager Witzansky suggested they could provide periodic reports on e-Bike enforcement efforts.

Discussion followed that they could expand the report to include the truck routes and stop signs.

Police Chief Sprengel stated that RBPD has been active with the education and enforcement of e-Bikes; reported that RBPD is obtaining sound enforcement equipment which will help enforcement for loud mufflers and other loud noises; stated they could give a stats report in the next six months on how things are going.

Councilmember Kaluderovic supported the e-Bike discussion.

Councilmember Waller asked about the BRR regarding ALPRs.

City Manager Witzansky said they are coming forward with the BRR on the ALPR.

Mayor Light moved onto Goal 3.1: Rehabilitate City Roads and Critical Public Facilities; asking about improving accessibility on the CIP.

City Manager Witzansky stated their intention is to have an outward portal as part of the asset management tool that works with the City's CIP reporting process.

Public Works Director Winje stated they are implementing a new CIP development electronic book and the follow up module for reporting process and progress.

Mayor Light said the key is to communicate to the Council and community.

City Manager Witzansky stated they would complete the CIP book before they adopt the

plan so it doesn't need to be added.

Mayor Light stated the City needs to focus on improving project management, contract management, and procurement.

City Manager Witzansky said they could report back to Council on their internal training efforts.

Mayor Light stated he sent his recommendations to them based on his experience.

Councilmember Obagi asked to add a collaboration with Hermosa Beach on completing a parking study and evaluating feasibility for bike lane additions for Aviation Blvd.; updated the Council that he has spoken to four of the five Hermosa councilmembers and Mayor Detoy and provided details of his conversation; wanted to make sure the staff of both cities are talking to each other.

Public Works Director Winje said Ryan Liu and him have spoken internally about it but they focused on their portion; noted that a complete streets concept for Aviation would be a good step forward for the City.

Discussion followed that it would fall more appropriately under Goal 3.3.

Councilmember Obagi noted that years ago they discussed undergrounding the triangle lot in the Riviera and suggested making a complete street of Catalina; spoke of grant money for the study and design of Catalina; suggested they look for funding to underground the triangle lot.

Public Works Director Winje noted that they do have the funding, and they are getting started on the design procurement process; stated they may have a concept within the year to share with Council; reported that they applied for funding from the Ted Lieu solicitation for housing related to parking availability.

Councilmember Waller stated Catalina modifications were under #44.

City Manager Witzansky stated they could add to #44 to make clear they are talking about the parking structure as well.

Councilmember Kaluderovic confirmed they had the vacancy ordinance under 3.1.

City Manager Witzansky noted it would be under the blight ordinance.

Mayor Light moved onto Goal 3.2: Expanding and Enhancing Public Spaces, Amenity, and Programs; suggested they put Herondo Park and Seaside Lagoon back on since they are only in phase 1 of both and keep it under future items to track it.

City Manager Witzansky said to add a future objective under to seek funding

opportunities for secondary phases of the Herondo Open Space Development and Seaside Lagoon Facility Improvements.

Mayor Light asked to add to the item: look for additional staffing for events during budget.

Councilmember Obagi wanted to add to #40 that design skill for merchandise be part of the criteria for the company during the RFI.

City Manager Witzansky confirmed to add design expertise as part of the RFI.

Councilmember Kaluderovic referred to #36 and asked for a deadline to be placed on the Franklin Park all-abilities playground for late August or early September.

Community Services Department Director Hause provided an update on the timeline and said late August or early September is achievable.

The item was updated for that deadline.

Councilmember Kaluderovic referred to #37 and asked to add to refer to the Public Amenities Commission a discussion about the next phase or a master plan for Ito Park.

City Manager Witzansky updated the item to prepare an item for PAC consideration for next phase improvements at Ito Park.

Councilmember Behrendt referenced Goal 3.2 and said they need to make pickleball at Aviation Park a priority project; noted it has already been voted on and approved.

Discussion followed regarding next steps for that project, discussion of the design build for the Wilson Park courts in Torrance, and the costs associated with it.

Councilmember Waller asked if #43 covers the mobility project for Redondo Beach Blvd.

City Manager Witzansky confirmed it does.

Councilmember Kaluderovic asked for a report on the Bicycle Master Plan for Goal 3.3.

City Manager Witzansky stated they provided a status report in the last cycle.

Public Works Director Winje provided some background and update on the Plan and stated they could provide a report for Council.

Councilmember Kaluderovic pointed out that Redondo Beach does a lot for transportation and it ends at their City lines so engagement of surrounding cities is needed, and the reports would be helpful.

Discussion followed.

Mayor Light moved onto Goal 4.1: IT Objectives; stated that key calendar items are still not being updated on the City's website.

Assistant to the City Manager Chung responded that if it is a City run event it is posted but if it is externally hosted, they wouldn't know the details of the event.

Discussion followed regarding the complaint emails the Mayor receives regarding events taking place that aren't advertised.

Councilmember Obagi spoke about the number of emails they all produce and receive; suggested they try to condense all the department email announcements into one email that a communications team could blast out weekly or monthly.

Discussion followed

Councilmember Kaluderovic asked if the City's social media platforms could cross collaborate with the other social media accounts such as the Redondo Beach Teens.

Assistant to the City Manager Chung noted that the collaboration has to be initiated either by the City account or the Teen account and that they are working internally to have the accounts communicate with each other.

City Manager Witzansky provided some suggestions on how they can work on it but did not want to commit to a timeframe since it would take more staff time.

Councilmember Waller spoke about mygovtools.org, an AI tool that reads his social media accounts, reviews the City calendar, and his other calendars and events, and coalesces it and summarizes it for his newsletter; opined they could use something similar for the City for Goal 4.1.

City Manager Witzansky stated that the City can blast City subsidized information but external events are not something they publicize.

Mayor Light asked when they will know what AI tools they can use internally to the City network.

IT Director Cook said coming up with an AI Strategic Plan for the City is needed; stated they could probably select a general-purpose AI platform that staff could use internally but explore specific things for certain departments is something they would like to do; suggested they add a goal to develop a plan for it; cautioned Council that if they employ an AI tool it would make the City responsible for what it outputs and they need to work about compliance and ADA violations.

Councilmember Castle reported receiving several requests for an online payment tool for parking permits.

Police Chief Sprengel confirmed the online payment process is up and running and the website is running.

IT Director Cook commented if HR is on there it puts them outside the realm of possibility and suggested they develop a separate plan for HR for #46.

City Manager Witzansky directed staff to strike HR for now.

Mayor Light moved on to Goal 5.1; commented that he was empathetic towards the individual who came forward on the hedge prosecution; asked if they should relook at the hedge ordinance and tree canopy concerns to come up with a more equitable solution.

Councilmember Kaluderovic pointed out that the ordinance was a tool that addressed rodent issues; asked how they would manage other compliance issues encompassed in the hedge ordinance.

City Attorney Ford stated it addresses multiple things such as rodents, safety, visibility, fire hazards with the lines above.

City Manager Witzansky noted that it will be an intensive effort to look into.

Discussion followed.

Mayor Light dropped the item.

Councilmember Waller asked if there was a way to know how many tree wells the City has or the information on how they could find out; wanted to know which tree wells are available and allow residents to sign up for planting and maintaining trees at their own expense if they choose.

City Manager Witzansky stated the issue is not planting trees on private property but homeowners that don’t want the trees in their parkway.

Public Works Director Winje reported that they have about 12,000 trees that are part of the public spaces, parkways, and parks; stated that the contractor that handles the tree trimming and tree maintenance for the City tracks all the trees; explained the difficulties in measuring canopy of just the City’s public spaces; recalled that Council decided not to pursue it but if they want to pick it up again they can but they priced it between $50,000 to $100,000 for the review.

Councilmember Kaluderovic noted that they must have willing participants to agree to water the trees they plant and maintain them.

Public Works Director Winje reported that they do not have unwilling participants but more budget to plant trees would increase the number.

City Manager Witzansky noted it is a follow-up budget item.

Discussion followed on allowing residents to sign up to plant trees that would be City owned, problems with commercial contractors planting in the right-of-way, and the possibility of developing a free permit for people to inform them of tree planting.

City Manager Witzansky asked for Councilmember Waller to form a Strategic Plan item for them to follow up on.

Councilmember Waller provided Long Beach DIY Tree Planting Resource as a resource to develop a site for residents to sign up; agreed to keep on the Strategic Plan to keep tabs on it.

Mayor Light moved onto Goal 5.2; asked to broaden #51 and mentioned he has been working with Director Wiener on the preservation ordinance to make it more balanced; reported receiving material from Ron Maroko that prevents the City from having to redo a survey for a large sum of money.

Councilmember Behrendt recalled that they just agreed to two approaches for preserving historic resources: involuntary vs voluntary; stated he would like to give the Director the opportunity to implement the outreach education incentivization program; requested they get a report on it after 12-18 months; summarized his understanding of the program.

Mayor Light asked the Council to consider another plan that he would like to bring forward to protect historic resources when a recalcitrant homeowner says no.

Discussion followed.

Councilmember Kaluderovic stated they are already going forward with the direction they provided to Director Wiener, but they could hear the Mayor's proposal in the meantime and get an update from the City.

City Manager Witzansky noted they need to reword #51 to reflect the Historic Resources List as well as reporting on the status of the community outreach efforts.

More discussion followed.

Community Development Director Wiener provided background on the topic from the discussion at the Council meeting; stated there were conflicts where owners did not opt in, Council provided direction to prepare an ordinance, and that the Mayor was working on an alternative process; noted that the Public Amenities Commission subcommittee is

working on outreach efforts.

City Manager Witzansky said they will update the objective to capture their discussion and provide a timely report.

More discussion followed on the drafting of the ordinance, the inconsistencies with owner's consent, and other items staff need to focus on prior to this item such as the AACAP Article 27 analysis ballot measure.

Mayor Light asked if any other elected officials or staff wanted to add anything.

Councilmember Obagi asked about the renaming of various parks.

City Manager Witzansky stated, as a precursor to the renaming conversation, staff wanted to bring forward a renaming policy.

Mayor Light asked if they could rename all the parks with no policy and by resolution.

City Manager Witzansky responded yes, depending on how they wanted to proceed; asked Director Hause how long it would take for her to come back with a policy discussion.

Community Services Director Hause responded by the summer.

Councilmember Obagi suggested they create a proposed policy, see if they all agree, and figure out if the renaming conforms to the policy.

City Manager Witzansky stated they will work on an objective that captures the formulation of a subcommittee to work on a City facility renaming policy.

Councilmember Obagi and Mayor Light agreed to work on it together.

Mayor Light invited public comments.

Laura Diaz reported no one online and no eComments.

City Manager Witzansky stated all they need is to set a date for consideration of approval of the plan; said his preference would be to bring it back on May 5, 2026.

Council agreed to that date.

N. ADJOURNMENT – 5:06 p.m.

Motion by Councilmember Castle, seconded by Councilmember Kaluderovic, to adjourn the Strategic Planning Session.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be 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, April 14, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

_____

Eleanor Manzano, CMC
City Clerk

Minutes
Redondo Beach City Council
Tuesday, April 14, 2026
Closed Session – Adjourned Regular Meeting 4:30 p.m.
Open Session – Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:30 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Behrendt, Mayor Light
Councilmembers Absent:	Obagi
Officials Present:	Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

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

Spencer Gibson stated that he grew up in California and reported that his son was murdered by Fentanyl last January 31st in the City; reported that his daughter was murdered by the U.S. Navy for being gay 27 years ago; spoke about being on the streets, winning the lottery on July 7, 1977 at Calvary Chapel in Costa Mesa under Chuck Smith and Greg Lowry, and about his past with drugs and alcohol; stated that he along with a physician and partner created a drug called suboxone and apologized that they made it; spoke of the problem not being the drug but the person taking it.

Liaison Bodkin reported no eComments and no Zoom attendees.

F. RECESS TO CLOSED SESSION

F.1. 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:
Harold Eng v. SPCAL, LLC; City of Redondo Beach; City of Torrance; and DOES 1 to 25, inclusive
Case Number: 26TRCV00857

F.2. 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:
Neel Karia v. City of Redondo Beach Police Department et al.
Case Number: 26TRCV00002

F.3. 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:
Derryl Minner v. City of Redondo Beach
Case Number: 26STCP01072

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:
Claudia Siracusa v. City of Redondo Beach, a public entity, et al.
Case Number: 26TRCV00905

F.5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Katherine Buck, Acting Waterfront & Economic Development Director
Luke Smude, Assistant to the City Manager
Jon Goetz, Redwood Public Law

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival
UNDER NEGOTIATION:

Price and Terms

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

Name of Case:
Mehta Mechanical Company v. City of Redondo Beach, and DOES 1 through 100, inclusive
Case Number: 25TRCV00677

Liaison Bodkin read titles to be discussed at Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Human Resources Director Diane Strickfaden, Police Department Captain Jeff Mendence, Public Works Director Andrew Winje, Outside Legal Counsel Joseph Reilly, Acting W.E.D. Director Katherine Buck, Assistant to the City Manager Luke Smude, and Outside Legal Counsel John Goetz.

Motion by Councilmember Castle, seconded by Councilmember Waller, to recess to Closed Session at 4:37 p.m.

Motion carried 4-0-1 by voice vote. Councilmember Obagi was absent.

G. RECONVENE TO OPEN SESSION

Mayor Light reconvened to Open Session at 6:09 p.m.

H. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

Councilmember Obagi reported that he attended all of Closed Session.

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky reported that for cases listed under F.1, F.2, F.3, and F.4 the

City Council unanimously authorized the City Attorney to defend the City in each of those matters and they were joined by City Engineer Lauren Sablan under item F.6.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Castle, seconded by Councilmember Kaluderovic, to adjourn to the Open Session at 6:10 p.m.

Motion carried 5-0 by voice vote.

6:00 PM – OPEN SESSION – REGULAR MEETING

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 6:10 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light invited veterans and active-duty military to stand and be recognized for their service.

Eve, 7th grader at Parras Middle School, led in the Pledge of Allegiance.

Mayor Light asked all to remain standing for a moment of silent invocation.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/AB 1234 TRAVEL

D.1. MAYOR'S PROCLAMATION OF APRIL 19-25, 2026 AS NATIONAL LIBRARY WEEK IN REDONDO BEACH

Mayor Light invited Library Director Dana Vinke to join him at the podium; provided some background, noted it is an annual observance led by the American Library Association to

recognize the essential role of libraries and library professionals; reported that Redondo Beach has two libraries: Main Library and North Branch Library; noted they had over 200,000 visitors last year, registered over 5,000 new library cards, and circulated over 300,000 materials; recognized the Friends of the Library for their support in expanding programs, resources, and opportunities for the City; highlighted the Express Hours program the Library launched at the North Branch that allows qualified patrons to access the library earlier than the general operating hours; encouraged everyone to visit either library location to explore what they have to offer; proclaimed, on behalf of the residents, City Council, and himself, April 19th through the 25th National Library Week.

Library Director Vinke thanked the Mayor and Council on behalf of the Library for their continued support and recognition; acknowledged the dedication of the Public Amenities Commission and Friends of the Redondo Beach Library.

Mayor Light asked the members of the Library to stand to be recognized.

Mayor Light moved onto AB1234 Travel Expenses; reported attending the Cal Cities Conference, noted he was a panelist, met with the Department of Boating and Waterways' representatives to discuss the City's future boat ramp; stated the City is looking for them to vote for funding for the ramp; reported he met with their Assemblymember, Al Muratsuchi, and Cal Cities regarding the City's bill that is going to be presented in front of the Housing Committee; stated they received the approval from the County to open the Dominguez Park Playground, attended the opening days of the City's two yacht clubs, and participated in the City's Strategic Planning Session.

Councilmember Waller reported that he attended the Clean Power Lines Board of Director's Meeting, stated the Riviera Village Business Improvement District has a mixer, attended the SBCCOG's legislative briefing via Zoom, the NRBBA's Rise and Shine, the Chamber's Network Café, and the King Harbor Yacht Club opening day; announced the Chamber would be having a mixer at Springfest Thursday evening and reported the theme would be Neon Night; announced the Earth Day celebration would be at Wilderness Park on Saturday from 10:00 a.m. to 2:00 p.m. and there would be vegan food from Lil' Vegerie; congratulated the RBPD's Baker to Vegas Team which finished 3rd for the second year in a row.

Councilmember Castle reported all of District 2's spring events are kicking off: Port Royal Yacht Club Opening Day was Saturday, King Harbor Yacht Club Opening Day was Sunday, and the day before he attended a panel hosted by a community collective where they discussed global sports and the impacts they have on local businesses; noted LA Galaxy head coach, Tom Braun, was a panelist; announced that South Bay Parklands Conservancy would be hosting an Earth Day event at Wilderness Park on Saturday from 10:00 a.m. to 2:00 p.m., the King Harbor Association would be hosting a Chalk Art Challenge by the California Surf Club along the sea walls on Saturday, and the Marina District of the Women's Club is hosting their 70th Annual Convention in Redondo Beach also on Saturday; announced on Sunday there would be a King Harbor and Pier cleanup as part of the Earth Day celebration.

Councilmember Kaluderovic reported she attended the Executive Committee for Regional Homeless Alignment for LA County advocating on behalf of cities regarding homeless services; stated she hosted a Community Meeting at Perry Allison Playfield to discuss a variety of topics including crossing guards; announced she would be hosting a crossing guard focused meeting for families but the date is TBD; announced she would be opening the teen talent contest at Springfest on Friday night.

Councilmember Obagi thanked Lila Omura and her response team; explained a situation where a former neighbor of his lost his business, was ousted from the home they were renting, and he and his family were living in a hotel; reported that they were on the brink of being homeless and out of money but Lila stepped in to assist; stated that he received an email from this person thanking him, Lila, and her team; announced to everyone that it is far less expensive for the City, and the region, to respond to people before they become homeless then if they wait and become homeless, urged people to reach out to the City's Housing Department if they are struggling; spoke about the Pillars of Safety, Part 2, Joint Meeting he had with Councilmember Behrendt and RBFD Chief Butler and announced that Councilmember Behrendt will let everyone know when the next Pillars of Public Safety will take place.

Councilmember Behrendt announced they would be having a Pillars of Public Safety, Part 3, on Monday, May 4th at 6:00 p.m. at the RBPAC; reported that City Attorney Joy Ford would be their special guest and refreshments would be served.

Councilmember Obagi stated that both their State Assemblymember and their State Senator are termed out so people may hear about political events taking place; encouraged everyone to get educated on who's running, where events are taking place, and learn more about the plans and goals of the candidates; stressed it will be an important election for the City.

Mayor Light reported that he had been elected as the SoCal Association of Governments Regional rep.

E. APPROVE ORDER OF AGENDA

City Manager Witzansky stated that staff would like to pull item H.17 and bring it back for the April 21st City Council meeting.

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve the order of agenda as listed with the exception of H.17, which will be brought back at a future meeting.

Motion carried 5-0 by voice vote.

F. AGENCY RECESS

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to recess

to the Regular Meeting of the Community Financing Authority at 6:30 p.m.

Motion carried 5-0 by voice vote.

F.1. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY

F.2. PARKING AUTHORITY - REGULAR MEETING - CANCELLED

RECONVENE TO REGULAR MEETING FROM AGENCY MEETING – 6:32 P.M.

ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

G.1. For Blue Folder Documents Approved at the City Council Meeting

Liaison Bodkin reported Blue Folder items for H.10, H.19, J.1, and L.1.

Motion by Councilmember Waller, seconded by Councilmember Castle, to receive and file the Blue Folder items.

Motion carried 5-0 by voice vote.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF APRIL 14, 2026

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. MARCH 3, 2026 ADJOURNED AND REGULAR MEETING
B. MARCH 10, 2026 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30580-30589 IN THE AMOUNT OF $16,184.56, PD. 3/27/26
DIRECT DEPOSIT 309279-309926 IN THE AMOUNT OF $2,421,288.73, PD. 3/27/26
EFT/ACH $11,120.18, PD. 3/13/26 (PP2606)
EFT/ACH $496,185.65, PD. 3/23/26 (PP2605)

ACCOUNTS PAYABLE DEMANDS
CHECKS 124074-124251 IN THE AMOUNT OF $2,388,269.89
EFT CALPERS MEDICAL INSURANCE $570,279.25
EFT LA COUNTY DEPT OF PUBLIC HEALTH $43,000.00
EFT CITYGATE ASSOCIATES, LLC $2,418.75 (INVOICE #32061)
DIRECT DEPOSIT 100010329-100010416 IN THE AMOUNT OF $109,632.47, PD.4/1/26
REPLACEMENT DEMANDS 124072-124073

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.5. APPROVE CONTRACTS UNDER $35,000:
1. APPROVE A CHECK-IN CENTER PLAN AGREEMENT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK FOR USE OF THE REDONDO BEACH PERFORMING ARTS CENTER PARKING LOT (5 SPACES) FOR ELECTION WORKERS TO CHECK IN ELECTION MATERIALS FOR THE JUNE 2, 2026 STATEWIDE DIRECT PRIMARY ELECTION AT NO COST AND THE TERM MAY 23, 2026 TO JUNE 2, 2026

CONTACT: ELEANOR MANZANO, CITY CLERK

2. APPROVE AN AGREEMENT WITH CHAMP CAMP LLC FOR YOUTH SKATEBOARDING INSTRUCTION CLASSES AND CAMPS AT PAD 10 SKATE PARK IN AN AMOUNT NOT TO EXCEED $34,900 FOR THE TERM APRIL 15, 2026 TO APRIL 14, 2027 WITH TWO AUTOMATIC ONE-YEAR EXTENSIONS

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

3. APPROVE A CONSENT TO ASSIGNMENT OF THE AGREEMENT WITH HADRONEX, INC. DBA SMARTCOVER SYSTEMS TO BADGER METER, INC. FOR WASTEWATER MONITORING AND REPAIR SERVICES WITH NO CHANGE IN COMPENSATION AND FOR THE EXISTING TERM THROUGH DECEMBER 31, 2029

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

4. APPROVE AN AGREEMENT WITH FOSTER & FOSTER CONSULTING ACTUARIES, INC. FOR POST EMPLOYMENT BENEFITS ACTUARIAL SERVICES IN AN AMOUNT NOT TO EXCEED $26,000 FOR THE TERM APRIL 15, 2026 TO DECEMBER 31, 2027

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

5. APPROVE AN AMENDMENT TO THE AGREEMENT WITH COMMERCIAL BUILDING MANAGEMENT (CBM) INCORPORATED FOR JANITORIAL SERVICES IN CITY FACILITIES TO REFLECT THE CORRECT REGISTERED NAME OF THE ENTITY, WITH NO CHANGE IN COST OR TERM

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.6. APPROVE FUNDING AGREEMENT #9200000000M460115 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY IN THE AMOUNT OF $4,000,000 FOR THE RIVIERA VILLAGE PEDESTRIAN AND MULTI-MODAL ENHANCEMENTS PROJECT FOR PRELIMINARY ENGINEERING, ENVIRONMENTAL REVIEW, AND PROJECT DESIGN

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE FUNDING AMENDMENT NO. 3 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY PROVIDING AN ADDITIONAL $300,000 FOR THE FINAL INTERSECTIONS INCLUDED IN THE TRAFFIC SIGNAL COMMUNICATION AND NETWORK SYSTEM - PHASE 1 PROJECT, BRINGING THE PROJECT FUNDING TOTAL TO $5,300,000

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2604-018 OF THE CITY OF REDONDO BEACH, CALIFORNIA, ORDERING THE CITY ENGINEER TO PREPARE AND FILE A REPORT PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTIONS 22500 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE DESCRIBING THE MAINTENANCE AND IMPROVEMENT OF STREET LIGHTS AND LANDSCAPING IN THE CITY OF REDONDO BEACH, CALIFORNIA, FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.9. APPROVE CITY COMMISSION APPLICATION DEADLINES FOR NEW TERMS AS FOLLOWS:

1. THAT THE CITY COUNCIL SET THURSDAY, JUNE 11, 2026, AT 5:30 P.M AS THE DEADLINE FOR RECEIVING APPLICATIONS (http://www.redondo.org/commissionapp) FOR APPOINTMENT TO CITY COMMISSIONS;

2. THAT A NOTICE REGARDING ALL VACANCIES BE PUBLISHED IN THE OFFICAL 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 14, 2026, AT 6:00 P.M. TO INTERVIEW APPLICANTS FOR VACANT POSITIONS;

4. THAT COUNCILMEMBERS SUBMIT THEIR RECOMMENDATIONS FOR APPOINTMENT TO THE MAYOR BY THURSDAY, AUGUST 6, 2026;

5. THAT THE MAYOR MAKE COMMISSION APPOINTMENTS AT THE REGULAR CITY COUNCIL MEETING OF TUESDAY, AUGUST 11, 2026, 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 1, 2026, AND THAT THE CITY CLERK SCHEDULE A COMMISSIONERS' ORIENTATION TO BE HELD ON TUESDAY, SEPTEMBER 29, 2026.

CONTACT: ELEANOR MANZANO, CITY CLERK

H.10. AUTHORIZE THE MAYOR TO SIGN A LETTER OF SUPPORT TO ASSEMBLY BILL 2741, WHICH IF APPROVED BY THE STATE, WOULD PROMPT A REEVALUATION OF HOW THE STATE ASSESSES LOCAL ZONING TOOLS AND HOW CITIES REGAIN COMPLIANCE WITH STATE HOUSING PLANNING REQUIREMENTS

AUTHORIZE THE MAYOR TO SIGN A LETTER OF OPPOSITION UNLESS AMENDED TO SENATE BILL 866, WHICH IF APPROVED BY THE STATE, WOULD REQUIRE CITIES TO ADD ADDITIONAL HOMELESSNESS REPORTING REQUIREMENTS TO THEIR HOUSING ELEMENTS

RECEIVE AND FILE A LETTER OF SUPPORT TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS MOTION TO REFORM AND INTEGRATE MENTAL HEALTHCARE WITHIN THE LOS ANGELES COUNTY HOMELESS SERVICES SYSTEM

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

H.11. APPROVE AN AGREEMENT FOR THE PURCHASE OF JUSTFOIA PUBLIC RECORDS REQUEST MANAGEMENT SOFTWARE AND IMPLEMENTATION SERVICES FROM MCCI LLC FOR A THREE-YEAR TERM WITH A TOTAL NOT TO EXCEED COST OF $71,142

CONTACT: ELEANOR MANZANO, CITY CLERK
MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR

H.12. APPROVE THE PURCHASE OF ONE 2026 CASE BACKHOE MODEL 580SN 4WD FROM SONSRAY MACHINERY FOR USE BY THE PUBLIC WORKS DEPARTMENT FOR A TOTAL COST OF $180,383

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.13. ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2604-015, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION TO APPROPRIATE $17,108 IN DEPARTMENT OF RESOURCES, RECYCLING AND RECOVERY ("CALRECYCLE") GRANT FUNDS TO THE INTERGOVERNMENTAL GRANTS FUND

CONTACT: ANDREW WINJE, PUBLIC WORKS **DIRECTOR**

H.14. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2604-016, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DELEGATING AUTHORITY TO THE CITY MANAGER OR THEIR DESIGNEE, TO ESTABLISH ADMINISTRATIVE PROCEDURES AND PROVIDE NOTICES TO RECOGNIZED EMPLOYEE ORGANIZATIONS REGARDING CONTRACTING FOR SERVICES UNDER AB 339

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

H.15. APPROVE AN AMENDMENT TO THE AGREEMENT WITH C J CONCRETE CONSTRUCTION, INC. FOR SIDEWALK REPAIR SERVICES INCREASING THE CONTRACT AMOUNT BY $600,000 FOR A NEW TOTAL NOT TO EXCEED $1,180,000

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.16. RECEIVE AND FILE THE CITY ATTORNEY AUTHORIZATION REPORT FOR SETTLEMENTS IN AN AMOUNT UP TO $25,000

CONTACT: JOY A. FORD, CITY ATTORNEY

H.17. Pulled by City Manager Witzansky and City staff

H.18. APPROVE AN AMENDMENT TO THE AGREEMENT WITH PEGASUS STUDIOS TO ADD $100,800 IN FUNDING TO CONTINUE AUDIO/VISUAL SERVICES FOR THE LIVE BROADCASTING OF ALL CITY COUNCIL, COMMISSION, AND SPECIAL MEETINGS AND TO EXTEND THE TERM FOR AN ADDITIONAL YEAR THROUGH APRIL 16, 2027

CONTACT: MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR

H.19. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION REQUESTING AN EXEMPTION FROM COMPLIANCE WITH THE BUSINESS LICENSE TAX RATES ESTABLISHED IN REDONDO BEACH MUNICIPAL CODE SECTION 6-1.22, AS PER SECTION 6-1.08 OF THE CODE, SUBMITTED BY CHRISTOPHER YATES FOR A PERFORMANCE AND ACTIVITY SUPPORTING THE CITY BIRTHDAY CELEBRATION SCHEDULED TO TAKE PLACE ON APRIL 26, 2026 AT THE REDONDO BEACH HISTORICAL MUSEUM

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.20. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2604-017, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE PART-TIME EMPLOYMENT POLICY AND PAY PLAN FOR PART-TIME EMPLOYEES

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

H.21. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION REQUESTING AN EXEMPTION FROM COMPLIANCE WITH THE BUSINESS LICENSE TAX RATES ESTABLISHED IN REDONDO BEACH MUNICIPAL CODE SECTION 6-1.22, AS PER SECTION 6-1.08 OF THE CODE, SUBMITTED BY THE NORTH REDONDO BEACH BUSINESS ASSOCIATION FOR THE SPRINGFEST REDONDO BEACH COMMUNITY FESTIVAL TO TAKE PLACE APRIL 16-19, 2026 AT THE REDONDO BEACH PERFORMING ARTS CENTER CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR H.22. APPROVE AN AGREEMENT WITH KEYSER MARSTON ASSOCIATES, INC. (KMA) TO PROVIDE CONSULTING SERVICES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT TO ASSIST THE CITY IN DOCUMENTING THE AFFORDABLE HOUSING AGREEMENT TERMS FOR THE 43-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT PROJECT LOCATED AT 122 AND 126 NORTH PACIFIC COAST HIGHWAY FOR AN AMOUNT NOT TO EXCEED $30,000 (PAID BY THE DEVELOPER) AND THE TERM APRIL 14, 2026 THROUGH APRIL 13, 2027

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to approve H.1 through H.22, with the exception of H.17 which has been continued to a future meeting.

Mayor Light invited public comment.

Ron Maroko, District 3, questioned an item on H.4 in the amount of $14,994 to sit and sleep 20 on the Consent Calendar and wanted to know the full description for that amount.

Liaison Bodkin reported no attendees on Zoom and no eComments.

Motion carried 5-0 by voice vote.

Liaison Bodkin read titles to items H.8 adopt by title only Resolution No. CC-2604-018, H.13 adopt by 4/5th vote and by title only Resolution No. CC-2604-015, H.14 adopt by title only Resolution No. CC-2604-016, and H.20 adopt by title only Resolution No. CC-2604-017.

I. EXCLUDED CONSENT CALENDAR ITEMS

H.17. APPROVE THE LEGAL SERVICES AGREEMENT WITH COVINGTON & BURLING, LLP FOR LEGAL SERVICES

CONTACT: JOY A. FORD, CITY ATTORNEY

City Manager Witzansky stated they will have this item back on April 21, 2026 with some modifications.

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1. For eComments and Emails Received from the Public

Otis Schlaff, student at Jefferson Elementary, thanked the City Council for listening to him and his classmates and making their route to school safer by approving the pilot program to put a crossing guard at Ford and Aviation; stated it has only been two days and he and his sisters feel much safer getting to school; said he feels proud that they were able to make a difference in their community; presented the City Council with a thank you card they made.

Motion to by Councilmember Waller, seconded by Councilmember Obagi, to receive and file.

Motion carried 5-0 by voice vote.

Lucy Schlaff thanked the Mayor and City Council for the crossing guard at Ford and Aviation; commented that it is very busy there and people feel very happy to be able to walk and ride to school.

Group of three girls thanked the Mayor and City Council for the crossing guard at Ford and Aviation.

Carolina Pierce, Margot Schlaff, and Tess Corrall thanked the Mayor and City Council for the crossing guard at Ford and Aviation that keeps them safe.

Ray Lawson, Carpenters of the Western States Council, reported they come every year to speak about tax fraud and wage theft; read an article regarding an incident where 180 employees were underpaid on two affordable housing projects that occurred in San Diego; reported that Innovative Wall Systems (dba Altered Drywall) agreed in a civil lawsuit to pay $790,000 in back wages and fines; stated that is just one example of things that happen in the construction industry; noted that Latinos make up the majority of the framing and drywall industry in California so they are disproportionately affected by wage theft and workplace protection violations; stated they are told that City Managers and City Attorneys check the contractors and developers but that is not always the case and wanted to make the City Council aware of what is happening; hoped that something could be done about the workplace conditions.

German Soria, Carpenters Union in the South Bay, stated April 10th through the 18th the United Brotherhood of Carpenters participate in the tax fraud days of action to bring awareness; reported that just in the South Bay they represent 5,000 carpenters from LAX to Long Beach; noted that many members have reported making less than $15 per hour and are hired by labor brokers; stated they are just trying to help people get their fair share; commented that the tax dollars they contribute go towards measures such as FP and they strongly support those builds; said they are hoping to see more opportunities for the workers in the community.

Jesus Camargo, Western State Regional Council Carpenter, stated when the contractors pay the workers in cash and not by the book it hurts everyone; highlighted that it affects the First Responders, maintenance of the beaches, and other City measures so people need to be aware of how tax fraud affects all of us.

Corey Crockerham, Western States Carpenters Union, thanked the Council for the crossing guard at Ford and Aviation; reported that the construction industry tax fraud is stealing the future of our community roads, First Responder systems, public transit, schools, and hospitals; stated that billions of dollars meant for infrastructure is lost every year because of dishonest contractors who exploit workers and dodge taxes; said the Western States Carpenters Local 91 is taking a stand against the corrupt businesses from April 6th through April 18th; asked that when things aren't being met, such as more equipment for First Responders, improving roads, schools, libraries, and hospitals, people think of tax fraud; stated the future belongs to those that build it the right way.
Bill Hallett, Hermosa Beach resident, reported that in the last four months he has had four

heart attacks; stated that Hermosa Beach, Palm Springs, Redondo Beach, and Torrance have all responded; said when he tried to make sure his insurance covered his costs he found that Redondo Beach does not take insurance payments; asked why the City does not take medical insurance and when he called the number given for Redondo Beach a woman named Bernadette said it is a new policy; stated that the person who the RBFD responds to has to pay for the service and that no other city does it that way; asked that the City Council look into it since they are the only City that does not honor insurance.

Mickey Johnson, NRBBA, stated that the NRBBA is grateful that the City has included Springfest as a City sponsored signature event for the 44th year and thanked all the Councilmembers who volunteered to emcee parts of the entertainment; reported that over 200 students from Redondo, Manhattan, Lawndale, and Torrance are helping with new programming and listed some of the ideas provided by the students; named some of the sponsors of the event, entertainment, and food and beverage offerings; thanked the elected officials and City staff for all the help and invited everyone to join them Thursday through Sunday at the RBPAC.

Ron Maroko, District 3, announced the City's birthday party on April 25th at Dominguez Park between 11:00 a.m. and 3:00 p.m.; encouraged the City to get the consent to make Wilderness Park a historic landmark.

David Kruskal, Program Manager at the Disability Community Resource Center (DCRC), reported that he manages the services for Redondo Beach, Santa Monica, and West Hollywood; provided some background information regarding DCRC and the various services they offer; announced that they would be having a big event in October to celebrate DCRC's 50th year and would provide the promotional materials to the City; noted they are the second independent living center to open in the country and they do a lot of events and outreach; said they would appreciate any referrals from the City.

Liaison Bodkin reported no attendees on Zoom and no eComments.

Mayor Light thanked the Union representatives for acting professionally.

K. EX PARTE COMMUNICATIONS

Mayor Light reported speaking with the City Manager and having surface level discussions with several Councilmembers.

Councilmember Waller reported having a discussion with the Mayor.

Councilmember Castle reported speaking with the City Manager.

Councilmember Kaluderovic reported speaking to the Mayor.

Councilmember Obagi reported none.

Councilmember Behrendt reported speaking with the Mayor and staff.

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO SOLICIT INPUT ON THE PUBLIC SERVICE GRANT RECOMMENDATIONS AND THE DRAFT FISCAL YEAR 2026-27 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

PROCEDURE:
a. Open the Public Hearing and take testimony;
b. Solicit input on the public service grant recommendations and the draft FY 2026-27 Annual Action Plan; and
c. Continue the Public Hearing to May 12, 2026

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Motion by Councilmember Obagi, seconded by Councilmember Waller, to open the public hearing.

Motion carried 5-0 by voice vote.

Community Services Director Hause noted that Deputy Community Services Director Kelly Orta was joining her that evening; stated that Deputy Director Orta manages the Community Development Block Grant funds (CDBG); reported that, as a recipient of those CDBG funds, the City is required to develop an Annual Action Plan which is what they are presenting that evening; explained that their plan reflects what they have already identified in the City's Consolidated Plan which was recently adopted but also provides details on CDBG activities and funding allocations.

Deputy Community Services Director Orta reported that that evening's public hearing was one of two public hearings for the item; stated they are required to annually come before the City Council to provide their action plan so the Council has an opportunity to approve the allocations being proposed for the City's CDBG funding for the upcoming FY (2026-27); reported that the original estimate that the City received from HUD was $266,048 but they received their final allocation letter last week and they are actually receiving close to $290,000; noted that when they come back for their final public hearing they will have updated numbers but for that evening they are working off of the original estimate of $266,048; reiterated that the Annual Action Plan includes all their planned activities for the upcoming FY, which are the same goals identified in their 5-Year Consolidated Plan; provided a bar-graph slide showing the history of CDBG funding from 2010 to 2025, noted that they have remained consistent in cost and consistent in the amount they receive in standard funding; reported that HUD requires a certain allocation of funding to be spent on certain services and administrative costs; provided a pie-chart showing staff's proposed allocation breakdown: $132,932 towards Public Facilities, $53,209 towards Administration/Fair Housing, $39,907 towards Public Service Agencies, and $40,000 towards MA/ER Program.

Councilmember Waller asked if the amounts would stay the same even if they receive extra funding.

Deputy Community Services Director Orta explained that Administration/Fair Housing have a 15% or 20% cap and the MA/ER they keep standard at $40,000 so the other two pieces may be increased.

Deputy Community Services Director Orta continued with her presentation; provided a slide showing staff's proposed public service agencies funding and the recommended breakdown of funds as follows:

- Project: NEEDS (St. Paul's United Methodist Church) - $9,179
- 1736 Family Crisis Center - $9,179
- Disability Community Resource Center - $7,183
- Venice Family Clinic - $7,183
- Harbor Interfaith Services - $7,183

Deputy Community Services Director Orta stated typically in December staff sends out a notice for applications to organizations that would be eligible for CDBG funding, those organizations apply for their funding by listing out the services they would provide with the funding, how the services meet the goals outlined in the City's 5-Year Consolidated Plan, and then staff drafts the recommended allocation presented before the City Council; noted that the numbers may change slightly with the increase in allocation; gave an overview of required HUD guidelines and timeline:

- 30-Day Public Review Period (April 3-May 4)
- 1st Public Hearing (April 14)
- 2nd Public Hearing (May 12)
- Deadline for AAP Submittal (May 15)

Deputy Community Services Director Orta reported that there are physical copies of the draft plan for the public to view in certain locations throughout the City; hoped to receive approval of the adopted plan with the updated numbers on May 12th; concluded the presentation with staff's recommendations: 1) Open the public hearing and take testimony, 2) Solicit input on the public service grant recommendations and draft plan, and 3) continue the public hearing to May 12th; reiterated that some of the City's subrecipients were in the audience if they had any questions for them.

Councilmember Kaluderovic stated that many of the services listed are part of the City's enhanced response to homelessness and asked if the consultants they are working with collaborate with the City Attorney's office.

Deputy Community Services Director Orta responded that with the CDBG funding staff looks at what is outlined in their agreement with that organization; noted there may be some overlap of services but the City is only providing reimbursement costs for the

specific services outlined in the specific agreement, stated they aren't paying double for services.

City Attorney Ford agreed that they do not overlap with the services the City receives in their response to homelessness.

Councilmember Kaluderovic confirmed that funds don't overlap but the services may complement with the work the City is already doing; asked Mr. Ramon if he wanted to speak about it.

Ramon Rendon, Harbor Interfaith Services, stated that they do complement the services the City pays for when it comes to the pallet shelter; said when it comes to the well being of anyone living on the streets they will support them however they can with CDBG funds; noted that flex funds are extremely important and necessary when it comes to homeless services.

Mayor Light invited public comment.

Javier Beltran, Deputy Director at Housing Rights Center, stated that they are one of the contractors for the CDBG funding and wanted to provide some information on what they do as a Fair Housing advocate service provider; reported that they have been providing Redondo Beach with outreach and education services, such as tenant/landlord workshops, housing education, material distribution, and direct referrals, for some time; reported that this year they have 110 intakes currently and 20 discrimination matters, which shows there's still a need for housing and fair housing services; stated they did settle a case successfully last year where they sued a housing provider in Redondo Beach for discriminating against four Section 8 tenants.

Liaison Bodkin reported no Zoom attendees and no eComments.

Mayor Light reported that Council did not have any direction to staff on changes to the plan.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to continue the public hearing to May 12, 2026.

Motion carried 5-0 by voice vote.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF FEE WAIVERS FOR THE NORTH REDONDO BEACH CERTIFIED FARMERS MARKET TO BE HELD ON GREEN LANE IMMEDIATELY SOUTH OF ARTESIA BOULEVARD

CONTACT: JANE CHANG, ASSISTANT TO THE CITY MANAGER
ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Jane Chung, Assistant to the City Manager, provided an overview of her presentation regarding the North Redondo Beach Certified Farmers Market organized by OurNRB; reported that OurNRB is the 501(c)(3) community driven project and their main goal is to help the North Redondo Beach area maintain and beautify the AACAP; stated that proceeds will be reinvested in the maintenance and beautification of the area.

Councilmember Behrendt asked for clarification on all the funds being reinvested.

Jane Chung responded that is how staff understands it plus any funding decisions will be guided by community input; reported that the Farmers Market would start off as a pilot program beginning on April 22nd through October 28th of this year, it will occur every Wednesday from 2:00 p.m. to 7:00 p.m., and it will be located along Green Lane between Artesia Blvd. and Vanderbilt Lane; noted that the pilot program currently includes 30 to 45 vendors and it is limited to food and nursery products; provided a slide with the site map of the Farmers Market; noted that City staff has worked closely with OurNRB on permit requirements, operational considerations, and site logistics and that staff evaluated the potential impacts to City services; pointed out that the Farmers Market will be located between the Community Services offices and the North Branch Library but those will operate as normal and the City has taken measures to avoid disruptions but they will monitor the situation weekly for operational impacts; provided a slide that listed the various permit and fee waiver types and reported the total would be an estimated cost of $2,365.

Mayor Light asked if the No Parking signs listed would be permanently installed.

City Manager Witzansky replied yes, similar to the signs they have for the Riviera Village Farmers Market which show restricted hours to accommodate the Market.

Jane Chung continued the presentation; reported that the City's Municipal Code Section 4-17.16 allows certain permit fees to be waived by the City Council; stated that staff supports having all the fees listed waived except business licenses since those help the City to track sales tax activity and report it accurately.

Mayor Light asked if they do that with the other farmers markets in the City.

City Manager Witzansky stated it varies and since the City collects a percentage of gross sales with their own market they generally waive the annual renewal fee but are collecting it for new vendors for the Riviera Village Farmers Market; said from a policy standpoint they would like to bring it back as part of the referral discussion to address spot market activities, short term basis, and supported collecting the full fee from vendors that are selling on a 6 to 12 month basis; clarified that the City does have a couple of different structures with their three different farmers markets in the community.

Discussion followed.

Jane Chung provided staff's recommendations to City Council as follows:

1. Approve waiving $2,365 in fees for the 6-month pilot program; and
2. Provide direction on waiving the business license fees.

Mayor Light asked if that is the only approval needed for the Farmers Market.

City Manager Witzansky said the rest of the Market activities are subject to administrative oversight and that the market logistics have cleared all of the City's public safety and traffic control hurdles; noted that Director Hause and her department along with the Public Safety Team, Traffic Engineer Ryan Liu, and Public Works' Mike Klein fast tracked the proposed concept and they are comfortable with the proposed plan on a pilot basis; stated the Council's role that evening is public discussion about operations and logistics and input on the final fee requests.

Mayor Light asked if there were any concerns regarding parking for the Library or Community Services being tied up by people going to the Farmers Market.

Community Services Director Hause responded that is part of the signage cost and they are hoping that they can use the extra funds towards adding signage in those lots stating Parking Only for Patrons or Visitors to Community Services or the Library.

Discussion followed on how to monitor and enforce the parking situation; it was noted that signatures were received from all the nearby residents that would be impacted by the Market.

Mayor Light applauded the OurNRB for taking the initiative and finding a solution.

Teresa Mitchell thanked the City staff, Mayor, and the City Council for all their support and guidance; stated that they chose a farmers market because they wanted to designate a community space in North Redondo where people could gather; reported that the location of Green is shown in the AACAP as a possibility for a plaza area so they decided it would be a good test case using the farmers market there and eventually that space can become a closed plaza area; stated their biggest goal is to bring people to Artesia Blvd.; reported that there is research that shows 70% to 80% of farmers market patrons also spend money at adjacent businesses and stimulate other benefits as well; noted that they set up the OurNRB in order to invest proceeds back into the AACAP area and they mirrored the Riviera Village Association's bylaws; reported that the South Redondo and Hermosa Beach farmers markets are comparable in size and number of vendors and they gross about $1,500 to $2,000 per week; said what they have seen from other markets is that once they are established about $40,000 to $50,000 gets reinvested into the community.

Mayor Light asked if the OurNRB would be coordinating with the City when they are reinvesting in public art or trees.

Teresa Mitchell replied yes, and noted in the bylaws the reinvested money is restricted geographically to the AACAP District; noted that the beautification or social programming will be based on current need and by membership vote, membership is restricted to those living within a half mile of the AACAP area.

Mayor Light voiced concern that the City has kicked off an art strategy for ARTesia and he didn't want it to conflict with what the OurNRB does.

Teresa Mitchell reported that they have spoken to Councilmember Obagi and they would potentially supplement items that the City is not able to fund if they have enough revenue.

City Manager Witzansky stated that any reinvestment in public right-of-way must be accepted and approved by the City through their own policies and the OurNRB would not be able to do anything without the City's consent unless it is done in a business area or on private property.

Teresa Mitchell said there would be input from the community including businesses, the City staff, Public Works, and Council on reinvestment items.

Mayor Light asked staff if something catastrophic was to happen regarding the Farmers Market would they have to wait the six-month duration to address it.

City Manager Witzansky stated no, it is a special event permit so if they had significant concerns for public safety or traffic, they have a mechanism to take action if needed.

Teresa Mitchell reported that they have a walk through scheduled for Thursday with the market manager, Director Hause, and Director Vinke.

Councilmember Obagi thanked Teresa Mitchell for the leadership and initiative in carrying the plan forward; acknowledged it was Jim Mueller's desire first to have a farmers market but she took action; recognized all the people involved as well; thanked City staff and leadership for knowing what the City Council wants to see on Artesia Blvd., noted that the City Council had not formally opined on the farmers market but City Manager Witzansky kept him updated and City staff moved quickly to make it happen.

Discussion followed regarding paper fliers and digital fliers; noted that it is not a City hosted event so it would not go on the City's website.

Councilmember Obagi asked that the OurNRB coordinate with the City on ideas in case the City could also help fund them if they coincide with City plans.

Councilmember Behrendt thanked everyone who helped make the Farmers Market happen; asked Teresa Mitchell if she had any revenue estimates.

Teresa Mitchell responded that they had studied the three local markets; reported that Riveira Village grosses about $110,000 a year and Hermosa Beach and Veterans Park gross about $70,000 to $75,000 per year; noted that their hours are unique since they are after school and after work and conservatively estimated they would gross about $1,500 per week or $75,000 per year; to answer Councilmember Behrendt's question on tracking revenue, she stated that the market manager, Leslie Primero, will track the revenue from the Farmers Market and that her fee is $350 per week; noted that if the proceeds from the Market hits $1,500 or more she gets a 5% bonus of the proceeds.

Councilmember Behrendt asked if there were any other overhead expenses for the non-profit.

Teresa Mitchell responded that they have the ongoing permit fees for the Health Department and Department of Agriculture which together are $1,000 per year but the biggest expense are the traffic barriers that are $850 to $1,000 per week; stated they are planning to supplement the barrier fees by advertising on the back of the barriers and have been reaching out to local businesses; spoke about sponsorships they have received for startup costs.

Discussion followed regarding the costs and how they will break even or generate revenue; reported that everyone involved in the non-profit are volunteers and are not paid; more discussion followed regarding the traffic flow during the Farmers Market, noted that Green was chosen because it is not a through street on the north side.

Councilmember Behrendt referenced the apartment building where one of the residences won't be able to go in or exit during the Farmers Market and asked if that resident was contacted.

Teresa Mitchell explained the logistics of that apartment building; reported that the residents of that apartment building were excited about the Farmers Market and approved the closing of the street unanimously.

Councilmember Waller said the origins of the item were very similar to the origins of Keep the Esplanade Beautiful where people acted instead of complained; supported the fee waivers proposed by staff; noted that in the bylaws it requires an odd number of Board Members and that has been a problem for RVA in the past and said they might want to revisit that and make modifications; asked how many Board Members they have.

Teresa Mitchell reported that they have six Board Members: Jim Mueller, Desiree Galassi, Wayne Craig, Nahal Sharifi, Daniella Wodnicki, and herself.

Councilmember Kaluderovic congratulated the group; voiced concern with the parking at the Library and Community Services building and asked if they have thought of any solutions in the event it becomes an issue.
Teresa Mitchell reported that they have reached out to local businesses to secure vendor

parking to alleviate taking street parking and they are in final negotiations with some of the businesses to use their parking; noted that the Community Services building closes at 5:30 p.m.; explained that they are trying to create maps to provide options for people to get to the Market and they are working with the Bike Coalition, looking at transit, and checking walking times; stated that after they secure the vendor parking they will work with other businesses to see if they will share parking; reported that they have been doing a lot of outreach.

Discussion followed.

Councilmember Obagi noted there could be symbiosis between the Farmers Market and the North Branch Library.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve the staff recommended fee waivers.

Councilmember Castle congratulated OurNRB as one of the latest non-profits to address an issue that residents have in Redondo Beach.

Teresa Mitchell reported that Supervisor Holly Mitchell's office reached out to Councilmembers Behrendt and Obagi to offer to come to the ribbon cutting and give a commendation for the efforts; mentioned they discussed having a ribbon cutting on May 6th at 2:00 p.m.

Mayor Light invited public comment.

Rick McQuillin, Manhattan Beach, spoke about the location and time of the North Redondo Beach Farmers Market possibly being easier for some residents from neighboring cities or coming from work to access.

Mickey Johnson, NRBBA, stated NRBBA is honored to be a sponsor of the NRB Farmers Market and that they support the City waiving the fees and permits; noted it will activate their team on a weekly basis, create a sense of community, and activate the businesses around it; stated that the NRBBA will promote the program and work with the businesses so they can take advantage of it.

Liaison Bodkin reported no Zoom attendees and no eComments.

Motion carried 5-0 by voice vote.

O. CITY MANAGER ITEMS

City Manager Witzansky recognized Gary Laolagi who is a 38-year Public Works Facilities Manager for the City and has been an outstanding employee for nearly four decades; announced Gary Laolagi would be retiring that week and would let the Council know when they would be honoring him; noted that he was awarded Employee of the Year early in

the year; recognized Charles Eder, a principal engineer in the Public Works Department in the Engineering Services Division, for being instrumental in working with the County to reopen Dominguez Park Playground; recognized Jonathan Monroy, Humberto Conrique, and Jorge Garcia from Public Works for building and installing the City's historic windows and window casings at the Veterans Library; recognized Adrian Godinez and Steven Shell for their efforts in responding to wind and rain events that resulted in a lot of weekend and overtime palm frond cleanup.

P. MAYOR AND COUNCIL ITEMS - None

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Mayor Light requested a BRR for recommendation on business license fees.

City Manager Witzansky stated he would give the Mayor and Council a BRR on the annual aggregate tallies of the waivers and what will naturally follow is a policy discussion and adjustments to the ordinance.

Mayor Light requested a BRR to look at adopting a similar model to the soccer fields at Aviation for the pickleball facility at Aviation, a partnership with a private entity to do the upkeep instead of City staff.

City Manager Witzansky stated they will explore some options and mentioned staff was also looking into Torrance's Sourcewell approach for construction of the new facility.

Councilmember Obagi requested a BRR of pickleball vs tennis at Alta Vista for April and May to get an idea of the revenue generation and another BRR for the cost to update the Police cars and Fire Department trucks with the Redondo Beach logo.

Councilmember Kaluderovic requested a BRR to replace the fencing that has not been replaced at Dominguez Park near the K-9 training facility, fencing at Perry Allison Playfield, and Alta Vista (which was added by Mayor Light).

Discussion followed regarding which fences needed to be replaced.

R. RECESS TO CLOSED SESSION

R.1. 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:
Harold Eng v. SPCAL, LLC; City of Redondo Beach; City of Torrance; and DOES 1 to 25, inclusive
Case Number: 26TRCV00857

R.2. 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: Neel Karia v. City of Redondo Beach Police Department et al.
Case Number: 26TRCV00002

R.3. 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:
Derryl Minner v. City of Redondo Beach
Case Number: 26STCP01072

R.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: Claudia Siracusa v. City of Redondo Beach, a public entity, et al.
Case Number: 26TRCV00905

R.5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Katherine Buck, Acting Waterfront & Economic Development Director
Luke Smude, Assistant to the City Manager
Jon Goetz, Redwood Public Law

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:
Price and Terms

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

Name of Case:
Mehta Mechanical Company v. City of Redondo Beach, and DOES 1 through

100, inclusive
Case Number: 25TRCV00677

S. RECONVENE TO OPEN SESSION – None

T. ADJOURNMENT – 8:06 P.M.

T.1. ADJOURN IN MEMORY OF DEBBIE HANNON, FORMER COMMISSIONER AND LONG TIME RESIDENT

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn the meeting in memory of Debbie Hannon.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be 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, April 21, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk

Minutes
Redondo Beach City Council
Tuesday, April 21, 2026
Closed Session – Adjourned Regular Meeting 4:30 p.m.
Open Session – Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:30 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Mike Witzansky, City Manager Joy Ford, City Attorney Emily Bodkin, Administrative Specialist/Liaison

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

Liaison Bodkin reported no Zoom attendees and one eComment in regard to F.1.

F. RECESS TO CLOSED SESSION

F.1. 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:
Feras Adamo, an individual; Manhattan Beach Smoke Shop Inc., a California Corporation v. City of Redondo Beach; Jim Light, an individual; and DOES 1 through 100, inclusive
Case Number: 26STCP01367

F.2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).

One potential case

F.3. 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, et al. v. California State Water Resources Control Board
Case Number: 20STCP03193

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:
New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach
Case Number: B336042

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:
New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.
Case Number: B337897

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

Name of case:
New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive
Case Number: 23STCV10146

F.7. 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: 9300 Wilshire, LLC v. City of

Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive
Case Number: 23STCP02189

F.8. 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:
Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive
Case Number: 23TRCP00325

F.9. 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:
In re 9300 Wilshire LLC Bankruptcy C.D. Cal.
Case Number: 2:23-bk-10918-ER

F.10. 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:
In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC) Bankruptcy C.D. Cal.
Case Number: 2:23-ap-01163-ER

F.11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:
Price and Terms

F.12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot
(portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of King Harbor turn basin and hand launch

NEGOTIATING PARTIES:
Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator

UNDER NEGOTIATION:
Price and Terms

Liaison Bodkin read titles to be discussed at Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Senior Deputy City Attorney Aleena Hashmi, and Community Services Director Elizabeth Hause.

Motion by Councilmember Waller, seconded by Councilmember Castle, to recess to Closed Session at 4:36 p.m.

Motion carried 5-0 by voice vote.

G. RECONVENE TO OPEN SESSION

Mayor Light reconvened to Open Session at 6:08 p.m.

H. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Mayor Light, Behrendt (arrived after roll call)
Councilmembers Absent:	None

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Joy Ford, City Attorney
Emily Bodkin, Administrative Specialist/Liaison

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky reported the City Council unanimously authorized the City Attorney to defend the City and the Mayor on the matter listed with F.1; reported for items F.11 and F.12 they will need to go back into Closed Session after the Open Session, which will become items R.11 and R.12 and be reread at the conclusion of the Open Session.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to adjourn to the Open Session at 6:09 p.m.

Motion carried 5-0 by voice vote.

6:00 PM – OPEN SESSION – REGULAR MEETING

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 6:09 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Joy Ford, City Attorney
Emily Bodkin, Administrative Specialist/Liaison

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light invited veterans and active-duty military to stand and be recognized for their service.

Max, 4th grader at Birney Elementary School, led in the Pledge of Allegiance.

Mayor Light asked all to remain standing for a moment of silent invocation.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/AB 1234 TRAVEL

D.1. MAYOR'S COMMENDATION TO CALIFORNIA WATER SERVICE ON THEIR 100TH YEAR ANNIVERSARY

Mayor Light presented D.2 before D.1.

Mayor Light invited General Manager Rob Thompson and Public Affairs Manager Kimberly Caballero to join him at the podium; stated that California Water Service has played a vital role in providing safe and reliable water to the City's residents and businesses for a century; recognized the dedicated professionals that are committed to ensuring the quality and reliability of water service; noted that environmental stewardship and ongoing investment in infrastructure with California Water Service and the City keeps the systems strong and resilient; thanked them for their support and sponsorship at Earth Day at Wilderness Park; presented a proclamation on behalf of the residents and City Council of Redondo Beach recognizing the 100 years of water service to Rob Thompson and Kimberly Caballero.

Rob Thompson stated Cal Water is proud and honored to serve the City of Redondo Beach and looked forward to 100 more years.

D.2. MAYOR'S PROCLAMATION OF APRIL 24, 2026 AS ARBOR DAY IN REDONDO BEACH APPROVE ORDER OF AGENDA

Mayor Light presented D.2 before D.1.

Mayor Light invited Mark Garlock and Laura MacMorran to the podium; recognized Arbor Day as a day to celebrate and remind them of the vital role trees play in the health and beauty of their community; reported that the City cares for over 11,000 trees spanning over 200 species, is valued at approximately $54 million, and provides environmental benefits as well as enhances property values and quality of life; reported that each year the City plants 100 or more new trees to ensure future generations will continue to enjoy the benefits; noted that Redondo Beach has been a Tree City USA for three consecutive years and they will continue that effort in partnership with Citizens for Redondo Beach Trees by planting five new trees at Ensenada Parkette that weekend; proclaimed April 24, 2026 as Arbor Day in the City of Redondo Beach and presented the proclamation to Mark Garlock.

Laura MacMorran announced that Citizens of Redondo Trees has become an initiative of the South Bay Parkland Conservancy and it now Citizens for South Bay Trees.

Mayor Light thanked Mark Garlock for planting all the trees; reported that SBPC

received a grant and volunteers were planting 55 new trees at Earth Day at Wilderness Park.

Laura MacMorran stated she had postcards that provided a brief history of Arbor Day and she would give some to the City Council and leave some in the lobby.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to receive and file the postcards.

Motion carried 5-0 by voice vote.

Mayor Light moved onto announcements after D.1.

Councilmember Waller reported attending Neon Night the previous Thursday at Springfest, two mixers, and went to Colorado to walk the ground of their state capitol; announced that he would be in Sacramento at our State Capitol the following day to support AB2741; announced story time at the Main Library on April 24th from 3:30 p.m. to 4:00 p.m. for Arbor Day, Arbor Day Tree Planting on April 25th from 9:00 a.m. to 11:00 a.m. at Ensenada Parkette, the City's birthday celebration on April 26th at Dominguez Park from 10:00 a.m. to 2:00 p.m., and Keep the Esplanade Beautiful's Saturday Sweep on May 2nd at Avenue I at 9:00 a.m.

Mayor Light left the dais around 6:21 p.m. and Councilmember Behrendt was Mayor Pro Tem.

Councilmember Castle reported on Saturday in District 2 the City's local Women's Club hosted their 70th Annual Marina District Convention on Saturday morning, King Harbor Association revived the Chalk Art Challenge as part of King Harbor's Earth Day Celebration, and he attended the South Bay Parklands Conservancy Celebration of Earth Day at Wilderness Park and Springfest in North Redondo; reported on Sunday he organized a land side King Harbor and Pier cleanup day, 35 volunteers showed up, and they cleaned up from Veterans Park to Portofino Hotel; stated that the King Harbor Yacht Club and the Redondo Beach Glass Bottom Boat organized surface cleanup of the water and Dive N' Surf cleaned up trash under the water; reported in total they had about 70 volunteers on Sunday at the Waterfront.

Councilmember Kaluderovic acknowledged Public Works' Catherine Schubert and Athens for showing up at Washington's Earth Day event with a trash truck and educating the parents and students about recycling; reported taking a tour last week with Southland to learn about potential efficiencies with upgrading mechanical systems; reported opening the Teen Talent Contest on Friday night and witnessing the volunteer interns working at Springfest.

Councilmember Obagi reported attending the Wilderness Park event and noted he went to look at the lower pond and acknowledged Michelle Pineda, Community Services, for her creative design in using a king frog bearing a Redondo Beach logo; thanked Mike

Klein, Public Works, for taking care of a compliant by a resident regarding dirt on the new pathway on the North Redondo Beach bike path; reported he went to Springfest on Thursday and Sunday, acknowledged the NRBBA for their part in Springfest, and suggested a big tent for the seating area and the beer garden for the next event; spoke of an unhoused family that lost all their identification, noted that Lila had already been contacted, and that Bernard, a City navigator, took them to the County to help them get their documents, and thanked Lila Omura and the department for their continuous good work.

Mayor Light returned to the dais.

Councilmember Behrendt announced on Monday, May 4th at 6:00 p.m. at the RBPAC, he and Councilmember Obagi would be presenting part 3 of their Pillars of Public Safety event and their special guest would be City Attorney Joy Ford; noted that refreshments would be served.

Mayor Light reported that he stepped out of the meeting briefly to handle some final tweaks to a bill the City has on housing that goes forward the following day; reported that he had the honor of presenting Gary Laolagi with the key to the City since he would be retiring after 38 year of service.

Councilmember Castle wanted to acknowledge Girl Scout Troop 4995 for their help in the King Harbor cleanup day and to Chris King and Roberto Avila, Public Works, for getting all the materials they needed and disposing of the bin for the cleanup.

Councilmember Waller announced on Saturday, April 25th the Woman's Club of Redondo Beach is having their 16th Annual Spaghetti Dinner.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Castle, seconded by Councilmember Waller, to approve the order of the agenda as written.

Motion carried 5-0 by voice vote.

F. AGENCY RECESS - None

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

G.1. For Blue Folder Documents Approved at the City Council Meeting

City Clerk Manzano reported Blue Folder items for H.11, J.1, and N.2.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to receive and file the Blue Folder items.

Motion carried 5-0 by voice vote.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF APRIL 21, 2026

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. MARCH 17, 2026 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30590-30600 IN THE AMOUNT OF $16,814.69, PD. 4/10/26
DIRECT DEPOSIT 309927-310558 IN THE AMOUNT OF $2,426,781.83, PD. 4/10/26

ACCOUNTS PAYABLE DEMANDS
CHECKS 124252-124509 IN THE AMOUNT OF $3,323,884.50

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.5. APPROVE CONTRACTS UNDER $35,000:

1. **APPROVE A THIRD AMENDMENT TO THE AGREEMENT WITH VORTEX SERVICES, LLC DBA SANCON TECHNOLOGIES FOR ON-CALL SANITARY SEWER REHABILITATION (INCLUDING LINING) AND STORM DRAIN MAINTENANCE AND REPAIR SERVICES, EXTENDING THE TERM OF THE AGREEMENT TO APRIL 21, 2028.**

   CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

2. **APPROVE AN AGREEMENT WITH THE LOS ANGELES COUNTY AUDITOR-CONTROLLER FOR PLACEMENT OF THE CITY'S ANNUAL STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT CHARGES, SEWER USER FEES, AND REFUSE FEES ON THE 2026-2027 FISCAL YEAR SECURED TAX ROLL FOR AN AMOUNT OF $0.25 PER ASSESSMENT, PER PARCEL, AND $13.00 FOR EACH CORRECTION (FOR AN ESTIMATED FY**

2026-27 CITY EXPENDITURE TOTAL OF $15,000)

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.6. APPROVE AN AGREEMENT WITH PERMITECH SOLUTIONS CORPORATION FOR AS-NEEDED WIRELESS TELECOMMUNICATIONS CONSULTING SERVICES FOR AN AMOUNT NOT TO EXCEED $80,000 ANNUALLY AND A TERM ENDING APRIL 21, 2027 WITH UP TO TWO ONE-YEAR EXTENSIONS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. ADOPT BY TITLE ONLY RESOLUTION NO. 2604-022 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO RAMCO GENERAL ENGINEERING CONTRACTORS, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF $719,885 FOR CONSTRUCTION OF THE VETERANS PARK HISTORIC LIBRARY AND COMMUNITY CENTER - EXTERIOR ACCESSIBILITY IMPROVEMENTS PROJECT, JOB NO. 20900

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2604-020 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ACCEPTING A DONATION IN THE AMOUNT OF $20,308.16 FROM THE REDONDO BEACH POLICE AND FIRE FOUNDATION AND AUTHORIZING A FISCAL YEAR 2025-2026 BUDGET MODIFICATION TO APPROPRIATE THE $20,308.16 IN DONATION FUNDS TO THE FIRE DEPARTMENT OPERATING BUDGET TO FUND THE COST OF FOUR (4) SEEK PRO+ THERMAL IMAGING CAMERAS

CONTACT: PATRICK BUTLER, FIRE CHIEF

H.9. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2604-021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING RETIRED CALPERS ANNUITANT DAVID BIGGS TO PERFORM SERVICES AS AN "EXTRA HELP" PROJECT MANAGER IN THE WATERFRONT AND ECONOMIC DEVELOPMENT DEPARTMENT, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 7522.56 AND 21224

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

H.10. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH BAY PARKLAND CONSERVANCY FOR VOLUNTEER COORDINATION, COMMUNITY PROGRAMMING, AND HABITAT STEWARDSHIP SERVICES AT WILDERNESS PARK AND THE CITY HALL COURTYARD IN AN AMOUNT NOT TO EXCEED $5,000 PER YEAR FOR THE PERIOD JULY 1, 2025 TO JUNE

30, 2030

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.11. Pulled by Councilmember Kaluderovic

H.12. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2604-019, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING THE REPLACEMENT OF THE FRANKLIN PARK PLAYGROUND AS "MAINTENANCE" AND EXEMPTING IT FROM BIDDING REQUIREMENTS PURSUANT TO SECTIONS 19 AND 19.1(A) OF THE CITY CHARTER OF REDONDO BEACH APPROVE AN AGREEMENT WITH PLAYCORE WISCONSIN, INC., DBA GAMETIME, FOR THE PURCHASE AND INSTALLATION OF NEW PLAYGROUND EQUIPMENT AT FRANKLIN PARK FOR A COST OF $394,856.32

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Motion by Councilmember Waller, seconded by Councilmember Castle, to approve H.1 through H.12 with the exception of H.11.

Motion carried 5-0 by voice vote.

Ron Maroko, District 3, noted that in their agenda packet were minutes from March 17th that were 54 pages long; stated there's a lot of extraneous information in the minutes; asked if it is necessary to have them done; suggested they have AI take care of them for a lot less money; stated that they need to take a look at the minutes, commented they are unwieldy; suggested they could use the money towards other things such as the benches in Heritage Court.

Councilmember Obagi asked Ron Maroko to give him an example of extraneous information in the minutes.

Ron Maroko commented that it was 54 pages, and he could find all sorts of discussion; referenced that another set of minutes noted that he ran out of time and that should not be in the minutes; reported that he votes no on all the minutes from his Commission.

City Clerk Manzano reported no one on Zoom and no eComments.

Motion carried 5-0 by voice vote.

City Clerk Manzano read H.7 adopt by title only Resolution No. 2604-022, H.8 adopt by 4/5ths vote and by title only Resolution No. CC-2604-020, H.9 adopt by title only Resolution No. CC-2604-021, and H.12 adopt by title only Resolution No. CC-2604-019.

I. EXCLUDED CONSENT CALENDAR ITEMS

H.11. APPROVE THE SEVENTH AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR SPECIAL EVENT SERVICES AND REVOCABLE LICENSE WITH SANFORD VENTURES, INC. FOR THE USE OF REAL PROPERTY FOR THE BEACHLIFE FESTIVAL, AMENDING THE FACILITY USE FEE, OPERATING HOURS, FESTIVAL PREMISES, LOAD-IN OPTIONS, AND REIMBURSEMENT OF MUNICIPAL EXPENSES FOR THE FESTIVAL TO OCCUR MAY 1-3, 2026

CONTACT: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

Councilmember Kaluderovic stated she pulled this item because it is not the amendment she was hoping for or the agreement she was hoping for; noted that the City loves what BeachLife brings to the City but she is disappointed in the agreement.

Councilmember Obagi agreed with Councilmember Kaluderovic; stated that the City and the BeachLife organizer are constantly negotiating against one another in the one-off amendments; commented that more harmony, peace, and partnership would be brought about by a long-term deal; reported that he met with Mr. Sanford twice (once with Councilmember Kaluderovic, and once alone) and thought they would be at a different place so he is disappointed in the deal; stated he thought the deal was faith because it was exactly what they got last year but noted that the City contributes significantly to the attendees of the festival; stated he thought they would be approving a long-term deal but instead they are approving a one event amendment.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to approve item H.11.

Mayor Light invited public comment.

City Clerk Manzano reported no one on Zoom and no eComments.

Motion carried 3-2 by voice vote. Councilmembers Obagi and Kaluderovic were opposed.

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1. For eComments and Emails Received from the Public

Holly Osborne, District 5 and 45 year resident, noted that she has been interested in City planning and green space and trees for much of her time in the City; reported that Bob Pinzler wrote an article in that week's Easy Reader about it and suggested they all take a look; explained that years ago, she was told how cities initially drew up plans for placement of parks and that when there was a school playground it was considered green space and if there was not a school then a city park was planned; commented that that model worked fine but that over the years things have changed and more school

properties have been fenced off which affects the public access but noted it is still green space; stated that negative environmental effects can occur when a school closes and provided an example of Andrews Elementary being replaced by Heritage Point, which resulted in a density of 54 units per acre; reported that the School District did preserve some land which is Andrews Park but the problem is the City Council is proposing up-zoning the land so more housing can be built; stated that the citizens can not allow the City to do that when it comes to a vote.

Andre Leroux asked to submit material.

Motion by Councilmember Obagi, seconded by Councilmember Waller, to receive and file.

Motion carried 5-0 by voice vote.

Andre Leroux, Redondo Beach resident, raised concerns about an ordinance that no suits how dense Redondo Beach has become; commented that homes are closer together and lots are smaller so residents rely on trees and landscaping for privacy, cooling, and quality of life; stated that the City is enforcing rules written from a different time and without modern definitions or standards; reported that City staff, the City arborist, Code Enforcement, and Fire officials met at his house earlier that day to review the property and what they found was there is no clear objective definition in the municipal code that distinguishes a tree from a hedge; said the lack of clarity leaves residents guessing and enforcement becomes subjective and complaint driven; stated the ordinance being enforced today undermines the City's goals in expanding the tree canopy; spoke about City inspectors approving new construction projects with landscaping plans that include the same types of trees cited under the ordinance, which means many of them could be considered in violation; noted that they could read more in the information he submitted.

Mark Nelson recapped a discussion regarding a capital project for the sound wall in front of the 500-600 North Prospect frontage the City had about a year ago; stated that the residents find themselves with no safe and sound wall and six months of underperforming greenery; spoke of recent false alarms on frontage road that probably cost the City a significant amount of money and commented the City could have put that money towards the sound wall; voiced concern that the residents of the 500-600 block are not getting the safety and sound protection they need.

Steve Hague, Redondo Beach, commented that communication between the Districts might be good to have in case residents from different districts want to go help with City events not in their own district; stated that he has an issue with the LGBTQ+ sculpture scheduled to be placed in front of the North Redondo Library, mentioned two thirds of the kids live in North Redondo, and he found it unfortunate that they made decisions without public input.

Mara Lang thanked them for the proclamation and the support the City Council and Public Works had in bringing the Arbor Day planting together; stated that she has major concerns

for the City's green space/park space because so much of it was attached to schools that are gone; noted that she is on the Board of Redondo Sunset, the Softball and Baseball Youth League, and spends lots of time at Alta Vista so she knows the amount of children that use that field; reported that half of Alta Vista Park belongs to the School District and they have three of the City's major fields; voiced her concern that the School District will lease off their land and the City can't afford to lose anymore park space; noted that the schedule for use of the fields is jam packed; hoped they would consider her points when deliberating on the School District FAR number increase.

Mary Simon spoke in support of the art walk in North Redondo; reported that she volunteers at the Redondo Beach Public Library, is a member of the Friends of Redondo Beach Public Library and is a member of the LGBTQ community.

City Clerk Manzano reported no hands raised on Zoom and no eComments.

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 THE FULTON PLAYFIELD MULTI-BENEFIT INFILTRATION PROJECT APPROVE THE PLANS AND SPECIFICATIONS FOR THE PROJECT, JOB NO. 60280, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Public Works Director Winje stated the project a stormwater quality project, part of the City's adopted Enhanced Watershed Management Plan, that is part of the City's stormwater permit compliance requirements; said they have a long list of projects to reduce pollution into the ocean; reported this project is the largest regional project among their partners with the other beach cities to reduce pollutants into the Santa Monica Bay; noted City Engineer Lauren Sablan and Ashwini Bhide (who will be managing the project) would provide more details.

City Engineer Sablan stated that Redondo Beach is part of the Beach Cities Watershed Management Group, which is a collaboration of Redondo, Hermosa, Manhattan, Torrance and LA County Flood Control District that plan to work together to comply with the State's requirements; noted that each city or agency has their own targets and projects to meet the requirements and the project before them that evening is a priority regional project to reduce pollutants in the Santa Monica Bay as mentioned earlier; provided a slide showing the existing site conditions of the project and reported the area is an existing detention

basin underneath Fulton Playfield; provided a slide showing the project drainage area that will go to Fulton Playfield; noted the project will retrofit the existing facility and provide the following key benefits: pollution capture, increase flood management, reduces heat island effects, and will increase vegetation; provided a slide featuring an overview of the project components; reported they will install seven dry wells in the park outside the limits of the ball fields and on the surface only a manhole cover will be visible, they will install an ocean friendly garden, and the bio retention parkway along Rindge Lane.

Councilmember Waller asked City Engineer Sablan to explain what a dry well is.

City Engineer Sablan reported they will have 13 dry wells; explained that it is a 50-foot deep cylinder, that is drilled out, and will percolate down into rock that is put on the bottom of the dry well; stated that, instead of the storm water sitting, it would go into the dry wells and give the rainwater opportunity to percolate into the aquifers instead of rushing out to the ocean; stated they will also put in a catch basin which will capture water and divert it to an ocean friendly garden and a bioretention parkway so water can go into the parkway which will give it time to percolate into the ground; reported that the City held a community outreach meeting that was held at Valor Christian Academy in February 2024, where they spoke about the reasons and needs for the project to meet their requirements; said they discussed the design elements, presented construction activities, and the impacts on the playing field and parking; reported that about 20 residents and community members attended and their feedback was they wanted no additional exercise equipment and preferred to keep as much green space as possible; noted that the City was able to move the dry wells outside of the green space and did not install any additional exercise equipment; stated they would hold another community meeting prior to construction; reported that the project is fully funded by Measure W, originally they were not able to begin the project until about 2028, but with additional funding supported by the Regional Safe Clean Water Board they were able to finance it to start the project now; provided a slide with the estimated project schedule, stated, if the plans were authorized that evening, they would advertise by the end of April and open bids in May, bring forward a contract in June, construction phase would start in September (take 120 working days), and they would anticipate the project to be completed by the Summer of 2027; reported that Finance reviewed the funding; stated that staff recommended the City Council to approve the plans and specs for the project and authorize the City Clerk to advertise for competitive bids.

Mayor Light voiced his support for the project; asked Councilmember Kaluderovic to get the word out to her District so the residents could be informed as soon as possible and to get their feedback; asked staff if they had already picked the plants for the bioswale and the garden.

City Engineer Sablan responded that they have been picked and are in the plans and specs; to answer Mayor Light’s question, stated they can be changed if the Mayor or Council want them changed.

Councilmember Obagi asked if the water would be fed into the Fulton Playfield by surface

or underwater travel.

City Engineer Sablan replied it would be captured by the stormwater drains in the system and diverted to the detention basin so it will not be on the surface, except for the bioswales and the ocean friendly planter area.

Councilmember Obagi asked if, during construction, the sports programs would be interrupted.

Public Works Director Winje reported that much of the work would be done underground and could be done outside the sports; noted that there may be some disruption on the west side of the park and, if so, they would do community outreach.

Councilmember Kaluderovic recognized that the project has been moved up from late 2028 to now and offered to help with noticing to the community; stated that one of the requests is that construction parking be done on Ripley and not Earl, asked if that could be accommodated.

Public Works Director Winje said they will work that into conversations with the contractor but stated some work would need to be done on Earl.

Councilmember Kaluderovic asked if the other beach cities were on track with their parts of the project.

Public Works Director Winje noted that they have a number of projects in concert with the other cities; reviewed some of those projects and stated that all the cities are heavily invested in the project and they are all working together to meet the requirements.

Discussion followed regarding the need to hit certain milestones in order to meet deadlines.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to approve the plans and specifications for the project and to authorize the City Clerk to advertise the project for competitive bids.

Mayor Light invited public comment.

Mary Simon stated she is involved with the Surfrider Foundation South Bay and had been involved in getting the Manhattan Beach proposal passed; spoke about her experience in testing water quality with her high school and middle school students; noted that runoff water could expose wildlife and people to bacteria, toxins, pollutants, and trash which will make us sick and can cause death; voiced her excitement and support of the project.

Speaker (didn’t give a name) asked, when it rains exponentially, will it run off into the ocean friendly garden or will it still possibly flood.

Public Works Director Winje offered to answer the question; stated there is no reason to be concerned about additional flooding and that water will spill over the detention basin into the Herondo drain, and eventually out to the ocean.

Councilmember Obagi asked if staff knew how much water it could take in and plug into the earth.

Public Works Director Winje responded that the basin itself is rated at 6.68 acre-feet; reported that it is operated by the LA County Flood Control District; noted that the storms the City sees are smaller storms and the infiltration wells will be able to capture the majority of the smaller storms and infiltrate the water.

Discussion followed.

Councilmember Kaluderovic calculated that is 13.85 million gallons of water.

City Clerk Manzano reported no one online and no eComments.

Motion carried 5-0 by voice vote.

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING DESIGN OF THE SEASIDE LAGOON REHABILITATION PROJECT REVIEW THE SEASIDE LAGOON PROJECT DESIGN OPTIONS AND DIRECT STAFF TO PURSUE ENTITLEMENTS FOR CONSTRUCTION OF PHASE 1 OF THE PROJECT TO REPLACE THE LAGOON'S WATER FEATURE AND REBUILD THE NECESSARY INFRASTRUCTURE AND EQUIPMENT

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

Community Services Director Hause introduced Perry Cardoza and Linda Ford both with NUVIS; stated she would be presenting the project, the City's design options, and how they could move the project forward; reported that Seaside Lagoon is a popular amenity to the City's Waterfront but it relies on aging infrastructure and it is a challenging and costly system to maintain; stated last year the City had to shut down Seaside Lagoon for two weeks and spent about $60,000 on repairs for the pump; reported that the City collects fines from the California and Regional Water Quality Control Boards annually and the last round of fine for a two year period was $175,000; reported that the City secured $10 million in grants and allocated $1 million in City funds knowing that they had to move forward with improvements to the Lagoon; stated through an RFP process, NUVIS was selected in 2023, and from there they engaged in comprehensive community outreach efforts, received guidance from the subcommittee, and received advice from the Harbor Commission on the design; stated that on October 15, 2024, NUVIS provided design options to the Council, Council chose option 2, and directed staff to move forward with phase 1 and pursue entitlement for all phases; reviewed the details of option 2, which included a lagoon that would be completely isolated from the Harbor, an added roundabout, and removable fences; explained the phases in option 2: phase 1) lagoon

feature and supporting infrastructure, phase 2) park, restroom, and recreation elements, phase 3) building, entry gateway, and plaza, and phase 4) Waterfront promenade improvements; stated, since October 2024, they had to do some cost estimation refinements due to the following:

- LA Department of Health – required the lap pool and lagoon be two separate elements, have setbacks, and be fenced between the two elements
- Cost estimate refinement – due to the refinements required by LA Dept. of Health, the estimate increased and 2026 prices increased significantly from 2024; reported costs of phase 1 alone exceeded $16 million.
- Site constraints – high groundwater table had excavation limitations which led to expensive dewatering being added to the cost if the City wants the Lagoon to be deeper than 3.5 ft.
- Reported they have $7.9 million left in the current project budget.

Community Services Director Hause provided the scope refinements, noted that they kept most of the features that were important to the community and the upgrade to the Lagoon but it is scaled back and explained the differences; showed a slide with a bird's eye view of the Lagoon with the refinements; talked about staff's options to avoid dewatering during construction, stated at 3.5 ft. they would not have to dig down but at 5 ft they would have to dig down underneath the groundwater which, at a minimum, would be $1 million; reported that NUVIS and staff came up with an option to built some decking on top of the existing bulkhead to increase the depth to 5 ft.; provided two options for the zero depth entry of the sand: 1) the slope the sand or 2) sand beach at a single level and then slope down into the concrete area, asked Council to give direction to staff.

Councilmember Waller asked what the distance is between the berm and the bulkhead.

Community Services Director Hause stated that Linda Ford would be able to answer that momentarily.

Councilmember Obagi asked which of the two options staff recommended for the entry.

Community Services Director Hause said to maintain the beach feel, she would recommend the slope entry.

Discussion followed regarding the berm and visibility for parents to see their children.

Linda Ford, NUVIS, to answer Councilmember Waller's question, stated the distance between the berm and the edge averages between 150 to 160 ft. across.

Community Services Director Hause provided a slide with the design option staff and NUVIS put together; noted that option 1 is the base model at $9.5 million, option 2 is the base model plus the buildup of four or five feet which would be $9.95 to $10.5 million, and option 3 is to dig down to get the five feet of depth which would be $12.74 million; provided a slide with other optional design features the City Council could consider including new

sand, restroom facility, new fencing, and a turf option and reviewed the costs for those features.

Councilmember Obagi commented that his experience with glass and metal is that the metal gets rusted and the maintenance for upkeep is constant.

Councilmember Castle asked about the eight-inch tube steel fence option.

Linda Ford said it would be similar to the Portofino Way side of Seaside Lagoon without the decorative pattern but the same type of material.

Community Services Director Hause stated, due to LA 28 and BeachLife 28, staff would have to take care of entitlements, environmental review, and preparation of plans and specs for phase 1 in a very short period of time; noted the project is a cross collaboration between Community Services, Planning, and Public Works departments; reported that a rough schedule would have the start date for construction for April 2027 with the completion date of early 2028; stated that staff's recommendation would be for Council to provide direction on the elements they would like staff to incorporate into the final Seaside Lagoon design including: water depth, sand entry, and other optional features; noted that staff recommended option 2 and if Council decided to move forward with the project they would need to direct staff to proceed with preparation of the Coastal Development Permit Application and identify funding.

City Manager Witzansky added that they have been in conversation regarding this item for 20 years and that the current facility does not have an indefinite life; stated they need to move away from the water intake water discharge model since it makes the City vulnerable to fines and noted that the fines will compound over time with each subsequent five-year NPDES permit plus they may be subject to penalties at some point; stated that they have to build a new facility but the choices before Council is how quickly they build and to what depth, style, and format and they feel the additional funding required is important for the City; stated that the remaining $7.9 million in grant funds will not get easier if they delay; said he personally believes the City will be able to close the funding gap with existing resources over the next two fiscal years through Quimby Funds and Cap 300 Funding; spoke in more detail about the Quimby fees available; reiterated that they need to decide what level of elements to include in the design that evening so they can proceed to the Coastal Application and they do not have to commit to any specific funding allocation that evening; said they don't have the time, bandwidth, or the funding to further delay the entitlement review and they are only focused on the primary aquatic replacement feature; spoke about the significant improvements it would bring to the recreational experience at the Waterfront and stressed that this is the most important project in the upcoming CIP.

Mayor Light voiced his disappointment that the project has taken a year and a half to make any real decisions and it has come back significantly different than what was originally approved by the Council; supported moving forward quickly and getting it done before BeachLife 2028 and the Olympics; commented that he liked that they are able to

put sand in the shallower areas for the younger kids and needed to make sure that the spray features stay in the sand area and not in the concrete bottom area; asked, if they go to five feet, could they make the slope version in option 1 deeper than two feet; stated the more depth they could get the better.

City Manager Witzansky said presumably everything would effectively get deeper as a result of the five-foot cap; Perry Cardoza, NUVIS, agreed with that statement.

Mayor Light said he preferred option 1; voiced concern over kids trying to build sandcastles and scraping the concrete so he hoped they could get deeper sand before the water; suggested that make the sand deeper on the land side quicker than they show in the Zero Depth Sand Entry slide.

City Manager Witzansky clarified that the Mayor wanted to see depth added to the sand.

Mayor Light asked that they add to the design what they want for the turn radius for the promenade in the design even if they are not incorporating it now so they don't have to modify it later; said he would like to have the minimum for restrooms or have just two and reported that he sent over a concept of a vestibule that opens both ways, suggested incorporating the outdoor shower in the same facility; stated that he liked option 2 and he would prefer to go to five feet rather than four feet, which is staff's recommendation; regarding the Other Optional Design Features, he preferred the high grade sand, no added wall, and was fine with anything except a chain link fence; asked if they could use aluminum as opposed to steel.

Perry Cardoza said there are coated materials that may be an option as well; described some different types of coated materials they could offer when they get to that.

More discussion followed.

Mayor Light suggested they look at other designs that look towards the ocean for a better visual through the Lagoon and go a bit cheaper on the other fronts; noted that Public Works has indicated that they would not prefer turf due to the maintenance cost.

Councilmember Waller agreed with option 2 and making it five feet, did not support the new sand option, agreed with one or two stalls for a restroom, and was open to a hybrid approach for the fencing but felt chain link is needed between the parking lot and the actual facility.

Mayor Light commented that he is concerned about the chain link fence on the water side rotting.

City Manager Witzansky strongly suggested some level of fence replacement be incorporated.
More discussion followed regarding options for fencing.

Councilmember Waller commented that he didn't feel sod made sense for the facility; agreed they need to have the project completed before BeachLife 2028; had no preference regarding the sloping vs the flat entry.

City Manager Witzansky suggested that, if the higher grade, coarser sand is wanted for the water, they could use the current sand for the play space.

Mayor Light supported that suggestion and stated his concern is getting the turbidity down to help the lifeguards.

Councilmember Obagi referenced the grass, said he thought it was the grass that could make it a year-round facility.

City Manager Witzansky stated the sand is versatile and turf would add maintenance cost.

More discussion followed regarding costs to maintain turf.

Councilmember Obagi said he is willing to forego the turf and was in support of new sand; said if the City Manager is recommending a higher grade fence, he is fine with that; supported option 2 and building up to five feet, preferred the slope option to the water, supported two bathroom stalls and the outside shower; asked if the Quimby funds for the facility go towards the Tidelands or Uplands.

City Manager Witzansky responded that it is Tidelands eligible and pro rata share Uplands eligible; noted he does not forecast having available Uplands capital funds, and that the Quimby funds will be their strongest available source of funds this year.

Councilmember Obagi asked if Quimby Funds could be loaned to the Tidelands and Uplands for these purposes.

City Manager Witzansky responded that would require approval from the State Lands Commission.

Councilmember Behrendt asked Perry Cardoza if he had a high level of confidence in the zero debt sand entry designs and function as intended.

Perry Cardoza stated it will stay but there will be maintenance concerns but that can be overcome; spoke of some of the concerns such as sea birds putting some biological material into the water but noted it will be a chlorinated pool which will help; provided an example of a project where the sand was removed due to the cost of maintenance; reported that there has been an option to put concrete all the way to the top vs having the sand; said they did have a meeting with staff.

Councilmember Behrendt asked him to give them a rough order of magnitude of the maintenance and cost involved.

Perry Cardoza said he could not give him a cost.

Councilmember Behrendt posed the question to the City Manager.

City Manager Witzansky spoke of the challenges they are dealing with today and that the new system will be far easier to maintain; reported that the City spends hundreds of thousands of dollars on chlorine and bisulfite so they see the new system as an upgrade to the City's cost pro forma.

More discussion followed and the City Manager stated sand will be a component of their maintenance under all options.

Councilmember Behrendt asked Mr. Cardoza if he has conferred with any other peers in the field regarding the deeper depth and the dewatering issues, notably Crystal Lagoon; noted that Crystal Lagoon has done a number of projects similar to theirs and asked if NUVIS would be open to conferring with them to help with design issues.

Perry Cardoza reported that they had some dialog with Crystal Lagoon and they will not allow NUVIS access without signing the paperwork they wanted them to sign, which would mean Crystal Lagoon would be a subconsultant and be apartheid into the City.

Councilmember Behrendt asked if there was anything in the public domain of what Crystal Lagoon has done that NUVIS could take a closer look at to help with the value engineering, cost savings, and depth situation.

Perry Cardoza said they could do that and they are open to other solutions to come up with the most cost effective and long-term solution; spoke on the possibility of eliminating the sand but felt it is an important component to the community.

More discussion followed.

City Manager Witzansky spoke of scenarios 30 to 50 years from now where there will be an increase adding to the hydrostatic pressure on the liner of the pool and that would be an argument that it would be more logical to go up instead of down; noted that would be the option they have on moving the bulkhead up.

Mayor Light reported that the Coastal Commission did ask what the City would be doing for the sea level rise and they would be able to say moving the bulkhead up as part of that.

Councilmember Castle asked what the City has realistically to spend that evening.

City Manager Witzansky said he had with reasonable confidence that they would have an estimated $3.5 to $4 million of new Quimby fees as part of the CIP available to them in the 26-27 fiscal year, especially if the following six months at the beginning of the 27-28 fiscal year are incorporated.

Councilmember Castle asked if there was a difference in operational cost of the fully sloped sand bottom vs the flat.

Perry Cardoza said it wouldn't be the sand but the biologic material from the sea birds; explained it would be better with the slope to keep them close to the shore zone vs getting them out into the water having a long flat plateau.

Councilmember Castle asked if they could go higher than five feet if they built up.

Perry Cardoza replied that it's all up to structural engineering and they would be tying into an existing old bulkhead; opined that anything is possible with structural engineering and with cost.

City Manager Witzansky added that there are other potential applications but noted if they raise the depth, it will affect how they access walkways, the sand, and will add new volumes; reported that staff feels good with the five feet of quality swimming area.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to move forward with option 2 with the five feet of depth, fully sloped, two prefabricated restrooms and stalls, outdoor shower on the exterior side, upgrading the perimeter fencing with chain link for now but if more money becomes available to do different fencing and no sod.

Councilmember Kaluderovic asked when the decision on fencing would need to be made.

City Manager Witzansky stated when final plans and specifications are made; mentioned they may need to submit it to Coastal and could submit both options for their approval.

Discussion followed on the cost of the steel case fencing taking them up to $11 million, that Council would still need to make final decisions when they bring back the final plans and specs with the refined cost estimate, and the possibility of a hybrid fence option.

More discussion followed on the cost of new sand and the ability to add that in later and adjusting the options if they can't afford the budget next year.

Mayor Light noted that they had a motion on the floor; commented that there were a number of all-sand facilities in the world and listed some Yucaipa, Hawaii, Australia, Florida, and Disney so it is not new technology; stated there are some operational things they could do to limit the migration of sand over the berm and suggested putting buoys to limit entrance into the Lagoon; voiced his support for the motion on the floor.

Councilmember Kaluderovic supported the motion and confirmed that the exterior shower was included; commented that the facility will be beautiful and that they should strive for a better fence if they can afford it.
Mayor Light suggested they write the RFP to allow innovative ideas that reduce cost or reduce maintenance down the road to be considered in the source selection.

Mayor Light invited public comment.

Mark Hansen, King Harbor boater, stated he was a member of the Public Amenities plan when they discussed this project at length; spoke about the lap pool and voiced disappointment that they could not do it right then but asked that it be considered in a future phase if there is money; suggested they discuss their ideas for the sand with the BeachLife organizers in case they have any insights that the City staff have not considered.

Leslie Chrzan (via Zoom), District 2 and Harbor Commissioner, stated that the Harbor Commission had not seen any of the refinements presented that evening; asked if there was still flexibility in the future phases to get to what they originally envisioned or were choices were being made now due to cost; commented that discussions with the public and within the subcommittee the sand bottom was extremely important and that seeing it go only two feet was inadequate but understood the cost constraints; agreed with accommodating the radius in the roads, supported the recommendation on the bathrooms and showers, and liked the idea that they are building in flexibility in the fencing and the building structure; voiced concern on how they get to the future phases.

City Clerk Manzano reported no one else online and no eComments.

More discussion followed regarding the depth of the sand. City Manager Witzansky reported that it would be between 3.5 and 4 ft. deep.

Mayor Light spoke about the lanai and requested when they discuss design, they provide the same capacity they have today with the ability to see people across the whole thing.

City Manager Witzansky stated nothing they are doing that evening will prohibit them from expanding on the lanai concept, adding buildings, or constructing the promenade down the road; stressed that they all understand that what is presented that evening is what the City could reasonably afford and build in the foreseeable future; noted that they will need significant funding beyond their local resources to execute all phases of the project.

Mayor Light asked if the $400,000 was for the storm drain and mentioned it was unclear on the drawing.

Perry Cardoza replied that it was the existing storm drain under the current Lagoon which needs to be replaced and explained they would have to run the new storm drain around the perimeter of the whole one-acre Lagoon.

City Manager Witzansky mentioned it is for a future phase, and they don’t have to deal with it in this phase.

Linda Ford stated they do need to go around the perimeter; explained they want to make sure to plan for the things in the future because they would not want to have to dig it back

up later; noted they would not want to have a new storm drain sitting underneath a concrete lid that they can't get to.

More discussion followed. Mayor Light withdrew his question and said he can find the details out later.

Motion carried 5-0 by voice vote.

O. CITY MANAGER ITEMS

City Manager Witzansky reported that they were dark next Tuesday but would have the hearing to discuss an update to the City's Housing Element on May 5th along with the City's Athens contract.

P. MAYOR AND COUNCIL ITEMS - None

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Kaluderovic asked for an update on facility usage and revenue from the BRR from last year; requested a referral to have a discussion on the life cycles of the City's buildings similar to their vehicle replacement program.

City Manager Witzansky reported that they have a Strategic Planning item that talks about the asset management program which will do analysis and evaluation of the City's systems and they can add her request to that.

Councilmember Obagi clarified that they do have a multi-year deal with BeachLife and he made a mistake there; asked for a BRR on the least expensive way to change the facades on the City's monument signs on Manhattan Beach Blvd. and Herondo and the wayfinding signs on 190th to reflect the new logo.

R. RECESS TO CLOSED SESSION

R.1. 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:
Feras Adamo, an individual; Manhattan Beach Smoke Shop Inc., a California Corporation v. City of Redondo Beach; Jim Light, an individual; and DOES 1 through 100, inclusive
Case Number: 26STCP01367

R.2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).

One potential case

R.3. 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, et al. v. California State Water Resources Control Board
Case Number: 20STCP03193

R.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:
New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach
Case Number: B336042

R.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:
New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.
Case Number: B337897

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

Name of case:
New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive
Case Number: 23STCV10146

R.7. 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:
9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of

Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive
Case Number: 23STCP02189

R.8. 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:
Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive
Case Number: 23TRCP00325

R.9. 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:
In re 9300 Wilshire LLC Bankruptcy C.D. Cal.
Case Number: 2:23-bk-10918-ER

R.10. 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: In re 9300 Wilshire, LLC (9300 Wilshire, LLC et al. v. AES-Redondo Beach, LLC) Bankruptcy C.D. Cal.
Case Number: 2:23-ap-01163-ER

R.11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:
Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:

Price and Terms

R.12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot (portions of APN #s: 7503-029-900 and 7503-029-903)
Portions of King Harbor turn basin and hand launch

NEGOTIATING PARTIES:
Adam Brzyski, Game On Live Studio, Water Polo Program Coordinator

UNDER NEGOTIATION:
Price and Terms

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to recess to Closed Session at 8:38 p.m.

Liaison Bodkin read titles to R.11 and R.12 to be discussed in Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, and Community Services Director Elizabeth Hause.

Motion carried 5-0 by voice vote.

S. RECONVENE TO OPEN SESSION – 9:28 P.M.

ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Mike Witzansky, City Manager

T. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky stated there was no reportable action.

U. ADJOURNMENT – 9:28 P.M.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to adjourn the meeting at 9:28 p.m.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be 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 5, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk

Administrative Report

H.4., **File #** 26-0534 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: KATHERINE BUCK, ACTING WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

TITLE

ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2605-028 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $25,000 IN GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS TO THE CITY'S WATERFRONT & ECONOMIC DEVELOPMENT DEPARTMENT BUDGET FOR THE DISPOSAL OF ABANDONED OR SURRENDERED VESSELS IN KING HARBOR

EXECUTIVE SUMMARY

The State of California Department of Parks and Recreation, Division of Boating and Waterways (DBW) offers a Surrendered and Abandoned Vessel Exchange (SAVE) grant program to assist local governments in removing and disposing of abandoned and surrendered vessels. In April 2025, the City of Redondo Beach applied for the SAVE-25 program and was awarded a $50,000 grant for a two -year period from November 5, 2025 to September 30, 2027. In March 2026, DBW notified grant recipients that additional funding was available and staff applied for supplemental grant funding, with DBW awarding the City an additional $25,000 to augment the City's existing SAVE-25 grant award for a new total of $75,000. A budget modification is required to allocate the additional $25,000 of funding. To date, the grant funding has supported the removal of 19 abandoned vessels in King Harbor.

BACKGROUND

The SAVE grant program has been managed by DBW since 1998 as a way to remove, reduce, and prevent abandoned recreational vessels in California waterways. DBW offers the SAVE program as a way to assist local public agencies with jurisdiction over navigable waterways in California with funding to support the removal and disposal of: (1) abandoned vessels within the Grantee's jurisdiction; and (2) recreational vessels that the verified titleholder has willingly surrendered and the vessel is in danger of being abandoned, which would cause environmental degradation or result in the vessel becoming a hazard to navigation of a California waterway. The grant money covers 90% of the costs of removal and disposal of abandoned or surrendered vessels and the remaining 10% is funded through staff time.

In 2023, the City applied for a grant from the SAVE-23 award cycle to assist with removing abandoned and surrendered vessels from within Basin III, and the City was awarded $32,500. Staff worked with the Redondo Beach Marina and Harbor Patrol to identify vessels that should be prioritized for removal using the grant funding.

In April 2025, staff applied for the SAVE-25 award cycle and was awarded $50,000 in grant funding. On November 4, 2025, Council approved the $50,000 SAVE-25 grant award and the required budget amendment needed to allocate the grant funding.

In March 2026, DBW notified all grant recipients of that additional funding was available, and staff submitted a request letter to DBW for additional funding. The request was approved and DBW awarded the City with $25,000 of supplemental grant funding. Approval of the Budget Resolution would allocate the additional $25,000, bringing the total for the SAVE-25 grant to $75,000.

Staff will continue to administer the grant, which includes coordinating with the Harbor Patrol and marina managers in King Harbor to identify the vessels that can be prioritized for removal. As of May 2026, 19 vessels have been removed from King Harbor and safely disposed of utilizing SAVE grant funding.

At this time, staff is recommending that the City Council adopt, by 4/5ths vote, a resolution to allocate $25,000 in additional grant funding to assist the City in removing abandoned and surrendered vessels in King Harbor.

COORDINATION

This item was coordinated between the Waterfront and Economic Development Department, Financial Services Department, and City Attorney's Office.

FISCAL IMPACT

Funds from the grant will be appropriated in the FY 2025-26 Adopted Budget for the Waterfront and Economic Development Department.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2605-028 - Budget Resolution Appropriating SAVE Grant FY 2025-26
- Agmt - Amendment No. 1 to Grant No. C25S0607, State of California Department of Parks and Recreation, Division of Boating and Waterways

RESOLUTION NO. CC-2605-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $25,000 IN GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS, GRANT NUMBER C25S0607 TO THE CITY'S WATERFRONT & ECONOMIC DEVELOPMENT DEPARTMENT BUDGET FOR THE DISPOSAL OF ABANDONED OR SURRENDERED VESSELS IN KING HARBOR

WHEREAS, it is the intention of the City Council of the City of Redondo Beach ("City Council") to review the adopted budget from time to time; and

WHEREAS, in 2025 the City of Redondo Beach ("City") was awarded $50,000 in grant funding from the California Department of Parks and Recreation Division of Boating and Waterways ("DBW") under the FY 2025/26 Surrendered and Abandoned Vessel Exchange (SAVE-25) Grant Agreement, Grant No. C25S0607 to assist in the disposal of abandoned or surrendered vessels; and

WHEREAS, in April 2026 the City of Redondo Beach ("City") was awarded an additional $25,000 in grant funding from the California Department of Parks and Recreation Division of Boating and Waterways ("DBW") under the FY 2025/26 Surrendered and Abandoned Vessel Exchange (SAVE-25) Grant Agreement, Grant No. C25S0607 to assist in the disposal of abandoned or surrendered vessels; and

WHEREAS, the purpose of these grant funds is to reimburse the City for the costs of disposing surrendered and abandoned vessels within King Harbor; and

WHEREAS, the City's adopted budget needs to be modified to appropriate funds from outside sources for proposed expenditures; and

WHEREAS, the City's Waterfront & Economic Development Department will manage these grant funds and oversee the projects funded through the DBW.

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

SECTION 1. That conditions have arisen during the 2025-2026 budget year that require budget modifications and, upon recommendation of the City Manager, the budget as adopted for Fiscal Year 2025-2026 is modified as follows:

Twenty five thousand dollars ($25,000) from the California Department Parks and Recreation, Division of Boating and Waterways, Grant No. C25S0607 shall be appropriated to the City's Waterfront & Economic Development Department in the Intergovernmental Grants Fund.

SECTION 2. Pursuant to Section 11(f) of the City Charter, the City Clerk is hereby directed and instructed to correct the budget records of said City for Fiscal Year 2025-2026 in accordance with the above modification.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
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-2605-028 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 12th day of May, 2026, and thereafter 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

State of California – Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DIVISION OF BOATING AND WATERWAYS

AMENDMENT TO GRANT

Grant No. C25S0607 **Amendment No. 1**

THIS AMENDMENT is hereby made and agreed upon by the State of California, acting through the Director of the Department of Parks and Recreation and by the **City of Redondo Beach.**

The State and **City of Redondo Beach,** in mutual consideration of the promises made herein and in the grant in which this is an amendment, do promise as follows:

This amendment is adding $25,000.00 in accordance with the terms and conditions of the Agreement to fund the project identified in the attached "Supplemental Request and Budget", pages 1-2. The maximum amount of this Agreement after this amendment is $75,000.00 (SEVENTY FIVE THOUSAND DOLLARS AND NO CENTS).

Except as expressly amended herein, all other provisions of the original grant agreement shall remain unchanged and in full force and effect. This amendment is entered into and made effective as of the date last signed below.

Grantee: City of Redondo Beach

Address: 415 Diamond Street
Redondo Beach, CA 90277

BY: _____
(Authorized Signature)

JAMES LIGHT, MAYOR
(Printed Name and Title of Authorized Representative)

Date_____

Agency: Department of Parks and Recreation
Division of Boating and Waterways

Address: PO Box 942896 Floor 12
Sacramento, CA 94296

BY: _____
(Authorized Signature)

KEREN DILL, STAFF SERVICES MANAGER II
(Printed Name and Title of Authorized Representative)

Date _____

CERTIFICATE OF FUNDING
(FOR STATE USE ONLY)

GRANT NO C25S0607	AMENDMENT NO 1	FI$CAL SUPPLIER NO *0000004711		PROGRAM 2855023
AMOUNT ENCUMBERED BY THIS DOCUMENT $25,000.00	FUND TITLE ABANDONED WATERCRAFT ABATEMENT		AGENCY BILLING CODE NO 053709	
PRIOR AMOUNT ENCUMBERED BY THIS DOCUMENT $50,000.00	GL / APPROP REF / FUND 3790-101-0577	CHAPTER 22 04	STATUTE (ENY) 2024 2025	FISCAL YEAR 2025/26
TOTAL AMOUNT ENCUMBERED TO DATE $75,000.00	RPTG STRUCTURE 37900709	ACCOUNT / ALT ACCOUNT 5432000	ACTIVITY 69995 69996	PROJECT 3790OTHER

City of Redondo Beach FY 2026 SAVE Supplemental Funding Grant
Request and Budget

AGENCY NAME: City of Redondo Beach
CONTACT NAME: Dave Charobee, Senior Management Analyst
CONTACT EMAIL: dave.charobee@redondo.org
REQUESTED SUPPLEMENTAL AMOUNT: $25,000
SUPPLEMENTAL SAVE-25 NARRATIVE APPLICATION

The City of Redondo Beach has been a participant in the Surrendered and Abandoned Vessels (SAVE) program since 2023. Since then, the city has successfully removed and disposed of 9 vessels and spent $31,457.07 of our $32,500 SAVE-23 grant award; however, we were unable to use the remaining funds as it was insufficient to cover the full cost of an additional removal. The City exhausted its available funding before we were able to assist every vessel owner or operator who inquired, resulting in eligible requests being deferred due to lack of funds. As part of the SAVE-25 grant application, the City identified 16 vessels ready for surrender totaling $49,650. Since submitting the application our list is now 19 vessels totaling $56,650. The City also reserves SAVE funding for our Harbor Patrol, who averages about 4 vessel removals a year from abandoned vessels in the harbor or mooring area. The city has an inquiry form on our website that has generated additional interest in the program. Additional supplemental funds would directly expand the City's capacity to remove eligible vessels and respond to time-sensitive cases. Current funding requires prioritization of only the most at-risk vessels; supplemental funding would expand program reach to more eligible vessels from 2025 into 2026.

The City held a kickoff meeting on January 4th with the 4 marina operators in King Harbor to begin the process of removing surrendered vessels. So far one vessel removal using SAVE-25 funding has been completed and additional vessels queued for removal as follows. Basin 3: two vessels planned for removal (CF 6326GU and CF 0342GD). Portofino Marina: one vessel removed (CF 5238FW) at a cost of $3,500 and another scheduled in the near future. Port Royal Marina: two vessels planned for removal (CF 9955EE and CF 8568SK) in the immediate future with an additional two vessels in the next few months for a total of four vessels. King Harbor Marina: vessel count is undetermined at this time; the marina reports five vessels currently under liens and the City is awaiting further information to determine which cases will require SAVE-supported removal and/or destruction. Removal costs average $2,500–$3,500 per vessel, depending on length. The proposed removals are preventative and time-sensitive because some vessels could present navigational hazards, pollution risks (fuel/oil discharge, debris), and potential sinkings due to winter storms if not addressed promptly.

The City has the staffing capacity and operational readiness to fully utilize supplemental funds well before the September 30, 2027 expenditure deadline as our current list of vessels ready to be surrendered exceeds our current SAVE-25 grant award. Harbor Patrol, Waterfront staff, marina operators, and contracted marine service providers are already engaged in identifying, and removing vessels. The City has demonstrated performance under SAVE-23 and SAVE-25 and proactively removing, documenting, and submitting reimbursement requests and progress reports on a quarterly basis for removed vessels. Supplemental funding would be applied immediately to the next planned removals listed above and, as lien cases resolve, to eligible removals at King Harbor Marina. It would allow the City and marina operators to better expand the program to bring in additional eligible vessels rather than just prioritizing those in the worst condition.

Cost Estimate	
Description	*Estimate*
28’	$3,500
20’	$2,000
28’	$3,500
30’	$3,500
25’	$2,500
30’	$3,500
26’	$3,500
26'	$3,500
28'	$3,500
23’	$2,300
28’6”	$2,850
27’	$2,700
34'	$3,400
27’ POWERBOAT	$3,775
28’ SAILBOAT	$3,500
20’ SAIBOAT	$2,500
26’ SAILBOAT	$3,250
27’ SAILBOAT	$3,375
26'	$3,500
Total Project Cost:	$56,650

Administrative Report

H.5., **File #** 26-0573 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

APPROVE AN AGREEMENT WITH FEHR & PEERS, INC. FOR A MARINA PARKING REQUIREMENT ADJUSTMENT STUDY IN AN AMOUNT NOT TO EXCEED $35,000 FOR THE TERM MAY 12, 2026 TO SEPTEMBER 30, 2026

EXECUTIVE SUMMARY

As part of the City's 2025-2026 Strategic Plan, the City Council directed staff to research the cost and process associated with conducting a Marina Parking Requirement Adjustment Study to evaluate whether the current parking requirement for marina slips in the waterfront remains appropriate. Staff conducted a request for qualifications (RFQ) process and selected Fehr & Peers, Inc. (Fehr & Peers) as the preferred transportation consultant to complete this work. The proposed Agreement would engage Fehr & Peers to conduct a marina parking study for King Harbor to provide the City with empirical data, peer jurisdiction comparisons, and analysis of existing parking conditions to inform decision-making around any potential adjustment to the City's marina slip parking ratio requirements in the City's Local Coastal Program (LCP).

The proposed Agreement has a not to exceed amount of $35,000 for the term May 12, 2026 through September 30, 2026.

BACKGROUND

The City's LCP and Municipal Code (RBMC Section 10-5.1706) currently require three-fourths of an off-site street parking space per marina boat slip. This ratio is believed to be higher than most comparable marinas. To study potential changes to the requirement, staff researched the cost and process associated with hiring a transportation consultant to conduct a Marina Parking Requirement Adjustment Study, and presented the process and estimated cost to the City Council on November 4, 2025. The Council provided direction to proceed with retaining a qualified transportation consultant.

Staff subsequently issued a Request for Qualifications (RFQ) for transportation planning consulting services related to marina parking analysis. Following the RFQ process, Fehr & Peers was identified as the most qualified firm based on their relevant experience and proposed methodology. Fehr & Peers is a nationwide transportation planning and engineering consulting firm with demonstrated expertise in parking studies, multimodal analysis, and coastal marina environments.

Fehr & Peers will inventory the current parking supply, conduct parking occupancy counts, and review the parking requirements in comparable jurisdictions. They will submit a Final Technical Memorandum that provides the data needed to facilitate staff's determination on whether adjusting

the marina slip parking ratios is appropriate. The data collection and analysis for the study is estimated to take eight weeks to complete.

Upon completion of the Final Technical Memorandum, staff and the consultant will return to the City Council to present findings. If the data supports an adjustment to the per-slip parking ratio, Council may direct staff to initiate amendments to the City's Zoning Ordinance and LCP. Any LCP amendment would require certification by the California Coastal Commission following adoption by City Council.

Staff recommends the City Council approve the Agreement with Fehr & Peers to complete the Marina Parking Requirement Adjustment Study.

COORDINATION

The Waterfront and Economic Development Department coordinated this item with the City Attorney's Office. The City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

There are sufficient funds in the FY 2025-26 Adopted Budget for the Waterfront and Economic Development Department to cover the proposed not to exceed cost of $35,000 for the Agreement.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Fehr & Peers, Inc. with Insurance

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND FEHR & PEERS, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Fehr & Peers, Inc., a California corporation ("Consultant" or “Contractor”).

The parties hereby agree as follows:

1. Description of Project or Scope of Services. The project description or scope of services to be provided by Consultant, and any corresponding responsibilities of City, or services required to be performed by City are set forth in Exhibit "A."

2. Term and Time of Completion. Consultant shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

3. Compensation. City agrees to pay Consultant for work performed in accordance with Exhibit "C".

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit “D”, unless otherwise waived by the City’s Risk Manager.

5. Agreement to Comply with California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity Design Professional Services. In connection with its design professional services and to the maximum extent permitted by law, Consultant shall hold harmless and indemnify City, and its officials, officers, employees, agents, and designated volunteers (collectively, "Indemnitees"), with respect to any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including reimbursement of attorneys' fees and costs

of defense, which arise out of, pertain to, or relate to in whole or in part to the negligence, recklessness, or willful misconduct of Consultant or any of its officers, employees, subcontractors, or agents in the performance of its design professional services under this Agreement.

a. Other Indemnities. In connection with any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Damages" hereinafter) not covered by the foregoing paragraph, and to the maximum extent permitted by law, Consultant shall defend, hold harmless and indemnify the Indemnitees with respect to any and all Damages, which arise out of, pertain to, or relate to the acts or omissions of Consultant or any of its officers, employees, subcontractors, or agents in the performance of this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City. Consultant shall defend Indemnitees in any action or actions filed in connection with any such Damages. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

b. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Consultant because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

c. Waiver of Right of Subrogation. Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

15. Insurance. Consultant shall comply with the requirements set forth in Exhibit "D". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by

Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. In the event this project, or any portion thereof is deemed a "public work", Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

24. Non-Exclusivity. Notwithstanding any provision herein to the contrary, the services provided by Consultant hereunder shall be non-exclusive, and City reserves the right to employ other contractors in connection with the project.

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 810 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material

defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 12th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

FEHR & PEERS, INC.,
a California corporation

Signed by:
Michael Kennedy
12A0EC66D118400...

By: _____
Name: Michael Kennedy
Title: Principal
5/5/2026 | 9:51 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform a Marina Parking Requirement Adjustment Study for the City of Redondo Beach marina areas, including King Harbor and Port Royal Marina, to evaluate existing parking conditions and develop recommendations for updated parking ratios for marina slips and surrounding mixed-use development.

Consultant's scope of work shall include the following tasks.

A. **Task 1 – Project Management, Meetings and Coordination**

Consultant shall provide project management and coordination activities through the study, including:

1. One (1) virtual project scope meeting with City staff to confirm scope and data collection parameter
2. Ongoing coordination with City staff during the study period
3. Up to one (1) milestone check-in meeting to present interim findings and discuss key issues
4. Attendance at one (1) public meeting to present study findings

B. **Task 2 – Data Collection**

1. Task 2.1 – Existing Parking Supply
    a. Consultant shall coordinate with a data collection vendor to conduct an inventory of all public parking within the marina study area, including:
        - General parking stalls
        - Boat-reserved parking
        - ADA accessible stalls
        - Other designated parking types
    b. The study area shall include the King Harbor marina area and the Port Royal Marina parking lots. The final scope of the inventory shall be confirmed during the project scope meeting.

2. Task 2.2 – Existing Parking Occupancy
    a. Consultant shall perform parking utilization surveys to evaluate demand patterns within the study area, including:
        - Four (4) hourly parking occupancy counts
        - Data collected on:
            - One (1) weekday
            - One (1) weekend day

b. Survey timing and parameters shall be finalized in coordination with City staff.

3. Task 2.3 – Big Data Review
    a. Consultant shall analyze travel behavior using available big-data sources (such as StreetLight or Replica) to supplement field data collection. Analysis may include:
        - Trip purpose and origin-destination patterns
        - Seasonal variations in travel demand
        - Weekday versus weekend travel patterns
        - Differentiation between boating-related parking and mixed-use parking demand

C. **Task 3 – Parking Data Analysis**

1. Task 3.1 – Existing Data Summary
    a. Consultant shall summarize collected parking data, including:
        - Tabulation of parking supply and occupancy
        - Analysis by marina mole and parking area
        - Preparation of parking condition maps compatible with City GIS software

2. Task 3.2 – Parking Evaluation by Land Use
    a. Consultant shall analyze factors influencing parking demand within the mixed-use marina area, including:
        - Number of marina slips
        - Adjacent commercial and recreational uses
        - Size and intensity of surrounding development
    b. Parking demand associated with mixed-use development shall be evaluated using:
        - ITE Parking Generation methodologies
        - ULI Shared Parking model

3. Task 3.3 – Review of Parking Requirements in Comparable Jurisdictions
    a. Consultant shall review marina parking policies in comparable coastal jurisdictions, including:
        - Los Angeles County (Marina del Rey)
        - City of Los Angeles (San Pedro)
        - City of Long Beach
        - City of Newport Beach
        - City of Dana Point
    b. Consultant shall identify relevant per-slip parking requirements and parking management strategies.

4. Task 3.4 – Data to Inform Staff Development of Parking Ratios

a. Based on data collected and the jurisdictional review, Consultant shall provide the data needed to facilitate staff's determination on marina slip parking ratios.

D. **Task 4 – Technical Memorandum**

Consultant shall prepare a technical memorandum summarizing the study methodology, analysis, and findings.

The scope includes:

1. Draft memorandum for City review
2. Up to two (2) rounds of consolidated City comments
3. Final technical memorandum

E. **Deliverables.** Consultant shall provide the following deliverables.

1. Parking Supply Inventory
2. Parking Occupancy Data and Summary Tables
3. Parking Condition Maps
4. Comparative Parking Requirement Review
5. Draft and Final Technical Memorandum

In the event that unforeseen conditions or circumstances arise in connection with the services described herein, including but not limited to, the City's decision to utilize a subscription service to gain insight to records, or the City's request that Consultant retain a subcontractor to render or compose an illustration or document for use in the Consultant's research or outreach, the Consultant shall notify the City and submit a written estimate for any proposed additional work. In the City's sole discretion, the City may approve in writing, the proposed additional work which shall be approved by the City Council through an amendment to this Agreement. The cost of the proposed additional work shall be subject to the not to exceed amount of $35,000 as described in Exhibit "C."

EXHIBIT "B"

TERM AND TIME OF COMPLETION

Term. This Agreement shall commence on May 12, 2026 and shall continue until September 30, 2026, unless otherwise terminated as provided herein.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

1. **AMOUNT.** Consultant shall be paid in accordance with the following fully burdened rate schedule.

Staff Title	Hourly Rate
Principal-In-Charge	$345
Project Manager	$170
Analyst	$170
Business Services	$165

All subcontractors must be approved in advance by the City in accordance with General Provisions Section 19 of the Agreement.

2. **NOT TO EXCEED AMOUNT.** The total compensation paid under this Agreement shall not exceed $35,000. Notwithstanding the foregoing, in the event that unforeseen conditions or circumstances arise in connection with the services described in Exhibit “A,” including but not limited to, the City’s decision to utilize a subscription service to gain insight to records, or the City’s request that Consultant retain a subcontractor to render or compose an illustration or document for use in the Consultant’s research or outreach, the Consultant shall notify the City and submit a written estimate for any proposed additional work. In the City’s sole discretion, the City may approve in writing, the proposed additional work which shall be approved by the City Council through an amendment to this Agreement. The cost of the proposed additional work shall be subject to the not to exceed amount of $35,000.

3. **REIMBURSABLE EXPENSES.** Consultant shall not be reimbursed for any costs or expenses under this Agreement.

4. **METHOD OF PAYMENT.** Consultant shall submit a monthly invoice for the services performed in the prior month. Each invoice shall indicate the dates of service, description of services performed, staff title, hourly rate, number of hours worked, the total amount, and if applicable, the cost of City preapproved subcontractors plus markup. Invoices must be itemized, adequately detailed, based on accurate records, and if applicable, attach subcontractor invoices.

Invoices must be in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

5. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of receipt of monthly invoices; provided, however, that services are completed to the City's full satisfaction.

6. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Fehr & Peers, Inc.
100 Oceangate, Suite 1425
Long Beach, CA 90802
Attention: Michael Kennedy
Email: m.kennedy@fehrandpeers.com

City: City of Redondo Beach
Waterfront and Economic Development
415 Diamond Street
Redondo Beach, CA 90277
Attention: Katherine Buck
Email: katherine.buck@redondo.org

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT “D”

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Errors and Omissions liability insurance appropriate to the Consultant's profession. Architects' and Engineers' coverage shall be endorsed to include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Errors and Omissions liability: $1,000,000 per occurrence.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials,

employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Errors and Omissions policy, if written on a claims made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements shall be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Consultant acknowledges that the project as defined in this Agreement between Consultant and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a "public work" as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code ("Chapter 1"), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations ("DIR") implementing such statutes. Consultant shall perform all work on the project as a public work. Consultant shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Consultant shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Consultant acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Consultant shall post such rates at each job site covered by this Agreement.

5. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

6. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this

Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Consultant hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Consultant shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Consultant shall indemnify, hold harmless, and defend (at Consultant's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Consultant, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

FEHR&PE-01 SANTIAGOR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 4301 Hacienda Dr Ste 220 Pleasanton, CA 94588-2711	CONTACT NAME: Andrea Michael PHONE (A/C, No, Ext): (925) 249-7958 FAX (A/C, No): E-MAIL ADDRESS: Andrea.Michael@ioausa.com
INSURED Fehr & Peers 100 Oceangate Suite 1425 Long Beach, CA 90802	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : RLI Insurance Company 13056 INSURER B : Sentinel Insurance Company, Ltd 11000 INSURER C : Travelers Casualty and Surety Company of America 31194 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			PSB0006683	12/6/2025	12/6/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			PSA0002276	12/6/2025	12/6/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			PSE0002889	12/6/2025	12/6/2026	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		57WEGZJ1989	5/1/2025	5/1/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Professional Liab.			108172265	12/6/2025	12/6/2026	Per Claim	5,000,000
C	Professional Liab.			108172265	12/6/2025	12/6/2026	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: P25-0352 Redondo Beach Marina Parking Requirements
All Operations of the Named Insured, including the aforementioned project, if any.
General Liability: Please see blanket Additional Insured endorsement attached; such coverage is Primary and Non-Contributory with Waiver of Subrogation included, as required per written contract.
Auto Liability: No company owned vehicles. Please see blanket Additional Insured endorsement with Waiver of Subrogation included, as required per written contract.
Workers' Compensation: Waiver of Subrogation is included as per attached blanket Waiver of Subrogation endorsement, as required per written contract.
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

City of Redondo Beach
Attn: Mio Iwasaki
415 Diamond Street, Door 3
Redondo Beach, CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: FEHR&PE-01 SANTIAGOR

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	License # 0E67768	NAMED INSURED
IOA Insurance Services		Fehr & Peers 100 Oceangate Suite 1425 Long Beach, CA 90802
POLICY NUMBER		
SEE PAGE 1		
CARRIER	NAIC CODE	EFFECTIVE DATE: SEE PAGE 1
SEE PAGE 1	SEE P 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
GENERAL LIABILITY & AUTO LIABILITY INCLUDE THE FOLLOWING PERSON(S) OR ORGANIZATION(S): The Entity, its officers, officials, employees, and volunteers, as required per written contract

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® FOR PROFESSIONALS
BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM - SECTION II – LIABILITY

1. **C. WHO IS AN INSURED** is amended to include as an additional insured any person or organization that you agree in a contract or agreement requiring insurance to include as an additional insured on this policy, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by you or those acting on your behalf:

a. In the performance of your ongoing operations;

b. In connection with premises owned by or rented to you; or

c. In connection with “your work” and included within the “product-completed operations hazard”.

2. The insurance provided to the additional insured by this endorsement is limited as follows:

a. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this policy.

b. This insurance does not apply to the rendering of or failure to render any "professional services".

c. This endorsement does not increase any of the limits of insurance stated in **D. Liability And Medical Expenses Limits of Insurance**.

3. The following is added to **SECTION III H.2. Other Insurance – COMMON POLICY CONDITIONS (BUT APPLICABLE ONLY TO SECTION II – LIABILITY)**

However, if you specifically agree in a contract or agreement that the insurance provided to an additional insured under this policy must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with that other insurance, provided that:

a. The "bodily injury" or "property damage" for which coverage is sought occurs after you have entered into that contract or agreement; or

b. The "personal and advertising injury" for which coverage is sought arises out of an offense committed after you have entered into that contract or agreement.

4. The following is added to **SECTION III K. 2. Transfer of Rights of Recovery Against Others to Us – COMMON POLICY CONDITIONS (BUT APPLICABLE TO ONLY TO SECTION II – LIABILITY)**

We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal and advertising injury" arising out of "your work" performed by you, or on your behalf, under a contract or agreement with that person or organization. We waive these rights only where you have agreed to do so as part of a contract or agreement with such person or organization entered into by you before the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® BUSINESS AUTO ENHANCEMENT

SCHEDULE OF COVERAGES ADDRESSED BY THIS ENDORSEMENT

A. Broad Form Named Insured
B. Employees As Insureds
C. Blanket Additional Insured
D. Blanket Waiver Of Subrogation
E. Employee Hired Autos
F. Fellow Employee Coverage
G. Auto Loan Lease Gap Coverage
H. Glass Repair – Waiver Of Deductible
I. Personal Effects Coverage
J. Hired Auto Physical Damage Coverage
K. Hired Auto Physical Damage – Loss Of Use
L. Hired Car – Worldwide Coverage
M. Temporary Transportation Expenses
N. Amended Bodily Injury Definition – Mental Anguish
O. Airbag Coverage
P. Amended Insured Contract Definition – Railroad Easement
Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound
R. Notice Of And Knowledge Of Occurrence
S. Unintentional Errors Or Omissions
T. Towing Coverage

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

A. Broad Form Named Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any business entity newly acquired or formed by you during the policy period, provided you own fifty percent (50%) or more of the business entity and the business entity is not separately insured for Business Auto Coverage. Coverage is extended up to a maximum of one hundred eighty (180) days following the acquisition or formation of the business entity.

This provision does not apply to any person or organization for which coverage is excluded by endorsement.

B. Employees As Insureds

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

C. Blanket Additional Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any person or organization that you are required to include as an additional insured on this coverage form in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs is an "insured" for liability coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in **SECTION II – COVERED AUTOS LIABILITY COVERAGE**.

The insurance provided to the additional insured will be on a primary and non-contributory basis to the additional insured's own business auto coverage if you are required to do so in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs.

D. Blanket Waiver Of Subrogation

The following is added to the **SECTION IV – BUSINESS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us**:

We waive any right of recovery we may have against any person or organization to the extent required of you by a contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

E. Employee Hired Autos

1. The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. Changes In General Conditions:

Paragraph **5.b.** of the **Other Insurance** Condition in the **BUSINESS AUTO CONDITIONS** is deleted and replaced with the following:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

F. Fellow Employee Coverage

SECTION II – COVERED AUTOS LIABILITY COVERAGE, Exclusion B.5. does not apply if you have workers compensation insurance in-force covering all of your employees.

G. Auto Loan Lease Gap Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, C. Limit Of Insurance, is amended by the addition of the following:

In the event of a total "loss" to a covered "auto" shown in the Schedule of Declarations, we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

1. The amount paid under the **PHYSICAL DAMAGE COVERAGE** section of the policy; and

2. Any:

a. Overdue lease/loan payments at the time of the "loss";

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57 WEG ZJ1989 **Endorsement Number:**
Effective Date: 05/01/25 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: FEHR & PEERS
100 PRINGLE AVE STE 600
WALNUT CREEK CA 94596

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	**Job Description**
Any person or organization for whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

Administrative Report

H.6., **File #** 26-0576 **Meeting Date:**

To: **MAYOR AND CITY COUNCIL**

From: STEPHEN SPRENGEL, CHIEF OF POLICE

TITLE

ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2605-029, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE SUSPENSION OF PREFERENTIAL PARKING HOURS IN THE VINCENT AND VINCENT 2 PREFERENTIAL PARKING DISTRICTS FOR LIMITED HOURS ON JUNE 11 AND JUNE 12, 2026, FOR THE REDONDO BEACH UNIFIED SCHOOL DISTRICT'S MIDDLE SCHOOL COMMENCEMENT AND HIGH SCHOOL GRADUATION CEREMONIES

EXECUTIVE SUMMARY

Each year, the City temporarily modifies local parking regulations around Redondo Union High School to accommodate participants and visitors attending the Redondo Beach Unified School District's Middle School Commencement and High School Graduation ceremonies. Staff recommends the City Council continue this practice and approve the proposed Resolution authorizing public parking within the Vincent and Vincent 2 Preferential Parking Districts for the ceremonies to be held on June 11 and 12, 2026.

BACKGROUND

In prior years, the City Council has approved the temporary suspension of preferential parking restrictions on the north and south sides of the Redondo Union High School campus to accommodate High School Graduation and Middle School Commencement ceremonies. The Vincent Preferential Parking District restricts parking from 8:00 a.m. to 10:00 p.m. daily. The Vincent 2 Preferential Parking District restricts parking from 2:00 p.m. to 10:00 p.m. Monday through Friday, and from 8:00 a.m. to 10:00 a.m. on Saturday.

Each year, commencement and graduation ceremonies for Patricia Dreizler Continuation High School and Adams and Parras Middle Schools are held at the Redondo Union High School auditorium one day prior to the Redondo Union High School graduation ceremony in Sea Hawk Bowl. For 2026, these ceremonies are scheduled to occur throughout the day on Thursday, June 11, 2026, and Friday, June 12, 2026.

Graduates' families are directed to park on the north side of the high school in the parking lots adjacent to Diamond Street. However, based on the number of invited guests and historical observations regarding attendance, staff anticipates that extended family members, friends, alumni, and persons with disabilities may also seek parking on the south side of the campus within the Vincent and Vincent 2 Preferential Parking Districts.

Pursuant to Section 3-7.1701 of the Redondo Beach Municipal Code, the City Council may revise the hours of a preferential parking district to accommodate special events. Accordingly, staff recommends the City Council approve the temporary suspension of parking restrictions within the Vincent and Vincent 2 Preferential Parking Districts on Thursday, June 11, 2026, and Friday, June 12, 2026 in order to support these important community ceremonies. Staff further believes that the issuance of citations during the planned commencement ceremonies would not serve the best interests of the community.

COORDINATION

The Police Department coordinated the preparation of the proposed Resolution with the City Attorney's Office.

FISCAL IMPACT

Preparation of this report and associated actions are funded as part of the FY 2025-26 Adopted Budget for the Police Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2605-029 Approving the Suspension of the Vincent and Vincent 2 Preferential Parking Districts on June 11 and 12, 2026

RESOLUTION NO. CC-2605-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE SUSPENSION OF PREFERENTIAL PARKING HOURS IN THE VINCENT AND VINCENT 2 PREFERENTIAL PARKING DISTRICTS FOR LIMITED HOURS ON JUNE 11, AND JUNE 12, 2026, FOR THE REDONDO BEACH UNIFIED SCHOOL DISTRICT'S MIDDLE SCHOOL COMMENCEMENT AND HIGH SCHOOL GRADUATION CEREMONIES

WHEREAS, in 2026, Redondo Union High School, Patricia Dreizler Continuation High School (collectively, the "High Schools"), and Parras Middle School and Adams Middle School (collectively, the "Middle Schools") graduations will take place at Redondo Union High School on June 11th and June 12th respectively; and

WHEREAS, the suspension of the preferential parking hours for the in-person graduation ceremonies for the High Schools and the Middle Schools will occur over two (2) days and are expected to extend only two (2) hours beyond the duration of a typical High School graduation ceremony; and

WHEREAS, the City of Redondo Beach ("City") created the Vincent and Vincent 2 preferential parking districts, which are located near Redondo Union High School; and

WHEREAS, the commencement ceremonies are expected to attract thousands of guests; and

WHEREAS, there is limited parking for these guests at Redondo Union High School; and

WHEREAS, many of the guests are expected to park in the Vincent and Vincent 2 preferential parking districts temporarily which would violate existing preferential parking restrictions in the absence of this resolution; and

WHEREAS, the issuance of parking citations for violations of the Vincent and Vincent 2 preferential parking districts during the commencement ceremonies would not serve the best interests of the community; and

WHEREAS, to accommodate the anticipated increase in parking demand associated with the Middle Schools' and High Schools' commencement ceremonies, the City wishes to temporarily suspend the preferential parking hours in the Vincent and Vincent 2 preferential parking districts from 8:00 A.M. to 6:00 P.M. on June 11, 2026, and from 12:00 P.M. to 6:00 P.M. on June 12, 2026.

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

SECTION 1. That on June 11, 2026 the preferential parking restrictions in the Vincent and Vincent 2 preferential parking districts shall be suspended from 8:00 A.M. to 6:00 P.M.

SECTION 2. That on June 12, 2026 the preferential parking restrictions in the Vincent and Vincent 2 preferential parking districts shall be suspended from 12:00 P.M. to 6:00 P.M.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
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-2605-029 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 12th day of May, 2026, 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

Administrative Report

H.7., **File #** 26-0592 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE THE THIRD AMENDMENT TO THE AGREEMENT WITH MELAD AND ASSOCIATES, INC. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $1,000,000 FULLY OFFSET BY FEES

APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH BOWMAN INFRASTRUCTURE ENGINEERS LTD. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $970,000 FULLY OFFSET BY FEES

APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH TRANSTECH ENGINEERS, INC TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $700,000 FULLY OFFSET BY FEES

APPROVE AN AMENDMENT TO THE AGREEMENT WITH TRUE NORTH COMPLIANCE SERVICES, INC. TO PROVIDE COMPREHENSIVE PLAN CHECK SERVICES AND INSPECTION AND PERMIT TECHNICIAN STAFFING SUPPORT AS NEEDED, ADDING $500,000 TO THE AGREEMENT, FOR A NEW NOT TO EXCEED TOTAL OF $600,000 FULLY OFFSET BY FEES

EXECUTIVE SUMMARY

The proposed amendments to the four Agreements include a total of $2,000,000 in additional spending authority across all contracts to allow the firms to assist with building plan check review and staffing on an as needed basis through the remainder of FY 2025-26 and into FY 2026-27. The proposed amendments are needed to accommodate the Department’s current high volume of work.

BACKGROUND

The FY 2025-26 Adopted Budget included funding for third-party consultants to meet the Community Development Department's target of a two-week turnaround time for building plan check reviews and approvals. The City entered into agreements with multiple consulting firms, which are paid at a rate of 60% of the plan-check application fee collected by the City. The third-party plan check program has been highly successful in improving customer service and reducing average review times to meet the Department's performance metrics for project review times and customer service.

For FY 2025-26, the Community Development Department originally budgeted $760,000 in Contract and Professional Services for the third-party plan check program. The City Council appropriated $650,000 in additional funding on January 6, 2026, and $950,000 on March 17, 2026 to continue supporting building plan checks, which was offset by additional application fee revenue that exceeded original projections. The proposed amendments would utilize the remainder of the FY 2025-26 funding and provide services into FY 2026-27.

COORDINATION

The Community Development Department prepared this item. The City Attorney's Office prepared the contract amendments.

FISCAL IMPACT

Funding for the recommended contract plan check services was approved as part of the FY 2025-26 Adopted Budget for the Community Development Department. The services provided by the contractor are offset by plan check revenue. Consultants engaged in plan review services for the City of Redondo Beach will be compensated at a rate of 60% of the plan check fees collected by the City.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Third Amendment to the Agreement with Melad and Associates Inc.
- Agmt - Second Amendment to the Agreement with Melad and Associates Inc., February 10, 2026
- Agmt - First Amendment to the Agreement with Melad and Associates Inc., December 2, 2025
- Agmt - Original Agreement with Melad and Associates Inc., July 15, 2025
- Insurance - Melad and Associates
- Agmt - Second Amendment to the Agreement with Bowman Infrastructure Engineers Ltd.
- Agmt - First Amendment to the Agreement with Bowman Infrastructure Engineers Ltd., February 10, 2026
- Agmt - Original Agreement with Bowman Infrastructure Engineers Ltd., July 15, 2025
- Insurance - Bowman Infrastructure Engineers Ltd.
- Agmt - Second Amendment to the Agreement with Transtech Engineers, Inc.
- Agmt - First Amendment to the Agreement with Transtech Engineers, Inc., February 10, 2026
- Agmt - Original Agreement with Transtech Engineers, Inc., August 5, 2025
- Insurance - TransTech Engineers, Inc.
- Agmt - First Amendment to the Agreement with True North Compliance Services, Inc.
- Agmt - Original Agreement with True North Compliance Services, Inc., July 15, 2025
- Insurance - True North Compliance Services, Inc.

THIRD AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND MELAD AND ASSOCIATES, INC.

THIS THIRD AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Third Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Melad and Associates, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement");

WHEREAS, on December 2, 2025, the parties entered into the First Amendment to the Agreement ("First Amendment") to increase Consultant's compensation limit to $340,000;

WHEREAS, on February 10, 2026, the parties entered into the Second Amendment to the Agreement ("Second Amendment") to increase Consultant's compensation limit to $500,000; and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement, as amended by Exhibits "C-1" and "C-2", is hereby amended to add Exhibit "C-3" to increase Consultant's total compensation limit by $500,000, setting a new limit of $1,000,000. Exhibit "C-3" is attached hereto and incorporated by this reference. Consultant shall continue to be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, Second Amendment, and this Third Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, Second Amendment, and this Third Amendment, the terms of this Third Amendment shall govern.

SIGNATURES ON THE NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Third Amendment in Redondo Beach, California, as of this 12th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

MELAD AND ASSOCIATES, INC.,
a California corporation

Signed by:
James Melad
612979E1FB584E1...

By: _____
Name: James Melad
Title: President
5/6/2026 | 3:46 PM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "C-3"

COMPENSATION

Provided Consultant is not in default under the Agreement, as amended, Consultant shall be compensated as provided below.

I. **AMOUNT**. For any plan reviews, inspections, or additional onsite services requested by the City on or after July 16, 2025, the payment structure outlined in Sections I.A and I.B of this Exhibit "C-3" shall apply.

Any plan reviews, inspections, and additional services associated with those plan reviews and inspections, that were assigned by the City prior to July 16, 2025, regardless of whether such services are still ongoing, shall be compensated in accordance with the terms of the Agreement between the City and Consultant dated April 2, 2024.

A. Plan Review Services. If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project, except where hourly rates apply as set forth in the tables below.

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C-3".

TYPE OF REVIEW	FEES
Complete Plan Review	60% of the fee established by the City (Plan review fees include the initial review and two additional re-checks). Additional hourly rate of $90 will apply after the third review.
Accelerated Plan Review	Will be charged only when requested by the City, at the regular fee plus an additional 50% of the plan check fee.

Upon City's prior written request and in lieu of complete building plan checks, separate model code checks may be approved by the City. The following fully burdened rates shall apply.

In lieu of complete building plan checking, requests may be approved for separate model code checks, and fees may be applied accordingly.	
Electrical/Title 24	$90 per hour.
Mechanical/Title 24	$90 per hour.
Plumbing	$90 per hour.
Grading Plan Review	60 % of the fees to be established by the City or $90 per hour with a minimum fee of $360.

** Certain services, including additional plan review beyond the third re-check and model code checks, may be billed at hourly rates as specified in the foregoing tables. Where both a percentage based and hourly rate are referenced (e.g., Grading Plan Review), compensation shall be the lesser of the two methods.*

B. Inspections and Additional Onsite Services. For any onsite services described in Sections I.B and I.C of Exhibit "A" of the Agreement, Consultant shall be compensated at the full burdened hourly rates set forth below:

On Site Staffing and Capability and Rate Per Hour

Staffing Fee Schedule

*Charges are based on a minimum four hours upon each request of service.

*Overtime hourly rates are based on a minimum of four hours upon each request of service. The hourly overtime rate is an additional 50% per hour.

POSITION	HOURLY RATE
Certified Building Official	$150 per hour
In-House Plan Check Engineer	$120 per hour
MEP Plan Reviewer	$100 per hour
Combination Building Inspector	$90 per hour
Senior Building Inspector	$100 per hour
Permit/Plan Technician	$90 per hour
CASp/Fire Plan Checker	$100 per hour

C. Travel Time Non-Compensable. Consultant shall not invoice for, and shall not be entitled to receive any compensation for time spent traveling to or from any location, including but not limited to project sites, meetings, or the City's offices. All travel time shall be deemed part of the Consultant's overhead and included within the fully burdened hourly rates or fixed fees set forth in this Exhibit "C-3". This restriction applies regardless of distance traveled, mode of transportation, or time of day.

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $1,000,000 under the Agreement and any amendments hereto.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.
K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Melad and Associates, Inc.
8907 Warner Ave, Ste 161
Huntington Beach, CA 92646
Attention: James Melad
Email: Jmelad@meladinc.com

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Mercedes Amely Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under the Agreement, as amended, are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mindy Nguyen	
Rubin Insurance Agency	PHONE (A/C, No, Ext): (858) 457-5720	FAX (A/C, No):
5075 Shoreham Place Suite 100	E-MAIL ADDRESS: mindy@rubinsurance.com	
San Diego CA 92122	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hartford Underwriters Insurance Company	30104
INSURED	INSURER B : Travelers Casualty & Surety Company of America	31194
Melad and Associates, Inc	INSURER C :	
8907 Warner Ave Ste 161	INSURER D :	
	INSURER E :	
Huntington Beach CA 92646	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 25/26 MASTER **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:	Y		72SBABL9D3U	06/01/2025	06/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			72SBABL9D3U	06/01/2025	06/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			72SBABL9D3U	06/01/2025	06/01/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 1,000,000 $ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B	Professional Liability Retention $10,000			106277568	04/13/2025	04/13/2026	Aggregate Per Claim	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

[Job #: CITYO27 Job Type:]
City of Redondo Beach, its officers, elected and appointed officials, employees and volunteers are named as additional insured with respects to general liability of the named insured. General liability additional insured endorsement SL3042(1018) attached. Blanket general liability primary and non-contributory wording included by written contract per form SL0000(1018) attached.

CERTIFICATE HOLDER

City of Redondo Beach
Dept of Engineering
415 Diamond St
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THE HARTFORD

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section **C. WHO IS AN INSURED**:

Designated Person Or Organization

a. The person(s) or organization(s) shown in the Declarations as Additional Insured – Designated Person Or Organization is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations; or

(2) In connection with your premises owned by or rented to you.

b. If coverage provided to these additional insureds is required by a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision, the insurance afforded to these additional insureds will not be broader than that which you are required by the contract, agreement, or permit to provide for these additional insureds.

c. The insurance afforded to these additional insureds only applies to the extent permitted by law.

B. With respect to the insurance afforded such additional insured(s) by this endorsement, the following additional exclusion is added to Section **B. EXCLUSIONS**:

This insurance does not apply to "bodily injury" or "property damage" included within the "products-completed operations hazard".

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(1) You or any additional insured under this Coverage Part that is an individual;

(2) Any partner, if you or an additional insured under this Coverage Part is a partnership;

(3) Any manager, if you or an additional insured under this Coverage Part is a limited liability company;

(4) Any "executive officer" or insurance manager, if you or an additional insured under this Coverage Part is a corporation;

(5) Any trustee, if you or an additional insured under this Coverage Part is a trust; or

(6) Any elected or appointed official, if you or an additional insured under this Coverage Part is a political subdivision or public entity.

This Paragraph **f.** applies separately to you and any additional insured under this Coverage Part.

3. Legal action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Policy to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a claim is made or "suit" is brought.

5. Representations

a. When You Accept This Policy

By accepting this Policy, you agree:

(1) The statements in the Declarations are accurate and complete;

(2) Those statements are based upon representations you made to us; and

(3) We have issued this Policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

6. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk, Owner Controlled Insurance Program or OCIP, Contractor Controlled Insurance Program or CCIP, Wrap Up Insurance or similar coverage for "your work";

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(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **B.** Exclusions.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion **k.** of Section **B.** Exclusions.

(6) When You Are Added As An Additional Insured To Other Insurance

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(a)** and **(b)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

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If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

7. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

F. LIABILITY AND MEDICAL EXPENSES DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purpose of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding web sites, only that part of a web site that is about your goods, products or services for the purpose of attracting customers or supporters is considered an advertisement.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means:

a. A land motor vehicle, trailer or semi-trailer designed for travel on public roads, including any attached machinery or equipment; or

b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

a. Injury;

b. Sickness; or

c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

a. The United States of America (including its territories and possessions), Puerto Rico and Canada;

b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in **a.** above;

c. All other parts of the world if the injury or damage arises out of:

(1) Goods or products made or sold by you in the territory described in **a.** above;

(2) The activities of a person whose home is in the territory described in **a.** above, but is away for a short time on your business; or

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SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND MELAD AND ASSOCIATES, INC.

This Second Amendment to the Agreement for Consulting Services ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Melad and Associates, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, on December 2, 2025, the parties entered into the First Amendment to the Agreement ("First Amendment") to increase Consultant's compensation limit to $340,000; and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement, as amended by Exhibit "C-1", is hereby amended to add Exhibit "C-2" to increase Consultant's total compensation limit by $160,000, setting a new limit of $500,000. Exhibit "C-2" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, and this Second Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, and this Second Amendment, the terms of this Second Amendment shall govern.

SIGNATURES ON THE NEXT PAGE

FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND MELAD AND ASSOCIATES, INC.

This First Amendment to the Agreement for Consulting Services ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Melad and Associates, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to increase Consultant's total compensation limit by $140,000, setting a new limit of $340,000. Exhibit "C-1" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

SIGNATURES ON THE NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 2nd day of December, 2025.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:
6BC0853B8F644F1...
James A. Light, Mayor
12/18/2025 | 11:26 AM PST

MELAD AND ASSOCIATES, INC.,
a California corporation

Signed by:
612979E1FB584E1...
By:
Name: James Melad
Title: President

ATTEST:

DocuSigned by:
72F2AC716C214CF...
Eleanor Manzano, City Clerk
12/18/2025 | 12:04 PM PST

APPROVED:

Signed by:
ABED8CE35EEF48C...
Diane Strickfaden, Risk Manager
11/22/2025 | 1:21 PM PST

APPROVED AS TO FORM:

Signed by:
A5A27AAE40834DE...
Joy A. Ford, City Attorney
12/17/2025 | 10:17 PM PST

EXHIBIT "C-1"

COMPENSATION

Provided Consultant is not in default under the Agreement as amended, Consultant shall be compensated as provided below.

I. **AMOUNT**. For any plan reviews, inspections, or additional onsite services requested by the City on or after July 16, 2025, the payment structure outlined in Sections I.A and I.B of this Exhibit "C" shall apply.

Any plan reviews, inspections, and additional services associated with those plan reviews and inspections, that were assigned by the City prior to July 16, 2025, regardless of whether such services are still ongoing, shall be compensated in accordance with the terms of the Agreement between the City and Consultant dated April 2, 2024.

A. Plan Review Services. If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project, except where hourly rates apply as set forth in the tables below.

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C".

TYPE OF REVIEW	FEES
Complete Plan Review	60% of the fee established by the City (Plan review fees include the initial review and two additional re-checks). Additional hourly rate of $90 will apply after the third review.
Accelerated Plan Review	Will be charged only when requested by the City, at the regular fee plus an additional 50% of the plan check fee.

Upon City's prior written request and in lieu of complete building plan checks, separate model code checks may be approved by the City. The following fully burdened rates shall apply.

In lieu of complete building plan checking, requests may be approved for separate model code checks, and fees may be applied accordingly.	
Electrical/Title 24	$90 per hour.
Mechanical/Title 24	$90 per hour.
Plumbing	$90 per hour.
Grading Plan Review	60 % of the fees to be established by the City or $90 per hour with a minimum fee of $360.

** Certain services, including additional plan review beyond the third re-check and model code checks, may be billed at hourly rates as specified in the foregoing tables. Where both a percentage based and hourly rate are referenced (e.g., Grading Plan Review), compensation shall be the lesser of the two methods.*

B. Inspections and Additional Onsite Services. For any onsite services described in Sections I.B and I.C of Exhibit "A", Consultant shall be compensated at the full burdened hourly rates set forth below:

On Site Staffing and Capability and Rate Per Hour

Staffing Fee Schedule

*Charges are based on a minimum four hours upon each request of service.

*Overtime hourly rates are based on a minimum of four hours upon each request of service. The hourly overtime rate is an additional 50% per hour.

POSITION	HOURLY RATE
Certified Building Official	$150 per hour
In-House Plan Check Engineer	$120 per hour
MEP Plan Reviewer	$100 per hour
Combination Building Inspector	$90 per hour
Senior Building Inspector	$100 per hour
Permit/Plan Technician	$90 per hour
CASp/Fire Plan Checker	$100 per hour

C. Travel Time Non-Compensable. Consultant shall not invoice for, and shall not be entitled to receive any compensation for time spent traveling to or from any location, including but not limited to project sites, meetings, or the City's offices. All travel time shall be deemed part of the Consultant's overhead and included within the fully burdened hourly rates or fixed fees set forth in this Exhibit "C". This restriction applies regardless of distance traveled, mode of transportation, or time of day.

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $340,000 under the Agreement and any amendments hereto.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.
K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Melad and Associates, Inc.
8907 Warner Ave, Ste 161
Huntington Beach, CA 92646
Attention: James Melad
Email: Jmelad@meladinc.com

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Mercedes Amely, Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under the Agreement as amended, are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mindy Nguyen	
Rubin Insurance Agency	PHONE (A/C, No, Ext): (858) 457-5720	FAX (A/C, No):
5075 Shoreham Place Suite 100	E-MAIL ADDRESS: mindy@rubinsurance.com	
San Diego CA 92122	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hartford Underwriters Insurance Company	30104
INSURED	INSURER B : Travelers Casualty & Surety Company of America	31194
Melad and Associates, Inc	INSURER C :	
8907 Warner Ave Ste 161	INSURER D :	
	INSURER E :	
Huntington Beach CA 92646	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 25/26 MASTER **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☐ OTHER:	Y		72SBABL9D3U	06/01/2025	06/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			72SBABL9D3U	06/01/2025	06/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 10,000			72SBABL9D3U	06/01/2025	06/01/2026	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Professional Liability Retention $10,000			106277568	04/13/2025	04/13/2026	Aggregate Per Claim	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

[Job #: CITYO27 Job Type:]
City of Redondo Beach, its officers, elected and appointed officials, employees and volunteers are named as additional insured with respects to general liability of the named insured. General liability additional insured endorsement SL3042(1018) attached. Blanket general liability primary and non-contributory wording included by written contract per form SL0000(1018) attached.

CERTIFICATE HOLDER

City of Redondo Beach
Dept of Engineering
415 Diamond St
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THE HARTFORD

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section **C. WHO IS AN INSURED**:

Designated Person Or Organization

a. The person(s) or organization(s) shown in the Declarations as Additional Insured – Designated Person Or Organization is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations; or

(2) In connection with your premises owned by or rented to you.

b. If coverage provided to these additional insureds is required by a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision, the insurance afforded to these additional insureds will not be broader than that which you are required by the contract, agreement, or permit to provide for these additional insureds.

c. The insurance afforded to these additional insureds only applies to the extent permitted by law.

B. With respect to the insurance afforded such additional insured(s) by this endorsement, the following additional exclusion is added to Section **B. EXCLUSIONS**:

This insurance does not apply to "bodily injury" or "property damage" included within the "products-completed operations hazard".

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(1) You or any additional insured under this Coverage Part that is an individual;

(2) Any partner, if you or an additional insured under this Coverage Part is a partnership;

(3) Any manager, if you or an additional insured under this Coverage Part is a limited liability company;

(4) Any "executive officer" or insurance manager, if you or an additional insured under this Coverage Part is a corporation;

(5) Any trustee, if you or an additional insured under this Coverage Part is a trust; or

(6) Any elected or appointed official, if you or an additional insured under this Coverage Part is a political subdivision or public entity.

This Paragraph **f.** applies separately to you and any additional insured under this Coverage Part.

3. Legal action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Policy to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a claim is made or "suit" is brought.

5. Representations

a. When You Accept This Policy

By accepting this Policy, you agree:

(1) The statements in the Declarations are accurate and complete;

(2) Those statements are based upon representations you made to us; and

(3) We have issued this Policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

6. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk, Owner Controlled Insurance Program or OCIP, Contractor Controlled Insurance Program or CCIP, Wrap Up Insurance or similar coverage for "your work";

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(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **B.** Exclusions.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion **k.** of Section **B.** Exclusions.

(6) When You Are Added As An Additional Insured To Other Insurance

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(a)** and **(b)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

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If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

7. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

F. LIABILITY AND MEDICAL EXPENSES DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purpose of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding web sites, only that part of a web site that is about your goods, products or services for the purpose of attracting customers or supporters is considered an advertisement.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means:

a. A land motor vehicle, trailer or semi-trailer designed for travel on public roads, including any attached machinery or equipment; or

b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

a. Injury;

b. Sickness; or

c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

a. The United States of America (including its territories and possessions), Puerto Rico and Canada;

b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in **a.** above;

c. All other parts of the world if the injury or damage arises out of:

(1) Goods or products made or sold by you in the territory described in **a.** above;

(2) The activities of a person whose home is in the territory described in **a.** above, but is away for a short time on your business; or

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AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND MELAD AND ASSOCIATES, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Melad and Associates, a California corporation ("Consultant" or “Contractor”).

The parties hereby agree as follows:

1. Description of Project or Scope of Services. The project description or scope of services to be provided by Consultant, and any corresponding responsibilities of City, or services required to be performed by City are set forth in Exhibit "A."

2. Term and Time of Completion. Consultant shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

3. Compensation. City agrees to pay Consultant for work performed in accordance with Exhibit "C".

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit “D”, unless otherwise waived by the City’s Risk Manager.

5. Agreement to Comply with California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action,

proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

a. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Consultant because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

b. Waiver of Right of Subrogation. Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

15. Insurance. Consultant shall comply with the requirements set forth in Exhibit "D". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar

week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any

or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement, including all attached exhibits, constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement solely with respect to projects assigned by the City on or after July 16, 2025. For any project assigned by the City prior to July 16, 2025, including any ongoing or future services performed in connection with such project, the terms of the Agreement between the City and Consultant dated April 2, 2024, shall continue to govern. Notwithstanding the foregoing, correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

24. Non-Exclusivity. Notwithstanding any provision herein to the contrary, the services provided by Consultant hereunder shall be non-exclusive, and City reserves the right to employ other contractors in connection with the project.

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to

be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 800 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping.

Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mindy Nguyen
Trucordia Insurance Services, LLC Trucordia Ins Svs, LLC DBA: 5075 Shoreham Place Suite 100 San Diego CA 92122	PHONE (A/C, No, Ext): (858) 457-5720 FAX (A/C, No): E-MAIL ADDRESS: mindy.nguyen@trucordia.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Melad and Associates, Inc 8907 Warner Ave Ste 161 Huntington Beach CA 92646	INSURER A : Hartford Underwriters Insurance Company	30104
	INSURER B : Travelers Casualty & Surety Company of America	31194
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 26/27 MASTER **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☐ OTHER:	Y		72SBABL9D3U	06/01/2026	06/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			72SBABL9D3U	06/01/2026	06/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 10,000			72SBABL9D3U	06/01/2026	06/01/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Professional Liability Retention $10,000			106277568	04/13/2026	04/13/2027	Aggregate Per Claim	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

[Job #: CITYO27 Job Type:]
City of Redondo Beach, its officers, elected and appointed officials, employees and volunteers are named as additional insured with respects to general liability of the named insured. General liability additional insured endorsement SL3042(1018) attached. Blanket general liability primary and non-contributory wording included by written contract per form SL0000(1018) attached.

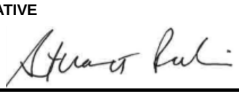
CERTIFICATE HOLDER

City of Redondo Beach
Dept of Engineering
415 Diamond St
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THE HARTFORD

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section **C. WHO IS AN INSURED**:

Designated Person Or Organization

a. The person(s) or organization(s) shown in the Declarations as Additional Insured – Designated Person Or Organization is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations; or

(2) In connection with your premises owned by or rented to you.

b. If coverage provided to these additional insureds is required by a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision, the insurance afforded to these additional insureds will not be broader than that which you are required by the contract, agreement, or permit to provide for these additional insureds.

c. The insurance afforded to these additional insureds only applies to the extent permitted by law.

B. With respect to the insurance afforded such additional insured(s) by this endorsement, the following additional exclusion is added to Section **B. EXCLUSIONS**:

This insurance does not apply to "bodily injury" or "property damage" included within the "products-completed operations hazard".

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(1) You or any additional insured under this Coverage Part that is an individual;

(2) Any partner, if you or an additional insured under this Coverage Part is a partnership;

(3) Any manager, if you or an additional insured under this Coverage Part is a limited liability company;

(4) Any "executive officer" or insurance manager, if you or an additional insured under this Coverage Part is a corporation;

(5) Any trustee, if you or an additional insured under this Coverage Part is a trust; or

(6) Any elected or appointed official, if you or an additional insured under this Coverage Part is a political subdivision or public entity.

This Paragraph **f.** applies separately to you and any additional insured under this Coverage Part.

3. Legal action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Policy to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a claim is made or "suit" is brought.

5. Representations

a. When You Accept This Policy

By accepting this Policy, you agree:

(1) The statements in the Declarations are accurate and complete;

(2) Those statements are based upon representations you made to us; and

(3) We have issued this Policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

6. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk, Owner Controlled Insurance Program or OCIP, Contractor Controlled Insurance Program or CCIP, Wrap Up Insurance or similar coverage for "your work";

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(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **B.** Exclusions.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion **k.** of Section **B.** Exclusions.

(6) When You Are Added As An Additional Insured To Other Insurance

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(a)** and **(b)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

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If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

7. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

F. LIABILITY AND MEDICAL EXPENSES DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purpose of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding web sites, only that part of a web site that is about your goods, products or services for the purpose of attracting customers or supporters is considered an advertisement.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means:

a. A land motor vehicle, trailer or semi-trailer designed for travel on public roads, including any attached machinery or equipment; or

b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

a. Injury;

b. Sickness; or

c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

a. The United States of America (including its territories and possessions), Puerto Rico and Canada;

b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in **a.** above;

c. All other parts of the world if the injury or damage arises out of:

(1) Goods or products made or sold by you in the territory described in **a.** above;

(2) The activities of a person whose home is in the territory described in **a.** above, but is away for a short time on your business; or

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SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND BOWMAN INFRASTRUCTURE ENGINEERS LTD.

THIS SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Bowman Infrastructure Engineers LTD., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, on February 10, 2026, the parties entered into the First Amendment to the Agreement ("First Amendment") to increase Consultant's compensation limit to $470,000; and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to include an additional hourly rate beyond the initial three (3) reviews, excluding accelerated plan review services or revisions to previously approved plans, and increase Consultant's total compensation limit by $500,000, setting a new limit of $970,000. Exhibit "C-2" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, and this Second Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, and this Second Amendment, the terms of this Second Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 12th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

BOWMAN INFRASTRUCTURE ENGINEERS LTD., a California corporation

Signed by:
Jay Shih
B703182B46364C9...

By: _____
Name: Jay Shih
Title: Principal - Southern California Building & Safety
5/7/2026 | 6:46 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "C-2"

COMPENSATION

Provided Consultant is not in default under the Agreement, as amended, Consultant shall be compensated as provided below.

I. **AMOUNT**. For any plan reviews, inspections, or additional onsite services requested by the City on or after July 16, 2025, the payment structure outlined in Sections I.A and I.B of this Exhibit "C" shall apply.

Any plan reviews, inspections, and additional services associated with those plan reviews and inspections, that were assigned by the City prior to July 16, 2025, regardless of whether such services are still ongoing, shall be compensated in accordance with the terms of the Agreement between the City and Consultant dated April 2, 2024.

A. **Plan Review Services.** If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project for the first three (3) plan reviews; for any plan reviews beyond the initial three (3), Consultant shall be compensated at an additional hourly rate of One Hundred Dollars ($100). The foregoing compensation structure shall not apply to accelerated plan review services or revisions to previously approved plans, which shall be performed only upon City's request and compensated in accordance with the following:

Service Type	Compensation Rate
Accelerated Plan Review	Upon City's request, Consultant shall perform accelerated plan review services and shall be compensated at a rate not to exceed 1.5 times the applicable plan check fee.
Revisions to Approved Plans	Consultant shall be compensated at an hourly rate of $125 for any revisions to previously approved plans

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C".

B. **Inspections and Additional Onsite Services.** For any onsite services described in Sections I.B and I.C of Exhibit "A", Consultant shall be compensated at the full burdened hourly rates set forth below:

Onsite Staffing Augmentation	Hourly Rate	Comments
Plan Check Engineer	$ 120	
Plans Examiner	$ 100	
CASp Inspector	$ 100	
Building Inspector	$ 100	
Senior Building Inspector	$ 125	At the request of the City, building inspection may be performed after hours at a rate 1 ½ times this hourly rate.
Permit Technician	$ 85	
Building Official	$ 145	
Associate Planner, Fire Plan Examiner, Fire Inspector, Management Analyst, etc	$ 100	

Bowman will perform accelerated plan review on an as-need basis. When authorized by the City, developer-initiated expedited plan check will be accommodated and will be compensated at a rate not to exceed 1 ½ times the agreed rate.

After Hours Building Inspection

At the request of the City, and upon the availability of Bowman building inspectors, building inspection will be performed after hours at a rate not to exceed 1 ½ times the agreed upon hourly rate. In addition, Bowman building inspectors will perform after-hours stand-by emergency response in the event of fires, accidents, etc.

Revision to approved plans will be charged at an hourly rate of $125.00.

C. **Travel Time Non-Compensable.** Consultant shall not invoice for, and shall not be entitled to receive any compensation for time spent traveling to or from any location, including but not limited to project sites, meetings, or the City's offices. All travel time shall be deemed part of the Consultant's overhead and included within the fully burdened hourly rates or fixed fees set forth in this Exhibit "C". This restriction applies regardless of distance traveled, mode of transportation, or time of day.

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $970,000 during the Agreement, as amended.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.

K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Contractor within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Bowman Infrastructure Engineers Ltd.
12355 Sunrise Valley Drive, Suite 520
Reston, VA 20191
Attention: Jay Shih
Email: Jshih@bowman.com

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Mercedes Amely Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under the Agreement, as amended are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Foundation Risk Partners, Corp.
P.O. Box 219
Timonium MD 21094

CONTACT NAME: Certificate Team
PHONE (A/C, No, Ext): 410-832-7600 **FAX (A/C, No):** 410-832-1849
E-MAIL ADDRESS: certsprorisk@foundationrp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Charter Oak Fire Insurance Company	25615
INSURER B : The Travelers Indemnity Company of America	25666
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : Berkshire Hathaway Specialty Insurance Company	22276
INSURER E : Beazley Insurance Company, Inc.	37540
INSURER F :	

INSURED BOWMCON-03
Bowman Consulting Group Ltd.
12355 Sunrise Valley Drive,
Suite 520
Reston VA 20191

COVERAGES **CERTIFICATE NUMBER:** 2010151503 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			630A3238719	8/31/2025	8/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			810-5880B353	8/31/2025	8/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			CUP6J395074	8/31/2025	8/31/2026	EACH OCCURRENCE AGGREGATE 	$ 25,000,000 $ 25,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB6J317115	8/31/2025	8/31/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Primary Professional & Poll. Liab Excess Professional Liability			47-EPP-330666-03 V3349C250401	8/31/2025 8/31/2025	8/31/2026 8/31/2026	Each Claim/Aggregate: Each Claim/Aggregate:	$5M/$5M $5M/$5M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Endorsements CGD604, CGD379, CGD414, CAT474, CAF129, WC000313 are attached. If required by an insured written contract, executed prior to any loss, City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are an Additional Insured on a primary and non-contributory basis under the General and Auto Liability Policies. If required by an insured written contract, executed prior to any loss, Waiver of Subrogation is provided for General, Auto, and Workers Compensation Policies. Umbrella Policy follows form over General, Auto, and Employer's Liability Policies. 30 day notice of cancellation, 10 day for non-payment.

CERTIFICATE HOLDER
City of Redondo Beach
415 Diamond Street
Redondo Beach CA 90277

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Charles H. Fryhofer

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VIRGINIA BUSINESS AUTO COVERAGE EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BROAD FORM NAMED INSURED

B. BLANKET ADDITIONAL INSURED

C. EMPLOYEE HIRED AUTO

D. EMPLOYEES AS INSURED

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

G. WAIVER OF DEDUCTIBLE – GLASS

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

J. PERSONAL EFFECTS

K. AIRBAGS

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

M. BLANKET WAIVER OF SUBROGATION

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Auto Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section **II**.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5.**, **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

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(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – LIABILITY COVERAGE** :

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – LIABILITY COVERAGE** :

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph **(5)** in Paragraph **B.7.**, **Policy Period, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION **II** – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

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(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph **A.4.b.**, **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

I. PHYSICAL DAMAGE — TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL EFFECTS

The following additional coverage is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Effects

We will pay up to $400 for "loss" to wearing apparel and other personal effects which are:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

This Personal Effects limit does not apply to "loss" to the covered "auto" or its equipment.

No deductibles apply to this Personal Effects coverage.

K. AIRBAGS

The following is added to Paragraph **B.3.**, **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS** :

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(a) You (if you are an individual);

(b) A partner (if you are a partnership);

(c) A member (if you are a limited liability company);

(d) An executive officer, director or insurance manager (if you are a corporation or other organization); or

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(e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **A.5.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **A.1.c.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph a. and paragraph **d.** of this part **5. Other Insurance,** this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

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TRAVELERS

ONE TOWER SQUARE
HARTFORD CT 06183

WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: UB-6J317115-25-43-G

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – AUTOMATIC STATUS IF REQUIRED BY WRITTEN CONTRACT (CONTRACTORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that:

a. You agree in a written contract or agreement to include as an additional insured on this Coverage Part; and

b. Has not been added as an additional insured for the same project by attachment of an endorsement under this Coverage Part which includes such person or organization in the endorsement's schedule;

is an insured, but:

a. Only with respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and

b. Only as described in Paragraph **(1)**, **(2)** or **(3)** below, whichever applies:

(1) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – (Form B) endorsement CG 20 10 11 85; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

the person or organization is an additional insured only if the injury or damage arises out of "your work" to which the written contract or agreement applies;

(2) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13, the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13, or both of such endorsements with either of those edition dates; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37, without an edition date of such endorsement specified;

the person or organization is an additional insured only if the injury or damage is caused, in whole or in part, by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; or

(3) If neither Paragraph **(1)** nor **(2)** above applies:

(a) The person or organization is an additional insured only if, and to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; and

(b) Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether

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this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section **III** – Limits Of Insurance.

b. The insurance provided to such additional insured does not apply to:

(1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

(a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and

(b) Supervisory, inspection, architectural or engineering activities.

(2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

c. The additional insured must comply with the following duties:

(1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

(a) How, when and where the "occurrence" or offense took place;

(b) The names and addresses of any injured persons and witnesses; and

(c) The nature and location of any injury or damage arising out of the "occurrence" or offense.

(2) If a claim is made or "suit" is brought against the additional insured:

(a) Immediately record the specifics of the claim or "suit" and the date received; and

(b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.

(3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

(4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph **4.**, Other Insurance, of Section **IV** – Commercial General Liability Conditions.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – WRITTEN CONTRACTS (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and

b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies. The person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is limited as follows:

c. In the event that the Limits of Insurance of this Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement shall not increase the limits of insurance described in Section **III** – Limits Of Insurance.

d. This insurance does not apply to the rendering of or failure to render any "professional services" or construction management errors or omissions.

e. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

2. The following is added to Paragraph **4.a.** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

The insurance provided to the additional insured is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to "other insurance" available to the additional insured which covers that person or organization as a named insured for such loss, and we will not share with that "other insurance". But this insurance provided to the additional insured still is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any "other insurance".

3. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Duties Of An Additional Insured

As a condition of coverage provided to the additional insured:

a. The additional insured must give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

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i. How, when and where the "occurrence" or offense took place;

ii. The names and addresses of any injured persons and witnesses; and

iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

b. If a claim is made or "suit" is brought against the additional insured, the additional insured must:

i. Immediately record the specifics of the claim or "suit" and the date received; and

ii. Notify us as soon as practicable.

The additional insured must see to it that we receive written notice of the claim or "suit" as soon as practicable.

c. The additional insured must immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

d. The additional insured must tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover the additional insured for a loss we cover. However, this condition does not affect whether this insurance provided to the additional insured is primary to that other insurance available to the additional insured which covers that person or organization as a named insured.

4. The following is added to the **DEFINITIONS** Section:

"Written contract requiring insurance" means that part of any written contract or agreement under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

a. After the signing and execution of the contract or agreement by you;

b. While that part of the contract or agreement is in effect; and

c. Before the end of the policy period.

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XTEND ENDORSEMENT FOR ARCHITECTS, ENGINEERS AND SURVEYORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. Non-Owned Watercraft – 75 Feet Long Or Less

B. Who Is An Insured – Unnamed Subsidiaries

C. Who Is An Insured – Retired Partners, Members, Directors And Employees

D. Who Is An Insured – Employees And Volunteer Workers – Bodily Injury To Co-Employees, Co-Volunteer Workers And Retired Partners, Members, Directors And Employees

E. Who Is An Insured – Newly Acquired Or Formed Limited Liability Companies

F. Blanket Additional Insured – Controlling Interest

G. Blanket Additional Insured – Mortgagees, Assignees, Successors Or Receivers

H. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Premises

I. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations

J. Incidental Medical Malpractice

K. Medical Payments – Increased Limit

L. Amendment Of Excess Insurance Condition – Professional Liability

M. Blanket Waiver Of Subrogation – When Required By Written Contract Or Agreement

N. Contractual Liability – Railroads

PROVISIONS

A. NON-OWNED WATERCRAFT – 75 FEET LONG OR LESS

1. The following replaces Paragraph **(2)** of Exclusion **g.**, **Aircraft, Auto Or Watercraft**, in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

(2) A watercraft you do not own that is:

(a) 75 feet long or less; and

(b) Not being used to carry any person or property for a charge;

2. The following replaces Paragraph **2.e.** of **SECTION II – WHO IS AN INSURED**:

e. Any person or organization that, with your express or implied consent, either uses or is responsible for the use of a watercraft that you do not own that is:

(1) 75 feet long or less; and

(2) Not being used to carry any person or property for a charge;

B. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership or joint venture, that is not shown as a Named Insured in the Declarations is a Named Insured if:

a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and

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b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

a. Before you maintained an ownership interest of more than 50% in such subsidiary; or

b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

C. WHO IS AN INSURED – RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

The following is added to Paragraph **2.** of **SECTION II – WHO IS AN INSURED**:

Any person who is your retired partner, member, director or "employee" that is performing services for you under your direct supervision, but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, no such retired partner, member, director or "employee" is an insured for:

(1) "Bodily injury":

(a) To you, to your current partners or members (if you are a partnership or joint venture), to your current members (if you are a limited liability company) or to your current directors;

(b) To the spouse, child, parent, brother or sister of that current partner, member or director as a consequence of Paragraph **(1)(a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraph **(1)(a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide first aid or "Good Samaritan services" by any of your retired partners, members, directors or "employees", other than a doctor. Any such retired partners, members, directors or "employees" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

(2) "Personal injury":

(a) To you, to your current or retired partners or members (if you are a partnership or joint venture), to your current or retired members (if you are a limited liability company), to your other current or retired directors or "employees" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that current or retired partner, member, director, "employee" or "volunteer worker" as a consequence of Paragraph **(2)(a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraph **(2)(a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

(3) "Property damage" to property:

(a) Owned, occupied or used by; or

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by;

you, any of your retired partners, members or directors, your current or retired "employees" or "volunteer workers", any current partner or member (if you are a partnership or joint venture), or any current member (if you are a limited liability company) or current director.

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D. WHO IS AN INSURED – EMPLOYEES AND VOLUNTEER WORKERS – BODILY INJURY TO CO-EMPLOYEES, CO-VOLUNTEER WORKERS AND RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Paragraphs **(1)(a)**, **(b)** and **(c)** above do not apply to "bodily injury" to a current or retired co-"employee" while in the course of the co-"employee's" employment by you or performing duties related to the conduct of your business, or to "bodily injury" to your other "volunteer workers" or retired partners, members or directors while performing duties related to the conduct of your business.

E. WHO IS AN INSURED – NEWLY ACQUIRED OR FORMED LIMITED LIABILITY COMPANIES

The following replaces Paragraph **3.** of **SECTION II – WHO IS AN INSURED**:

3. Any organization you newly acquire or form, other than a partnership or joint venture, and of which you are the sole owner or in which you maintain an ownership interest of more than 50%, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only:

(1) Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or

(2) Until the end of the policy period, when that date is later than 180 da ys after you acquire or form such organization, if you report such organization in writing to us within 180 days after you acquire or form it;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

For the purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such organization will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

F. BLANKET ADDITIONAL INSURED – CONTROLLING INTEREST

1. The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that has financial control of you is an insured with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" that arises out of:

a. Such financial control; or

b. Such person's or organization's ownership, maintenance or use of premises leased to or occupied by you.

The insurance provided to such person or organization does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

2. The following is added to Paragraph **4.** of **SECTION II – WHO IS AN INSURED**:

This paragraph does not apply to any premises owner, manager or lessor that has financial control of you.

G. BLANKET ADDITIONAL INSURED – MORTGAGEES, ASSIGNEES, SUCCESSORS OR RECEIVERS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that is a mortgagee, assignee, successor or receiver and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to its liability as mortgagee, assignee, successor or receiver for "bodily injury", "property damage" or "personal and advertising injury" that:

a. Is "bodily injury" or "property damage" that occurs, or is "personal and advertising injury" caused by an offense that is committed,

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subsequent to the signing of that contract or agreement; and

b. Arises out of the ownership, maintenance or use of the premises for which that mortgagee, assignee, successor or receiver is required under that contract or agreement to be included as an additional insured on this Coverage Part.

The insurance provided to such mortgagee, assignee, successor or receiver is subject to the following provisions:

a. The limits of insurance provided to such mortgagee, assignee, successor or receiver will be the minimum limits that you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

b. The insurance provided to such person or organization does not apply to:

(1) Any "bodily injury" or "property damage" that occurs, or any "personal and advertising injury" caused by an offense that is committed, after such contract or agreement is no longer in effect; or

(2) Any "bodily injury", "property damage" or "personal and advertising injury" arising out of any structural alterations, new construction or demolition operations performed by or on behalf of such mortgagee, assignee, successor or receiver.

H. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO PREMISES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to premises owned or occupied by, or rented or loaned to, you and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of the existence, ownership, use, maintenance, repair, construction, erection or removal of any of the following for which that governmental entity has issued such permit or authorization: advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, elevators, street banners or decorations.

I. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or

b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

J. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

b. An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

(a) "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician, paramedic, athletic trainer, audiologist, dietician, nutritionist,

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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N. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

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FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND BOWMAN INFRASTRUCTURE ENGINEERS LTD.

This First Amendment to the Agreement for Consulting Services ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Bowman Infrastructure Engineers LTD., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to include additional hourly rates for accelerated plan review and revisions to approved plans, and increase Consultant's total compensation limit by $370,000, setting a new limit of $470,000. Exhibit "C-1" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND BOWMAN INFRASTRUCTURE ENGINEERS LTD.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Bowman Infrastructure Engineers LTD., a California corporation ("Consultant" or "Contractor").

The parties hereby agree as follows:

1. Description of Project or Scope of Services. The project description or scope of services to be provided by Consultant, and any corresponding responsibilities of City, or services required to be performed by City are set forth in Exhibit "A."

2. Term and Time of Completion. Consultant shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

3. Compensation. City agrees to pay Consultant for work performed in accordance with Exhibit "C".

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit "D", unless otherwise waived by the City's Risk Manager.

5. Agreement to Comply with California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement.

Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the

business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all

claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

a. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Consultant because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

b. Waiver of Right of Subrogation. Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

15. Insurance. Consultant shall comply with the requirements set forth in Exhibit "D". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day

during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the

City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement, including all attached exhibits, constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement solely with respect to projects assigned by the City on or after July 16, 2025. For any project assigned by the City prior to July 16, 2025, including any ongoing or future services performed in connection with such project, the terms of the Agreement between the City and Consultant dated April 2, 2024, shall continue to govern. Notwithstanding the foregoing, correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

24. Non-Exclusivity. Notwithstanding any provision herein to the contrary, the services provided by Consultant hereunder shall be non-exclusive, and City reserves the right to employ other contractors in connection with the project.

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 800 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30)

days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745 TRANENG-09

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Company	29424
INSURER E :	
INSURER F :	

INSURED
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 1634812490 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab [ ] Included GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	6805H737478	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X NoOwnedAutos	Y	Y	BA3R067451	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	57WEGAA5O8A	9/1/2025	9/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2025	12/31/2026	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.
The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.
RE: Plan Check & Inspection Services.
City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Auto Liability is Primary per policy form wording.

CERTIFICATE HOLDER

City of Redondo Beach
Department of Community Development
415 Diamond Street, Door 2
Redondo Beach CA 90277

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION:	**Number of Days Notice:** 60
WHEN WE DO NOT RENEW (Nonrenewal):	**Number of Days Notice:** 1

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED PERSON OR ORGANIZATION – NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION: **Number of Days Notice:** 30

WHEN WE DO NOT RENEW (Nonrenewal): **Number of Days Notice:** 30

PERSON OR ORGANIZATION:

ANY PERSON OR ORGANIZATION TO WHOM YOU HAVE AGREED IN A WRITTEN CONTRACT THAT NOTICE OF CANCELLATION OR NONRENEWAL OF THIS POLICY WILL BE GIVEN, BUT ONLY IF:

1. YOU SEND US A WRITTEN REQUEST TO PROVIDE SUCH NOTICE, INCLUDING THE NAME AND ADDRESS OF SUCH PERSON OR ORGANIZATION, AFTER THE FIRST NAMED INSURED RECEIVES NOTICE FROM US OF THE CANCELLATION OR NONRENEWAL OF THIS POLICY; AND
2. WE RECEIVE SUCH WRITTEN REQUEST AT LEAST 14 DAYS BEFORE THE BEGINNING OF THE APPLICABLE NUMBER OF DAYS SHOWN IN THIS SCHEDULE.

ADDRESS:

THE ADDRESS FOR THAT PERSON OR ORGANIZATION INCLUDED IN SUCH WRITTEN REQUEST FROM YOU TO US.

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2025 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Sandy Peters

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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4. Loss Payment – Physical Damage Coverages

At our option, we may:

a. Pay for, repair or replace damaged or stolen property;

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the "loss", our payment will include the applicable sales tax for the damaged or stolen property.

5. Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "insured" or the "insured's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "insured", at any time, intentionally conceals or misrepresents a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Liberalization

If we revise this Coverage Form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

4. No Benefit To Bailee – Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Other Insurance

a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Covered Autos Liability Coverage this Coverage Form provides for the "trailer" is:

(1) Excess while it is connected to a motor vehicle you do not own; or

(2) Primary while it is connected to a covered "auto" you own.

b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

c. Regardless of the provisions of Paragraph **a.** above, this Coverage Form's Covered Autos Liability Coverage is primary for any liability assumed under an "insured contract".

d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.

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SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND TRANSTECH ENGINEERS, INC.

THIS SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Transtech Engineers, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on August 5, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, on February 10, 2026, the parties entered into the First Amendment to the Agreement ("First Amendment") to increase Consultant's compensation limit to $200,000; and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement, as amended by Exhibit "C-1", is hereby amended to add Exhibit "C-2" to include an additional hourly rate beyond the initial three (3) reviews, and increase Consultant's total compensation limit by $500,000, setting a new limit of $700,000. Exhibit "C-2" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, and this Second Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, and this Second Amendment, the terms of this Second Amendment shall govern.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 12th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

TRANSTECH ENGINEERS, INC.,
a California corporation

DocuSigned by:
By: 171C6F8DA7FF47B...
Name: Dennis Tarango
Title: Principal
5/8/2026 | 9:38 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "C-2"

COMPENSATION

Provided Consultant is not in default under the Agreement, as amended, Consultant shall be compensated as provided below.

I. **AMOUNT**. Consultant shall be paid in accordance with the following:

A. **Plan Review Services.**
If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project. After the third review, Consultant shall be compensated at an additional hourly rate of $157.00.

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C-2".

B. **Inspections and Additional Onsite Services.** For any onsite services described in Sections I.B and I.C of Exhibit "A" of the Agreement, Consultant shall be compensated at the full burdened hourly rates set forth below:

TRANSTECH ENGINEERS, INC.
SCHEDULE OF HOURLY RATES
Effective: July 1, 2024 - June 30, 2025
Rates are average ranges, negotiable and can be adjusted to establish a fee for each assignment based on the specific project's scope, when such projects are identified by the City.

ENGINEERING			
Field Technician	$88	-	$98
Engineering Technician	$98	-	$109
Assistant CAD Drafter	$109	-	$124
Senior CAD Drafter	$124	-	$140
Associate Designer	$140	-	$155
Senior Designer	$155	-	$171
Design Project Manager	$196	-	$206
Assistant Engineer	$119	-	$129
Associate / Staff Engineer	$150	-	$165
Senior Civil Engineer	$206	-	$227
Traffic Analyst Technician	$103	-	$114
Associate Traffic Analyst	$155	-	$165
Senior Traffic Analyst	$165	-	$176
Professional Transportation Planner	$176	-	$191
Traffic Engineer Technician	$98	-	$109
Associate/Staff Traffic Engineer	$150	-	$165
Traffic Engineer	$176	-	$191
Senior Traffic Engineer	$191	-	$212
Project Manager	$191	-	$212
Senior Project Manager	$212	-	$227
Deputy City Engineer	$176	-	$196
City Engineer	$196	-	$212
Principal Engineer	$212	-	$233
BUILDING & SAFETY			
Permit Technician	$78	-	$88
Plan Check Technician/Analyst/Supervisor	$129	-	$145
Building Inspector	$119	-	$134
Senior Inspector	$129	-	$145
Plans Examiner/Checker	$145	-	$160
Plan Check Engineer	$155	-	$176
Deputy Building Official	$165	-	$176
Building Official	$171	-	$186

CONSTRUCTION MANAGEMENT			
Labor Compliance Analyst	$150	-	$160
Funds Coordinator	$155	-	$165
Office Engineer	$150	-	$160
Construction Inspector	$145	-	$155
Senior Construction Inspector	$155	-	$165
Construction Manager	$176	-	$191
Resident Engineer	$191	-	$206
PUBLIC WORKS INSPECTION			
Public Works Inspector	$145	-	$155
Senior Public Works Inspector	$155	-	$165
Supervising PW Inspector	$165	-	$176
SURVEY AND MAPPING			
Survey Analyst	$155	-	$160
Senior Survey Analyst	$160	-	$165
2-Man Survey Crew	$357	-	$372
Survey & Mapping Specialist	$191	-	$207
Licensed Land Surveyor	$217	-	$227
FUNDING & GRANT WRITING			
Funds Analyst	$150	-	$155
Senior Funds Analyst	$155	-	$165
Grant Writer	$171	-	$176
Funds & Grant Project Manager	$191	-	$202
PLANNING			
Community Development Technician	$83	-	$93
Planning Technician	$93	-	$103
Assistant Planner	$103	-	$124
Associate Planner	$124	-	$145
Senior Planner	$150	-	$171
Planning Manager	$176	-	$196
ADMINISTRATIVE STAFF			
Administrative/Clerical	$72	-	$83
Project Accountant	$83	-	$93

The above fees are increased each year July 1st automatically by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.

Where plan checks are designated as accelerated/expedited reviews by city staff, the consultant will be compensated an additional 50% of the agreed hourly rate submitted in items above for the accelerated/expedited review. The consultant shall track the total number of hours spent on plan reviews and submit as part of monthly invoicing.

Consultant shall perform accelerated plan review on an as-needed basis. When authorized by the City and agreed to by the consultant, **developer-initiated expedited plan check may be accommodated and shall be compensated at a rate not to exceed 1 ½ times the agreed rate**.

Travel Time Non-Compensable. Consultant shall not invoice for, and shall not be entitled to receive any compensation for time spent traveling to or from any location, including but not limited to project sites, meetings, or the City's offices.

All travel time shall be deemed part of the Consultant's overhead and included within the fully burdened hourly rates or fixed fees set forth in this Exhibit "C". This restriction applies regardless of distance traveled, mode of transportation, or time of day

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $700,000 under the Agreement, as amended hereto.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.
K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Contractor within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Transtech Engineers, Inc.
13367 Benson Avenue
Chino CA 91710
Attention: Dennis Tarango
Email: Dennis.Tarango@transtech.org

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277

Attention: Mercedes Amely Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under the Agreement, as amended are deemed received as follows: (1) on the second business day after emailing, provided that no “bounce-back” or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745 TRANENG-09

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Company	29424
INSURER E :	
INSURER F :	

INSURED
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 1634812490 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab [ ] Included GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	6805H737478	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X NoOwnedAutos	Y	Y	BA3R067451	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	57WEGAA5O8A	9/1/2025	9/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2025	12/31/2026	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.
The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.
RE: Plan Check & Inspection Services.
City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Auto Liability is Primary per policy form wording.

CERTIFICATE HOLDER

City of Redondo Beach
Department of Community Development
415 Diamond Street, Door 2
Redondo Beach CA 90277

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION:	**Number of Days Notice:** 60
WHEN WE DO NOT RENEW (Nonrenewal):	**Number of Days Notice:** 1

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED PERSON OR ORGANIZATION – NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION: **Number of Days Notice:** 30

WHEN WE DO NOT RENEW (Nonrenewal): **Number of Days Notice:** 30

PERSON OR ORGANIZATION:

ANY PERSON OR ORGANIZATION TO WHOM YOU HAVE AGREED IN A WRITTEN CONTRACT THAT NOTICE OF CANCELLATION OR NONRENEWAL OF THIS POLICY WILL BE GIVEN, BUT ONLY IF:

1. YOU SEND US A WRITTEN REQUEST TO PROVIDE SUCH NOTICE, INCLUDING THE NAME AND ADDRESS OF SUCH PERSON OR ORGANIZATION, AFTER THE FIRST NAMED INSURED RECEIVES NOTICE FROM US OF THE CANCELLATION OR NONRENEWAL OF THIS POLICY; AND
2. WE RECEIVE SUCH WRITTEN REQUEST AT LEAST 14 DAYS BEFORE THE BEGINNING OF THE APPLICABLE NUMBER OF DAYS SHOWN IN THIS SCHEDULE.

ADDRESS:

THE ADDRESS FOR THAT PERSON OR ORGANIZATION INCLUDED IN SUCH WRITTEN REQUEST FROM YOU TO US.

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2025 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Sandy Peters

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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4. Loss Payment – Physical Damage Coverages

At our option, we may:

a. Pay for, repair or replace damaged or stolen property;

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the "loss", our payment will include the applicable sales tax for the damaged or stolen property.

5. Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "insured" or the "insured's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "insured", at any time, intentionally conceals or misrepresents a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Liberalization

If we revise this Coverage Form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

4. No Benefit To Bailee – Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Other Insurance

a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Covered Autos Liability Coverage this Coverage Form provides for the "trailer" is:

(1) Excess while it is connected to a motor vehicle you do not own; or

(2) Primary while it is connected to a covered "auto" you own.

b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

c. Regardless of the provisions of Paragraph **a.** above, this Coverage Form's Covered Autos Liability Coverage is primary for any liability assumed under an "insured contract".

d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.

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FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND TRANSTECH ENGINEERS, INC.

This First Amendment to the Agreement for Consulting Services ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Transtech Engineers, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on August 5, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to increase Consultant's total compensation limit by $100,000, setting a new limit of $200,000. Exhibit "C-1" is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND TRANSTECH ENGINEERS, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Transtech Engineers, Inc., a California corporation, a California corporation ("Consultant" or “Contractor”).

The parties hereby agree as follows:

1. Description of Project or Scope of Services. The project description or scope of services to be provided by Consultant, and any corresponding responsibilities of City, or services required to be performed by City are set forth in Exhibit "A."

2. Term and Time of Completion. Consultant shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

3. Compensation. City agrees to pay Consultant for work performed in accordance with Exhibit "C".

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit “D”, unless otherwise waived by the City’s Risk Manager.

5. Agreement to Comply with California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement.

Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the

business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all

claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

a. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Consultant because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

b. Waiver of Right of Subrogation. Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

15. Insurance. Consultant shall comply with the requirements set forth in Exhibit "D". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day

during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the

City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

24. Non-Exclusivity. Notwithstanding any provision herein to the contrary, the services provided by Consultant hereunder shall be non-exclusive, and City reserves the right to employ other contractors in connection with the project.

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 800 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of August, 2025.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:
6BC0853B8F644F1...
James A. Light, Mayor

TRANSTECH ENGINEERS, INC.,
a California corporation

DocuSigned by:
171C6F8DA7FF47B...
By: _____
Name: Dennis Tarango
Title: Principal

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...
Eleanor Manzano, City Clerk

APPROVED:

Signed by:
Diane Strickfaden
ABED8CF35EEF48C...
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

Signed by:
A5A27AAE40834DE...
Joy A. Ford, City Attorney

EXHIBIT "A"

SCOPE OF WORK

I. **CONSULTANT'S DUTIES**

Consultant shall provide the following plan check and building inspection services for building improvements on an as-needed basis.

A. Plan Review: Upon City's request, attend meetings via electronic video conferencing, at City Hall, or at a job site to resolve plan check matters or questions. Review submitted plans or subsequent corrections by telephone, video conferencing, or email with the project's applicant, engineer/architect, and City staff. The mode of communication will be at City's discretion. Ensure the review is performed by a California registered/licensed professional who is within his/her respective field of competency. Ensure all plan check services are performed by a California licensed professional authorized to prepare and sign such plans.

1. Provide thorough and efficient plan review services for commercial, industrial, and complex residential projects as set forth below.

    a. Review and recheck architectural, structural, grading, mechanical, plumbing, electrical, accessibility, Calgreen, energy plans, calculations, reports, and specifications for compliance with all applicable federal, state and local laws.
    b. Recheck plans after the applicant has made corrections.
    c. Review and recheck field changes and deferred submittals.
    d. Review and recheck of any additional work on the project.

2. Ensure plan review complies with all laws, regulations, codes, ordinances, policies, and rules. Provide specific, detailed, complete plan review letter comments, and reference plan sheet numbers and code sections where applicable. Provide two copies (one hard copy and one electronic) of the plan check correction list to the City for each project reviewed.

3. Consider geo-technical reports, testing lab reports and any other in the plan review process.

4. Perform accelerated plan review.

5. Attend pre-submittal and design discussion meetings with the permit applicant as requested by the City.

6. Return telephone calls on the same day. Ensure a live person answers the City's telephone calls. Provide cell phone number to the City to ensure City shall be able to contact Consultant from 7:30 A.M. and 5:30 P.M.,

Monday through Friday (except holidays).

7. Provide plans pick up and drop off at the City at no charge to the City. Upon receipt of notification from the City, pick up the plans within 24 hours.

8. Review structural plans and ensure the review is performed by at least a registered Structural Engineer.

9. Ensure accessible plans are reviewed by at least a Certified Access Specialist (CASp).

10. Recommend which records the City must provide to the Consultant as described in Section II of this Exhibit "A". The research of and the familiarity with the records shall be Consultant's responsibility.

11. Comply with the schedule set forth below. The turnaround time shall be measured from the date Consultant receives the plan to the date the City receives the plan with Consultant's complete comments.

Plan Check Review Timeframes (Workdays exclude Saturdays, Sundays, and City Holidays)	
1. Tenant improvements 2. Single-family dwellings 3. Duplex dwellings	15 business days (initial review) 10 business days (recheck)
1. Residential additions/remodels 2. Accessory buildings/ADUs 3. Miscellaneous structures 4. Telecommunication facilities	10 business days (initial review) 7 business days (recheck)
1. New commercial/industrial buildings 2. Multifamily dwellings	20 business days (initial review), 15 business days (rechecks)
1. Seismic retrofits 2. Signs 3. Pools, walls, decks, and patio covers	5 business days (initial review) 5 business days (rechecks)
1. Shoring 2. MEPS (separate submittal only) 3. Revisions 4. Fire prevention systems	10 business days (initial review) 5 business days (rechecks)
Grading (separate submittal only)	10 business days (initial review) 10 business days (rechecks)
1. Solar systems 2. EV chargers 3. Battery backups	5 business days (initial review) 3 business days (rechecks)
All timeframes assume Consultant provides the plan with complete comments.	

B. Inspections: Upon City's request, provide International Code Council ("ICC") or other certified and experienced inspectors to conduct inspections of all phases of construction to ensure compliance with approved plans, laws, regulations, codes, ordinances, policies, and rules, including but not limited to, those relating to structural integrity, fire and life safety, electrical, plumbing, heating and air conditioning, energy conservation, handicap access, grading

and site work. Contract inspection services includes enforcement of conditions and plan's requirements as approved by the City for which the permit was issued. At the request of the City, perform building inspections after hours. Ensure building inspectors perform after-hours stand-by emergency response in the event of any emergency, including but not limited to fires and accidents.

C. Additional Onsite Services: Upon City's written request. Consultant shall provide any of the following services:

1. Plan Check Engineer
   Plans Examiner
2. Permit Technician
3. Building Official
4. Other staff as requested, such as a Planner, Fire Inspector, Analyst, or similar.

II. **CITY'S DUTIES**

City will provide the Consultant with access to copies of all adopted Building Code Amendments, available data, information, reports, records and maps available in the City's files related work described herein.

EXHIBIT "B"

TERM AND TIME FOR COMPLETION

TERM. The term of this Agreement shall commence on August 6, 2025 and expire June 30, 2029 (“Term”), unless otherwise terminated as herein provided. This Agreement may be renewed for a subsequent two year term subject to the same terms and conditions contained herein, at the sole discretion of the City, provided the City Community Development Director issues a written notice of renewal to the Consultant at least fifteen (15) days prior to the expiration of the then-current term. In no event shall the duration of this Agreement continue beyond six years from the commencement date unless both parties execute a written amendment.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

I. **AMOUNT**. Consultant shall be paid in accordance with the following:

A. **Plan Review Services.**
If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project.

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C".

B. **Inspections and Additional Onsite Services.** For any onsite services described in Sections I.B and I.C of Exhibit "A", Consultant shall be compensated at the full burdened hourly rates set forth below:

TRANSTECH ENGINEERS, INC.
SCHEDULE OF HOURLY RATES
Effective: July 1, 2024 - June 30, 2025
Rates are average ranges, negotiable and can be adjusted to establish a fee for each assignment based on the specific project's scope, when such projects are identified by the City.

ENGINEERING			
Field Technician	$88	-	$98
Engineering Technician	$98	-	$109
Assistant CAD Drafter	$109	-	$124
Senior CAD Drafter	$124	-	$140
Associate Designer	$140	-	$155
Senior Designer	$155	-	$171
Design Project Manager	$196	-	$206
Assistant Engineer	$119	-	$129
Associate / Staff Engineer	$150	-	$165
Senior Civil Engineer	$206	-	$227
Traffic Analyst Technician	$103	-	$114
Associate Traffic Analyst	$155	-	$165
Senior Traffic Analyst	$165	-	$176
Professional Transportation Planner	$176	-	$191
Traffic Engineer Technician	$98	-	$109
Associate/Staff Traffic Engineer	$150	-	$165
Traffic Engineer	$176	-	$191
Senior Traffic Engineer	$191	-	$212
Project Manager	$191	-	$212
Senior Project Manager	$212	-	$227
Deputy City Engineer	$176	-	$196
City Engineer	$196	-	$212
Principal Engineer	$212	-	$233
BUILDING & SAFETY			
Permit Technician	$78	-	$88
Plan Check Technician/Analyst/Supervisor	$129	-	$145
Building Inspector	$119	-	$134
Senior Inspector	$129	-	$145
Plans Examiner/Checker	$145	-	$160
Plan Check Engineer	$155	-	$176
Deputy Building Official	$165	-	$176
Building Official	$171	-	$186

CONSTRUCTION MANAGEMENT			
Labor Compliance Analyst	$150	-	$160
Funds Coordinator	$155	-	$165
Office Engineer	$150	-	$160
Construction Inspector	$145	-	$155
Senior Construction Inspector	$155	-	$165
Construction Manager	$176	-	$191
Resident Engineer	$191	-	$206
PUBLIC WORKS INSPECTION			
Public Works Inspector	$145	-	$155
Senior Public Works Inspector	$155	-	$165
Supervising PW Inspector	$165	-	$176
SURVEY AND MAPPING			
Survey Analyst	$155	-	$160
Senior Survey Analyst	$160	-	$165
2-Man Survey Crew	$357	-	$372
Survey & Mapping Specialist	$191	-	$207
Licensed Land Surveyor	$217	-	$227
FUNDING & GRANT WRITING			
Funds Analyst	$150	-	$155
Senior Funds Analyst	$155	-	$165
Grant Writer	$171	-	$176
Funds & Grant Project Manager	$191	-	$202
PLANNING			
Community Development Technician	$83	-	$93
Planning Technician	$93	-	$103
Assistant Planner	$103	-	$124
Associate Planner	$124	-	$145
Senior Planner	$150	-	$171
Planning Manager	$176	-	$196
ADMINISTRATIVE STAFF			
Administrative/Clerical	$72	-	$83
Project Accountant	$83	-	$93

The above fees are increased each year July 1st automatically by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.

Where plan checks are designated as accelerated/expedited reviews by city staff, the consultant will be compensated an additional 50% of the agreed hourly rate submitted in items above for the accelerated/expedited review. The consultant shall track the total number of hours spent on plan reviews and submit as part of monthly invoicing.

Consultant shall perform accelerated plan review on an as-needed basis. When authorized by the City and agreed to by the consultant, **developer-initiated expedited plan check may be accommodated and shall be compensated at a rate not to exceed 1 ½ times the agreed rate.**

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $100,000 during the Term.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.
K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Contractor within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Transtech Engineers, Inc.
133367 Benson Avenue
Chino CA 91710
Attention: Dennis Tarango
Email: Dennis.Tarango@transtech.org

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Mercedes Amely Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is

received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements shall be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Consultant acknowledges that the project as defined in this Agreement between Consultant and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a “public work” as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code (“Chapter 1”), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations (“DIR”) implementing such statutes. Consultant shall perform all work on the project as a public work. Consultant shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Consultant shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Consultant acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Consultant shall post such rates at each job site covered by this Agreement.

5. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

6. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Consultant hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Consultant shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Consultant shall indemnify, hold harmless, and defend (at Consultant's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Consultant, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745
TRANENG-09

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Co.	29424
INSURER E :	
INSURER F :	

INSURED
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 897519313 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liab Included GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	6805H737478	12/31/2024	12/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X NoOwnedAutos	Y	Y	BA3R067451	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2024	12/31/2025	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	57WEGAA5O8A	9/1/2024	9/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2024	12/31/2025	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies. The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability.
RE: Plan Check & Inspection Services.
City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Auto Liability is Primary per policy form wording.

CERTIFICATE HOLDER

City of Redondo Beach
Department of Community Development
415 Diamond Street, Door 2
Redondo Beach CA 90277

CANCELLATION 30 Day Notice will be sent to holder

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2024 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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4. Loss Payment – Physical Damage Coverages

At our option, we may:

a. Pay for, repair or replace damaged or stolen property;

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the "loss", our payment will include the applicable sales tax for the damaged or stolen property.

5. Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "insured" or the "insured's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "insured", at any time, intentionally conceals or misrepresents a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Liberalization

If we revise this Coverage Form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

4. No Benefit To Bailee – Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Other Insurance

a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Covered Autos Liability Coverage this Coverage Form provides for the "trailer" is:

(1) Excess while it is connected to a motor vehicle you do not own; or

(2) Primary while it is connected to a covered "auto" you own.

b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

c. Regardless of the provisions of Paragraph **a.** above, this Coverage Form's Covered Autos Liability Coverage is primary for any liability assumed under an "insured contract".

d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745 TRANENG-09

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Company	29424
INSURER E :	
INSURER F :	

INSURED
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 1634812490 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab [ ] Included GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	6805H737478	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X NoOwnedAutos	Y	Y	BA3R067451	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	57WEGAA5O8A	9/1/2025	9/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2025	12/31/2026	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.
The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.
RE: Plan Check & Inspection Services.
City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Auto Liability is Primary per policy form wording.

CERTIFICATE HOLDER

City of Redondo Beach
Department of Community Development
415 Diamond Street, Door 2
Redondo Beach CA 90277

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION:	**Number of Days Notice:** 60
WHEN WE DO NOT RENEW (Nonrenewal):	**Number of Days Notice:** 1

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED PERSON OR ORGANIZATION – NOTICE OF CANCELLATION OR NONRENEWAL PROVIDED BY US

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS INCLUDED IN THIS POLICY

SCHEDULE

CANCELLATION: **Number of Days Notice:** 30

WHEN WE DO NOT RENEW (Nonrenewal): **Number of Days Notice:** 30

PERSON OR ORGANIZATION:

ANY PERSON OR ORGANIZATION TO WHOM YOU HAVE AGREED IN A WRITTEN CONTRACT THAT NOTICE OF CANCELLATION OR NONRENEWAL OF THIS POLICY WILL BE GIVEN, BUT ONLY IF:

1. YOU SEND US A WRITTEN REQUEST TO PROVIDE SUCH NOTICE, INCLUDING THE NAME AND ADDRESS OF SUCH PERSON OR ORGANIZATION, AFTER THE FIRST NAMED INSURED RECEIVES NOTICE FROM US OF THE CANCELLATION OR NONRENEWAL OF THIS POLICY; AND
2. WE RECEIVE SUCH WRITTEN REQUEST AT LEAST 14 DAYS BEFORE THE BEGINNING OF THE APPLICABLE NUMBER OF DAYS SHOWN IN THIS SCHEDULE.

ADDRESS:

THE ADDRESS FOR THAT PERSON OR ORGANIZATION INCLUDED IN SUCH WRITTEN REQUEST FROM YOU TO US.

PROVISIONS

A. If we cancel this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for Cancellation in the Schedule above, we will mail notice of cancellation to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for Cancellation in such Schedule before the effective date of cancellation.

B. If we do not renew this policy for any legally permitted reason other than nonpayment of premium, and a number of days is shown for When We Do Not Renew (Nonrenewal) in the Schedule above, we will mail notice of nonrenewal to the person or organization shown in such Schedule. We will mail such notice to the address shown in the Schedule above at least the number of days shown for When We Do Not Renew (Nonrenewal) in such Schedule before the effective date of nonrenewal.

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2025 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Sandy Peters

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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4. Loss Payment – Physical Damage Coverages

At our option, we may:

a. Pay for, repair or replace damaged or stolen property;

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the "loss", our payment will include the applicable sales tax for the damaged or stolen property.

5. Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "insured" or the "insured's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "insured", at any time, intentionally conceals or misrepresents a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Liberalization

If we revise this Coverage Form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

4. No Benefit To Bailee – Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Other Insurance

a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Covered Autos Liability Coverage this Coverage Form provides for the "trailer" is:

(1) Excess while it is connected to a motor vehicle you do not own; or

(2) Primary while it is connected to a covered "auto" you own.

b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

c. Regardless of the provisions of Paragraph **a.** above, this Coverage Form's Covered Autos Liability Coverage is primary for any liability assumed under an "insured contract".

d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.

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FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND TRUE NORTH COMPLIANCE SERVICES, INC.

THIS FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and True North Compliance Services, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties desire to amend the Agreement.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to include an additional hourly rate beyond the initial three (3) reviews, and increase Consultant's total compensation limit by $500,000, setting a new limit of $600,000. Exhibit "C-1" is attached hereto and incorporated by this reference. Consultant shall continue to be compensated for the services described in Exhibit "A" of the Agreement.

2. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 12th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

James A. Light, Mayor

TRUE NORTH COMPLIANCE SERVICES,
a California corporation

Signed by:
Isam Hasenin
B9047B67823F401...

By: Isam Hasenin
Name: Isam Hasenin
Title: President
5/6/2026 | 3:44 PM PDT

ATTEST:

Eleanor Manzano, City Clerk

APPROVED:

Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

EXHIBIT "C-1"

COMPENSATION

Provided Consultant is not in default under this Agreement, as amended, Consultant shall be compensated as provided below.

I. **AMOUNT**. Consultant shall be paid in accordance with the following:

A. Plan Review Services
If City assigns Consultant to provide plan review services, Consultant shall be paid 60% of the plan check fees collected by the City for each assigned project. After the third plan review, Consultant shall be compensated at an additional hourly rate of $145. This fee includes the initial plan review, all subsequent recheck cycles, and all shipping and delivery to and from City Hall.

The applicable plan checks fees are established by the City's Master Fee Schedule, as adopted and as may be amended from time to time by the City Council.

Consultant shall be responsible for accessing the plan check fee details for each assigned project through the City's online portal at redondobeachca.portal.iworq.net, and for using that information to determine the 60% allocation, as further described in Section III of this Exhibit "C".

1. Additional Plan Review Services (if requested by the City in writing)
   a. Expedited Plan Reviews shall be billed at 1.5 times the applicable plan check fee described above.
   b. Revisions, deferred submittals, and Requests for Information shall be billed in accordance with the hourly rates set forth in Sections I.B of this Exhibit "C".

B. Inspections and Additional Onsite Services. For any onsite services described in Sections I.B and I.C of Exhibit "A", Consultant shall be compensated at the full burdened hourly rates set forth below:

Position	Hourly Rate
Interim Certified Building Official	$165.00
Plan Review Engineer	$145.00
Structural Engineer	$155.00
Licensed Geotechnical Engineer/Engineering Geologist	$155.00
Licensed Fire Protection Engineer	$155.00
Certified Plans Examiner	$125.00
Building/Housing Inspector	$110.00
Senior Building/Housing Inspector	$125.00
Code Enforcement Officer	$105.00

C. Travel Time Non-Compensable. Consultant shall not invoice for, and shall not be entitled to receive any compensation for time spent traveling to or from any location, including but not limited to project sites, meetings, or the City's offices. All travel time shall be deemed part of the Consultant's overhead and included within the fully burdened hourly rates or fixed fees set forth in this Exhibit "C". This restriction applies regardless of distance traveled, mode of transportation, or time of day.

II. **NOT TO EXCEED AMOUNT.** Notwithstanding the foregoing, in no event shall the total amount paid to Consultant exceed $600,000 under the Agreement, as amended hereto.

III. **METHOD OF PAYMENT**. Consultant shall submit monthly invoices, based on the services performed in the preceding month, for City approval and payment. Invoices must be itemized and include:

A. Project identification
B. Total plan check fee collected by the City
C. Consultant's 60% share of that collected amount.
D. Number and type of reviews performed
E. Date of service.
F. Staff title.
G. Type of review.
H. Applicable hourly rate (if applicable).
I. Number of hours worked (if applicable).
J. Corresponding amount.
K. Total amount.
L. Any City approved subcontractor invoices.

Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up

material upon request.

IV. **SCHEDULE FOR PAYMENT.** City agrees to pay Contractor within forty-five (45) days of receipt of the invoice; provided, however, that the services are completed to the City's full satisfaction and there is no dispute over the amount.

V. **NOTICE.** Written notices to City and Consultant shall be given by email, registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: True North Compliance Services, Inc.
3939 Atlantic Avenue, Suite 224
Long Beach CA 90807
Attention: Isam Hasenin
Email: Isam@tncservices.com

City: City of Redondo Beach
Community Development Department, Building Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Mercedes Amely Program Coordinator
Email: mercedes.amely@redondo.org

All notices, including notices of address changes, provided under the Agreement, as amended, are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Risk Strategies Company
2040 Main Street, Suite 450
Irvine, CA 92614

www.risk-strategies.com CA DOI License No. 0F06675

CONTACT NAME: Sherry Young
PHONE (A/C, No, Ext): 949-242-9237 **FAX (A/C, No):**
E-MAIL ADDRESS: syoung@risk-strategies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Citizens Insurance Company of America	31534
INSURER B : Allmerica Financial Benefit Insurance Co	41840
INSURER C : The Hanover American Insurance Company	36064
INSURER D : Westfield National Insurance Company	24120
INSURER E :	
INSURER F :	

INSURED
True North Compliance Services, Inc.
3355 E Spring Street, Suite 302
Long Beach CA 90806

COVERAGES **CERTIFICATE NUMBER:** 88031137 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✓ PRO-JECT ☐ LOC ☐ OTHER:	✓		OB3J114022	8/27/2025	8/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	**AUTOMOBILE LIABILITY** ✓ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ✓ HIRED AUTOS ONLY ✓ NON-OWNED AUTOS ONLY	✓		AW3J248741	12/9/2025	12/9/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	✓ **UMBRELLA LIAB** ✓ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ✓ RETENTION $ 0			OB3J114022	8/27/2025	8/27/2026	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WZ3J114000	8/27/2025	8/27/2026	✓ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability Full Prior Acts			ADP0000828	8/27/2025	8/27/2026	Per Claim Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Projects as on file with the insured.
City of Redondo Beach, its officers, elected and appointed officials, employees and volunteers are named as additional insureds and primary/non-contributory clause applies to the general and auto liability policies-see attached endorsements.
30-day notice for non-renewal and cancellation, 10-day notice for non-payment of premium applies. Professional Liability Ded: $10,000 per claim.
Umbrella Liability follows form to the general, auto and employer's liability policies.

CERTIFICATE HOLDER

City of Redondo Beach
Attn: City Manager
415 Diamond St.
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
RSC Insurance Brokerage

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NAMED INSURED: True North Compliance Services, Inc. **POLICY NUMBER:** OB3J114022

The following are mandatory forms on the policy identified on the Certificate of Insurance:

391-1586 (08-16) BUSINESSOWNERS GENERAL LIABILITY SUPPLEMENTARY ENDORSEMENT
Additional Insured by Contract, Agreement or Permit

A. **Section II – Liability, C** – Who is an insured is amended to include as an additional insured any person or organization with whom you agreed in a written contract, written agreement or permit but only respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions; or the acts or omissions of those acting on your behalf, but only with respect to:

(i) "**Your work**" for the additional insured(s) designated in the contract, agreement or permit including "bodily injury" or "property damage" included in the "products - completed operations hazard" only if this Coverage Part provides such coverage;
(ii) Premises you own, rent, lease, or occupy; or
(iii) Your maintenance, operation or use of equipment leased to you.

*Definition: "**Your work**" a. Means: (1) Work or operations performed by you or on behalf; and (2) materials, parts or equipment furnished in connection with such work or operations; b. Includes (1) warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your work"; and (2) the providing of or failure to provide warnings or instructions.

This provision does not apply:

(1) Unless the written contract or written agreement has been executed or permit has been issued prior to the "bodily Injury", "property damage", "personal injury" or "advertising injury".
(2) To any person or organization Included as an Insured by an endorsement Issued by us and made part of this Coverage Part.
(3) To any lessor of equipment (a) After the equipment lease expires; or (b) If the "bodily Injury", "property damage", "personal injury" or "advertising Injury" arises out of sole negligence of the lessor.
(4) To any: (a) Owners or other Interests from whom land has been leased which takes place after the lease for the land expires; or (b) Managers or lessors of premises if: (i) The occurrence takes place after you cease to be a tenant in that premises; or (ii) The "bodily injury", "property damage", "personal injury" or "advertising injury" arises out of structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor.
(5) To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" or the offense which caused the "personal and advertising injury" involved the rendering of or failure to render any professional services by or for you.

Other Insurance Primary & Non-Contributory

The following paragraph is added to **SECTION III – COMMON POLICY CONDITIONS, H – Other Insurance: Additional Insured – Primary and Non-Contributory.** If you agree in a written contract, written agreement or permit that the insurance provided to any person or organization included as an Additional Insured under **SECTION II – Liability, C. Who is an Insured** is primary and non-contributory, the following applies: If other valid and collectible insurance is available to the Additional Insured for a loss covered under **SECTION II – LIABILITY** of this Coverage Part, our obligations are limited as follows:

(1) **Primary Insurance**: This insurance is primary to other insurance that is available to the Additional Insured which covers the Additional Insured as a Named Insured. We will not seek contribution from any other insurance available to the Additional Insured except: **(a)** For the sole negligence of the Additional Insured; **(b)** When the Additional Insured is an Additional Insured under another primary liability policy; or **(c)** When **b.** below applies. If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary.
(2) **Excess Insurance**:
(a) This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:
(i) That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";
(ii) That is Fire insurance for premises rented to the Additional Insured or temporarily occupied by the Additional Insured with permission of the owner;

(iii) That is insurance purchased by the Additional Insured to cover the Additional Insured's liability as a tenant for "property damage" to premises rented to the Additional Insured or temporarily occupied by the Additional with permission of the owner; or

(iv) If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of **SECTION II** - **LIABILITY. B. Exclusions, 1. Applicable to Business Liability Coverage**.

(v) That is insurance available to you for your participation in any past or present "unnamed joint venture".

(vi) That is any insurance you may have that provides coverage for your professional services.

(b) When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

(c) When this insurance is excess over other Insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(i) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(ii) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage part.

(3) Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first. If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

Per Project Aggregate

The following changes are made to **SECTION II - LIABILITY:**

1. The following is added to **SECTION II - LIABILITY, D. Liability and Medical Expenses Limits of Insurance,** paragraph **4**:

The Aggregate Limits of Insurance apply separately to each of "your projects" or each "location" listed in the Declarations.

2. For the purpose of coverage provided by this endorsement only, the following is added to **SECTION II - LIABILITY**, **F. Liability and Medical Expenses Definitions:**

1. "Your project" means:

a. Any premises, site or "location" at, on, or in which "your work" is not yet completed; and

b. Does not include any "location" listed in the Declarations.

2. "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies: **a.** As if each Named Insured were the only Named Insured; and, **b.** Separately to each insured against whom claim is made or “suit” is brought.

Waiver Of Subrogation

The **TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS)** is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization *where required by written contract* because of payments we make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products-completed operations hazard”. This waiver applies only to the person or organization *where required by written contract.*

Notice Of Cancellation

For any statutorily permitted reason other than non-payment of premium, the number of days required for notice of cancellation, as provided in paragraph 2. of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to *30 Days*.

AUTHORIZED REPRESENTATIVE

From Hanover Forms: 391-1003 (08/16); 391-1445 (08/16); 391-1586 (08/16), 391-1003 (08/16)

No coverage is provided by this Notice, nor can it be construed to replace any provisions of the policy (including its endorsements). If there is any conflict between this Notice and the policy (including the endorsements), the provisions of the policy (including its endorsements) shall prevail.

The Hanover Insurance Group

OB3 J114022 1001586

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GENERAL LIABILITY SUPPLEMENTARY ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

A. Additional Insured by Contract, Agreement or Permit

The following is added to **SECTION II - LIABILITY, C. Who Is An Insured:**

Additional Insured by Contract, Agreement or Permit

a. Any person or organization with whom you agreed in a written contract, written agreement or permit that such person or organization to add as an additional insured on your policy is an additional insured only with respect to liability for "bodily injury", "property damage", or "personal and advertising injury" caused, in whole or in part, by your acts or omissions, or the acts or omissions of those acting on your behalf, but only with respect to:

(1) "Your work" for the additional insured(s) designated in the contract, agreement or permit including "bodily injury" or "property damage" included in the "products-completed operations hazard" only if this Coverage Part provides such coverage.

(2) Premises you own, rent, lease or occupy; or

(3) Your maintenance, operation or use of equipment leased to you.

b. The insurance afforded to such additional insured described above:

(1) Only applies to the extent permitted by law; and

(2) Will not be broader than the insurance which you are required by the contract, agreement or permit to provide for such additional insured.

(3) Applies on a primary basis if that is required by the written contract, written agreement or permit.

(4) Will not be broader than coverage provided to any other insured.

(5) Does not apply if the "bodily injury", "property damage" or "personal and advertising injury" is otherwise excluded from coverage under this Coverage Part, including any endorsements thereto.

c. This provision does not apply:

(1) Unless the written contract or written agreement was executed or permit was issued prior to the "bodily injury", "property damage", or "personal injury and advertising injury".

(2) To any person or organization included as an insured by another endorsement issued by us and made part of this Coverage Part.

(3) To any lessor of equipment:

(a) After the equipment lease expires; or

(b) If the "bodily injury", "property damage", or "personal and advertising injury" arises out of sole negligence of the lessor

(4) To any:

(a) Owners or other interests from whom land has been leased if the "occurrence" or offense takes place or the offense is committed after the lease for the land expires; or

(b) Managers or lessors of premises if:

(i) The "occurrence" takes place or the offense is committed after you cease to be a tenant in that premises; or

(ii) The "bodily injury", "property damage", "personal injury" or "advertising injury" arises out of structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor.

(5) To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" or the offense which caused the "personal and advertising injury" involved the rendering of or failure to render any professional services by or for you.

d. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION II - LIABILITY, D. Liability and Medical Expense Limits of Insurance**:

The most we will pay on behalf of the additional insured for a covered claim is the lesser of the amount of insurance:

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1. Required by the contract, agreement or permit described in Paragraph **a.;** or
2. Available under the applicable Limits of Insurance shown in the Declarations.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations

B. Aggregate Limits of Insurance per Project or per Location

The following changes are made to **SECTION II - LIABILITY:**

1. The following is added to **SECTION II - LIABILITY, D. Liability and Medical Expenses Limits of Insurance,** paragraph **4**:

   The Aggregate Limits of Insurance apply separately to each of "your projects" or each "location" listed in the Declarations.

2. For the purpose of coverage provided by this endorsement only, the following is added to **SECTION II - LIABILITY**, **F. Liability And Medical Expenses Definitions:**

1. "Your project" means:
   a. Any premises, site or "location" at, on, or in which "your work" is not yet completed; and
   b. Does not include any "location" listed in the Declarations.
2. "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

ALL OTHER TERMS, CONDITIONS, AND EXCLUSIONS REMAIN UNCHANGED.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

A. The following is added to **SECTION II – LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured:**

Additional Insured if Required by Contract

If you agree in a written contract, written agreement or written permit that a person or organization be added as an additional "insured" under this Coverage Part, such person or organization is an "insured"; but only to the extent that such person or organization qualifies as an "insured" under paragraph **A.1.c.** of this Section.

If you agree in a written contract, written agreement or written permit that a person or organization be added as an additional "insured" under this Coverage Part, the most we will pay on behalf of such additional "insured" is the lesser of:

(1) The Limits of Insurance for liability coverage specified in the written contract, written agreement or written permit; or

(2) The Limits of Insurance for Liability Coverage shown in the Declarations applicable to this Coverage Part.

Such amount shall be part of and not in addition to the Limits of Insurance shown in the Declarations applicable to this Coverage Part. Regardless of the number of covered "autos", "insureds", premiums paid, claims made or vehicles involved in the "accident", the most we will pay for the total of all damages and "covered pollution cost or expense" combined resulting from any one "accident" is the Limit of Insurance for Liability Coverage shown in the Declarations.

B. The following is added to **SECTION IV – BUSINESS AUTO CONDITIONS,** Paragraph **B. General Conditions,** subparagraph **5. Other Insurance:**

Primary and Non-Contributory

If you agree in a written contract, written agreement or written permit that the insurance provided to a person or organization who qualifies as an additional "insured" under **SECTION II – LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured,** subparagraph **Additional Insured if Required by Contract** is primary and non-contributory, the following applies:

The liability coverage provided by this Coverage Part is primary to any other insurance available to the additional "insured" as a Named Insured. We will not seek contribution from any other insurance available to the additional "insured" except:

(1) For the sole negligence of the additional "insured"; or

(2) For negligence arising out of the ownership, maintenance or use of any "auto" not owned by the additional "insured" or by you, unless that "auto" is a "trailer" connected to an "auto" owned by the additional "insured" or by you; or

(3) When the additional "insured" is also an additional "insured" under another liability policy.

C. This endorsement will apply only if the "accident" occurs:

1. During the policy period;

2. Subsequent to the execution of the written contract or written agreement or the issuance of the written permit; and

3. Prior to the expiration of the period of time that the written contract, written agreement or written permit requires such insurance to be provided to the additional "insured".

D. Coverage provided to an additional "insured" will not be broader than coverage provided to any other "insured" under this Coverage Part.

ALL OTHER TERMS, CONDITIONS, AND EXCLUSIONS REMAIN UNCHANGED.

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AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND TRUE NORTH COMPLIANCE SERVICES, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and True North Compliance Services, Inc., a California corporation ("Consultant" or "Contractor").

The parties hereby agree as follows:

1. Description of Project or Scope of Services. The project description or scope of services to be provided by Consultant, and any corresponding responsibilities of City, or services required to be performed by City are set forth in Exhibit "A."

2. Term and Time of Completion. Consultant shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

3. Compensation. City agrees to pay Consultant for work performed in accordance with Exhibit "C".

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit "D", unless otherwise waived by the City's Risk Manager.

5. Agreement to Comply with California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement.

Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the

business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all

claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

a. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Consultant because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

b. Waiver of Right of Subrogation. Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

15. Insurance. Consultant shall comply with the requirements set forth in Exhibit "D". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day

during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the

City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

24. Non-Exclusivity. Notwithstanding any provision herein to the contrary, the services provided by Consultant hereunder shall be non-exclusive, and City reserves the right to employ other contractors in connection with the project.

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 800 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Risk Strategies Company
2040 Main Street, Suite 450
Irvine, CA 92614

www.risk-strategies.com CA DOI License No. 0F06675

CONTACT NAME: Sherry Young
PHONE (A/C, No, Ext): 949-242-9237 **FAX (A/C, No):**
E-MAIL ADDRESS: syoung@risk-strategies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Citizens Insurance Company of America	31534
INSURER B : Allmerica Financial Benefit Insurance Co	41840
INSURER C : The Hanover American Insurance Company	36064
INSURER D : Westfield National Insurance Company	24120
INSURER E :	
INSURER F :	

INSURED
True North Compliance Services, Inc.
3355 E Spring Street, Suite 302
Long Beach CA 90806

COVERAGES **CERTIFICATE NUMBER:** 88031137 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✓ PRO-JECT ☐ LOC ☐ OTHER:	✓		OB3J114022	8/27/2025	8/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	**AUTOMOBILE LIABILITY** ✓ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ✓ HIRED AUTOS ONLY ✓ NON-OWNED AUTOS ONLY	✓		AW3J248741	12/9/2025	12/9/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	✓ **UMBRELLA LIAB** ✓ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ✓ RETENTION $ 0			OB3J114022	8/27/2025	8/27/2026	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WZ3J114000	8/27/2025	8/27/2026	✓ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability Full Prior Acts			ADP0000828	8/27/2025	8/27/2026	Per Claim Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Projects as on file with the insured.
City of Redondo Beach, its officers, elected and appointed officials, employees and volunteers are named as additional insureds and primary/non-contributory clause applies to the general and auto liability policies-see attached endorsements.
30-day notice for non-renewal and cancellation, 10-day notice for non-payment of premium applies. Professional Liability Ded: $10,000 per claim.
Umbrella Liability follows form to the general, auto and employer's liability policies.

CERTIFICATE HOLDER

City of Redondo Beach
Attn: City Manager
415 Diamond St.
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
RSC Insurance Brokerage

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NAMED INSURED: True North Compliance Services, Inc. **POLICY NUMBER:** OB3J114022

The following are mandatory forms on the policy identified on the Certificate of Insurance:

391-1586 (08-16) BUSINESSOWNERS GENERAL LIABILITY SUPPLEMENTARY ENDORSEMENT
Additional Insured by Contract, Agreement or Permit

A. **Section II – Liability, C** – Who is an insured is amended to include as an additional insured any person or organization with whom you agreed in a written contract, written agreement or permit but only respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions; or the acts or omissions of those acting on your behalf, but only with respect to:

(i) "**Your work**" for the additional insured(s) designated in the contract, agreement or permit including "bodily injury" or "property damage" included in the "products - completed operations hazard" only if this Coverage Part provides such coverage;
(ii) Premises you own, rent, lease, or occupy; or
(iii) Your maintenance, operation or use of equipment leased to you.

*Definition: "**Your work**" a. Means: (1) Work or operations performed by you or on behalf; and (2) materials, parts or equipment furnished in connection with such work or operations; b. Includes (1) warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your work"; and (2) the providing of or failure to provide warnings or instructions.

This provision does not apply:

(1) Unless the written contract or written agreement has been executed or permit has been issued prior to the "bodily Injury", "property damage", "personal injury" or "advertising injury".
(2) To any person or organization Included as an Insured by an endorsement Issued by us and made part of this Coverage Part.
(3) To any lessor of equipment (a) After the equipment lease expires; or (b) If the "bodily Injury", "property damage", "personal injury" or "advertising Injury" arises out of sole negligence of the lessor.
(4) To any: (a) Owners or other Interests from whom land has been leased which takes place after the lease for the land expires; or (b) Managers or lessors of premises if: (i) The occurrence takes place after you cease to be a tenant in that premises; or (ii) The "bodily injury", "property damage", "personal injury" or "advertising injury" arises out of structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor.
(5) To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" or the offense which caused the "personal and advertising injury" involved the rendering of or failure to render any professional services by or for you.

Other Insurance Primary & Non-Contributory

The following paragraph is added to **SECTION III – COMMON POLICY CONDITIONS, H – Other Insurance: Additional Insured – Primary and Non-Contributory.** If you agree in a written contract, written agreement or permit that the insurance provided to any person or organization included as an Additional Insured under **SECTION II – Liability, C. Who is an Insured** is primary and non-contributory, the following applies: If other valid and collectible insurance is available to the Additional Insured for a loss covered under **SECTION II – LIABILITY** of this Coverage Part, our obligations are limited as follows:

(1) **Primary Insurance**: This insurance is primary to other insurance that is available to the Additional Insured which covers the Additional Insured as a Named Insured. We will not seek contribution from any other insurance available to the Additional Insured except: **(a)** For the sole negligence of the Additional Insured; **(b)** When the Additional Insured is an Additional Insured under another primary liability policy; or **(c)** When **b.** below applies. If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary.
(2) **Excess Insurance**:
(a) This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:
(i) That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";
(ii) That is Fire insurance for premises rented to the Additional Insured or temporarily occupied by the Additional Insured with permission of the owner;

(iii) That is insurance purchased by the Additional Insured to cover the Additional Insured's liability as a tenant for "property damage" to premises rented to the Additional Insured or temporarily occupied by the Additional with permission of the owner; or

(iv) If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of **SECTION II** - **LIABILITY. B. Exclusions, 1. Applicable to Business Liability Coverage**.

(v) That is insurance available to you for your participation in any past or present "unnamed joint venture".

(vi) That is any insurance you may have that provides coverage for your professional services.

(b) When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

(c) When this insurance is excess over other Insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(i) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(ii) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage part.

(3) Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first. If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

Per Project Aggregate

The following changes are made to **SECTION II - LIABILITY:**

1. The following is added to **SECTION II - LIABILITY, D. Liability and Medical Expenses Limits of Insurance,** paragraph **4**:

The Aggregate Limits of Insurance apply separately to each of "your projects" or each "location" listed in the Declarations.

2. For the purpose of coverage provided by this endorsement only, the following is added to **SECTION II - LIABILITY**, **F. Liability and Medical Expenses Definitions:**

1. "Your project" means:

a. Any premises, site or "location" at, on, or in which "your work" is not yet completed; and

b. Does not include any "location" listed in the Declarations.

2. "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies: **a.** As if each Named Insured were the only Named Insured; and, **b.** Separately to each insured against whom claim is made or “suit” is brought.

Waiver Of Subrogation

The **TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS)** is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization *where required by written contract* because of payments we make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products-completed operations hazard”. This waiver applies only to the person or organization *where required by written contract.*

Notice Of Cancellation

For any statutorily permitted reason other than non-payment of premium, the number of days required for notice of cancellation, as provided in paragraph 2. of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to *30 Days*.

AUTHORIZED REPRESENTATIVE

From Hanover Forms: 391-1003 (08/16); 391-1445 (08/16); 391-1586 (08/16), 391-1003 (08/16)

No coverage is provided by this Notice, nor can it be construed to replace any provisions of the policy (including its endorsements). If there is any conflict between this Notice and the policy (including the endorsements), the provisions of the policy (including its endorsements) shall prevail.

The Hanover Insurance Group

OB3 J114022 1001586

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GENERAL LIABILITY SUPPLEMENTARY ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

A. Additional Insured by Contract, Agreement or Permit

The following is added to **SECTION II - LIABILITY, C. Who Is An Insured:**

Additional Insured by Contract, Agreement or Permit

a. Any person or organization with whom you agreed in a written contract, written agreement or permit that such person or organization to add as an additional insured on your policy is an additional insured only with respect to liability for "bodily injury", "property damage", or "personal and advertising injury" caused, in whole or in part, by your acts or omissions, or the acts or omissions of those acting on your behalf, but only with respect to:

(1) "Your work" for the additional insured(s) designated in the contract, agreement or permit including "bodily injury" or "property damage" included in the "products-completed operations hazard" only if this Coverage Part provides such coverage.

(2) Premises you own, rent, lease or occupy; or

(3) Your maintenance, operation or use of equipment leased to you.

b. The insurance afforded to such additional insured described above:

(1) Only applies to the extent permitted by law; and

(2) Will not be broader than the insurance which you are required by the contract, agreement or permit to provide for such additional insured.

(3) Applies on a primary basis if that is required by the written contract, written agreement or permit.

(4) Will not be broader than coverage provided to any other insured.

(5) Does not apply if the "bodily injury", "property damage" or "personal and advertising injury" is otherwise excluded from coverage under this Coverage Part, including any endorsements thereto.

c. This provision does not apply:

(1) Unless the written contract or written agreement was executed or permit was issued prior to the "bodily injury", "property damage", or "personal injury and advertising injury".

(2) To any person or organization included as an insured by another endorsement issued by us and made part of this Coverage Part.

(3) To any lessor of equipment:

(a) After the equipment lease expires; or

(b) If the "bodily injury", "property damage", or "personal and advertising injury" arises out of sole negligence of the lessor

(4) To any:

(a) Owners or other interests from whom land has been leased if the "occurrence" or offense takes place or the offense is committed after the lease for the land expires; or

(b) Managers or lessors of premises if:

(i) The "occurrence" takes place or the offense is committed after you cease to be a tenant in that premises; or

(ii) The "bodily injury", "property damage", "personal injury" or "advertising injury" arises out of structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor.

(5) To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" or the offense which caused the "personal and advertising injury" involved the rendering of or failure to render any professional services by or for you.

d. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION II - LIABILITY, D. Liability and Medical Expense Limits of Insurance**:

The most we will pay on behalf of the additional insured for a covered claim is the lesser of the amount of insurance:

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1. Required by the contract, agreement or permit described in Paragraph **a.;** or
2. Available under the applicable Limits of Insurance shown in the Declarations.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations

B. Aggregate Limits of Insurance per Project or per Location

The following changes are made to **SECTION II - LIABILITY:**

1. The following is added to **SECTION II - LIABILITY, D. Liability and Medical Expenses Limits of Insurance,** paragraph **4**:

   The Aggregate Limits of Insurance apply separately to each of "your projects" or each "location" listed in the Declarations.

2. For the purpose of coverage provided by this endorsement only, the following is added to **SECTION II - LIABILITY**, **F. Liability And Medical Expenses Definitions:**

   1. "Your project" means:
      - **a.** Any premises, site or "location" at, on, or in which "your work" is not yet completed; and
      - **b.** Does not include any "location" listed in the Declarations.
   2. "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

ALL OTHER TERMS, CONDITIONS, AND EXCLUSIONS REMAIN UNCHANGED.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

A. The following is added to **SECTION II – LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured:**

Additional Insured if Required by Contract

If you agree in a written contract, written agreement or written permit that a person or organization be added as an additional "insured" under this Coverage Part, such person or organization is an "insured"; but only to the extent that such person or organization qualifies as an "insured" under paragraph **A.1.c.** of this Section.

If you agree in a written contract, written agreement or written permit that a person or organization be added as an additional "insured" under this Coverage Part, the most we will pay on behalf of such additional "insured" is the lesser of:

(1) The Limits of Insurance for liability coverage specified in the written contract, written agreement or written permit; or

(2) The Limits of Insurance for Liability Coverage shown in the Declarations applicable to this Coverage Part.

Such amount shall be part of and not in addition to the Limits of Insurance shown in the Declarations applicable to this Coverage Part. Regardless of the number of covered "autos", "insureds", premiums paid, claims made or vehicles involved in the "accident", the most we will pay for the total of all damages and "covered pollution cost or expense" combined resulting from any one "accident" is the Limit of Insurance for Liability Coverage shown in the Declarations.

B. The following is added to **SECTION IV – BUSINESS AUTO CONDITIONS,** Paragraph **B. General Conditions,** subparagraph **5. Other Insurance:**

Primary and Non-Contributory

If you agree in a written contract, written agreement or written permit that the insurance provided to a person or organization who qualifies as an additional "insured" under **SECTION II – LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured,** subparagraph **Additional Insured if Required by Contract** is primary and non-contributory, the following applies:

The liability coverage provided by this Coverage Part is primary to any other insurance available to the additional "insured" as a Named Insured. We will not seek contribution from any other insurance available to the additional "insured" except:

(1) For the sole negligence of the additional "insured"; or

(2) For negligence arising out of the ownership, maintenance or use of any "auto" not owned by the additional "insured" or by you, unless that "auto" is a "trailer" connected to an "auto" owned by the additional "insured" or by you; or

(3) When the additional "insured" is also an additional "insured" under another liability policy.

C. This endorsement will apply only if the "accident" occurs:

1. During the policy period;

2. Subsequent to the execution of the written contract or written agreement or the issuance of the written permit; and

3. Prior to the expiration of the period of time that the written contract, written agreement or written permit requires such insurance to be provided to the additional "insured".

D. Coverage provided to an additional "insured" will not be broader than coverage provided to any other "insured" under this Coverage Part.

ALL OTHER TERMS, CONDITIONS, AND EXCLUSIONS REMAIN UNCHANGED.

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Administrative Report

H.8., **File #** 26-0600 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

ADOPT BY 4/5THS VOTE AND TITLE ONLY, RESOLUTION NO CC-2605-030 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $60,000 IN GRANT FUNDS FROM THE CALIFORNIA ENERGY COMMISSION TO THE INTERGOVERNMENTAL GRANTS FUND

EXECUTIVE SUMMARY

California Senate Bill (SB) 129 in 2021 included an appropriation to the California Energy Commission (CEC) to support a grant program for cities to establish online solar permitting programs. The California Automated Permitting Processing (CalAPP) Program was developed to distribute these funds to local jurisdictions. The Building Division of the Community Development Department was awarded a $60,000 grant from the CEC as part of the CalAPP Program to procure and implement a platform to streamline online solar permitting.

BACKGROUND

On March 21, 2023 the City Council approved an agreement with Charles Abbott Associates, Inc. to acquire and implement the CityTech Permits Pro Software, a CEC-eligible online building permit program. Following successful implementation, the City was eligible to apply for reimbursement prior to the grant liquidation date of June 30, 2027.

Staff encountered difficulties with the CityTech platform, unrelated to online solar permitting, that led to procurement of an alternate permitting platform that was fully implemented in the second half of the 2025 calendar year. With that platform in place and serving the City's needs effectively, staff elected to proceed with the grant reimbursement process. Since the launch of CityTech Permits Pro, the City has processed 74 online solar permits.

If approved by a 4/5ths vote of the City Council, the proposed Resolution would authorize a FY 2025-26 budget modification appropriating $60,000 in grant funds from the CEC to the Intergovernmental Grants Fund.

COORDINATION

This item was coordinated with the Building Division of the Community Development Department and the Financial Services Department. The City Attorney's Office prepared the Resolution.

FISCAL IMPACT

The $60,000 in CEC grant funding is being distributed to the City on a reimbursement basis and will be appropriated to the Intergovernmental Grants Fund.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2605-030 Authorizing a Fiscal Year 2025-2026 Budget Modification Appropriating $60,000 from the California Energy Commission to the Intergovernmental Grants Fund
- Agmt - Grant Agreement #APP-22-055 California Energy Commission California Automated Permit Processing (CalAPP) Program

RESOLUTION NO. CC-2605-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING $60,000 IN GRANT FUNDS FROM THE CALIFORNIA ENERGY COMMISSION TO THE INTERGOVERNMENTAL GRANTS FUND

WHEREAS, it is the intention of the City Council of the City of Redondo Beach ("City Council") to review the adopted budget from time to time; and

WHEREAS, the City of Redondo Beach ("City") was awarded a grant from the California Energy Commission for the California Automated Permit Processing ("CalAPP") Program in the amount of $60,000; and

WHEREAS, the CalAPP funds will be made available to the City for the period of December 19, 2022 to May 31, 2027; and

WHEREAS, the Building Division of the Community Development Department shall use the monies to fund a portion of the procurement and implementation of an online platform for processing and approving solar permits to accelerate renewable energy adoption; and

WHEREAS, the City's adopted budget needs to be modified to appropriate funds for the 2025-2026 Fiscal Year.

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

SECTION 1. That conditions have arisen during the 2025-2026 budget year that require budget modifications and, upon recommendation of the City Manager, the budget as adopted for Fiscal Year 2025-2026 is modified as follows:

> Sixty Thousand Dollars ($60,000) from the California Energy Commission California Automated Permit Processing ("CalAPP") Program shall be appropriated to the Intergovernmental Grants Fund.

SECTION 2. Pursuant to Section 11(f) of the City Charter, the City Clerk is hereby directed and instructed to correct the budget records of said City for Fiscal Year 2025-2026 in accordance with the above modification.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
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- 2605-030 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 12th day of May, 2026, and thereafter 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

STATE OF CALIFORNIA
GRANT AGREEMENT
CEC-146 (Revised 3/2019)

CALIFORNIA ENERGY COMMISSION

RECIPIENT	AGREEMENT NUMBER
City of Redondo Beach	**APP-22-055**
ADDRESS	AGREEMENT TERM
415 Diamond Street Redondo Beach, CA 90277	**12/19/2022 to 05/31/2027** The effective date of this Agreement is either the start date or the approval signature date by the California Energy Commission representative below, whichever is later. The California Energy Commission shall be the last party to sign. No work is authorized, nor shall any work begin, until on or after the effective date.

PROJECT DESCRIPTION

The parties agree to comply with the terms and conditions of the following Exhibits which are by this reference made a part of the agreement.

Exhibit A – Application with Scope of Work	Page(s): 4
Exhibit B – APP General Terms and Conditions	Page(s): 5
Exhibit C – Contact List	Page(s): 1

REIMBURSABLE AMOUNT
$ 60,000
MINIMUM MATCH SHARE REQUIRED
$ 0
TOTAL OF REIMBURSABLE AMOUNT AND MINIMUM MATCH
$ 60,000

The undersigned parties have read the attachments to this agreement and will comply with the standards and requirements contained therein.

CALIFORNIA ENERGY COMMISSION		CONTRACTOR	
AUTHORIZED SIGNATURE Adrienne Winuk Digitally signed by Adrienne Winuk Date: 2023.04.04 08:15:19 -07'00'	DATE	AUTHORIZED SIGNATURE DocuSigned by: Nils H. Nehrenheim DC2A3D6CA98045B...	DATE 3/31/2023 | 9:28 AM P
NAME Adrienne Winuk		NAME Nils H. Nehrenheim	
TITLE Contracts, Grants, and Loans Office Manager		TITLE Mayor Pro Tempore	
CALIFORNIA ENERGY COMMISSION ADDRESS 715 P Street, MS 18, Sacramento, CA 95814			

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...
Eleanor Manzano,
City Clerk

DocuSigned by:
Michael W. Webb
669049EDE03D402...
Michael W Webb,
City Attorney

ATTACHMENT 01
Grant Application Form – EXHIBIT A

California Automated Permit Processing (CalAPP) Program

1. APPLICANT INFORMATION (REQUIRED)

Jurisdiction Name (please use full legal name as it would appear on the executed grant): City of Redondo Beach
Jurisdiction Type (select one): ☒ City ☐ County ☐ City and County
Current Estimated Population State of California Department of Finance Demographics (https://dof.ca.gov/forecasting/Demographics/): ☐ Less than 50,000 ☐ From 100,000 to 200,000 ☒ From 50,000 to 99,999 ☐ Greater than 200,000

Project Manager *(serves as point of contact for all communications)*	Name	Luke Smude
	Street Address	415 Diamond Street
	City and Zip Code	Redondo Beach, 90277
	Phone Number	(310) 318-0695
	E-Mail Address	luke.smude@redondo.org

2. FUNDING (REQUIRED)

Assigned Maximum Grant Amount (select ***one***)

☐ **Group 1 ($40,000):** Population less than 50,000

☒ **Group 2 ($60,000):** Population from 50,000 to 99,999

☐ **Group 3 ($80,000):** Population from 100,000 to 200,000

☐ **Group 4 ($100,000):** Population greater than 200,000

3. PROJECT INFORMATION (REQUIRED)

A. Online, automated solar permitting platform to be adopted:

☒ SolarAPP+

☐ Other. If selected, complete Section 4 ("Additional Information")

B. Please select allowable budget item(s) anticipated to be used (Select at least one):

☐ Ongoing in-house staff labor costs associated directly with adoption and maintenance of the platform

☒ Ongoing third-party or consultant time associated directly with adoption and maintenance of the platform

☒ Ongoing staff training and education, specific to the platform

☐ Ongoing training events for local installers, specific to the platform

☐ Essential hardware or equipment necessary to support adoption of the platform

☒ Maintenance, such as adding support for energy storage paired with solar energy system permitting, and subscription cost for permit tracking software in support of adopted permitting platform

C. Estimated Project Timeline*

*Enter actual dates if activities already began

Activity	Date (Month/Year)
Begin Development/Pilot	3/1/2023
Full Adoption	8/1/2023
Staff Training	6/1/2023
Training for Local Installers	7/1/2023

4. ADDITIONAL INFORMATION (if applicable)

NOTE: Only complete this section if you implement a platform other than SolarAPP+

Please identify whether the following features are supported by the implemented platform. All features are required for the platform to qualify for funding. CEC staff will verify prior to payment approval.

Performs an automated plan review for residential solar energy systems that completes automatic code compliance checks based on user inputs (such as a contractor), thereby enabling or otherwise issuing permits instantly when the project is confirmed as code compliant, without the need for human review	☐ Yes	☐ No
Supports online, immediate fee payment once an application is complete, which may include auto-invoicing of permit fee costs	☐ Yes	☐ No
Supports immediate generation of a permit job card following payment confirmation	☐ Yes	☐ No
Blocks noncompliant applications from receiving a permit	☐ Yes	☐ No
EITHER: 1) Stand-alone permitting tool; **OR** 2) Integrates with current software and inspection platform already in use	☐ Yes	☐ No

5. REPORTING (REQUIRED)

Following adoption and verification of a qualifying platform, the Energy Commission may request, and the Recipient will provide if requested, annual data on the number of permits issued for solar energy systems and a solar energy system paired with an energy storage system including relevant characteristics of those systems, such as system capacity. Please indicate your acceptance of these terms.	☒ Yes	☐ No

6. CERTIFICATION (REQUIRED)

- I am authorized to complete and sign this form on behalf of the applicant.
- I authorize the California Energy Commission to make any inquiries necessary to verify the information presented in this application.
- I have read and understand the terms and conditions contained in this solicitation. I accept the terms and conditions contained in this solicitation on behalf of the applicant, and the applicant is willing to enter into an agreement with the Energy Commission to conduct the proposed project according to the terms and conditions without negotiation.
- I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Authorized Representative:	Luke Smude
Title:	Assistant to the City Manager
Phone Number:	(310) 318-0695
E-mail Address:	luke.smude@redondo.org
Date:	12/15/2022
Signature of Authorized Representative:	

NOTE: Do not overlap signature with surrounding border lines.

Exhibit B
California Automated Permit Processing (CalAPP) Program
Terms and Conditions

1. Background and Authority for this Grant

California Senate Bill 129 (2021) included an appropriation to the California Energy Commission (CEC) to support a grant program for cities, counties, or cities and counties to establish online solar permitting.

2. Documents Incorporated by Reference and Priority

Incorporated by reference into this agreement are the following documents:

A. Grant Funding Opportunity (GFO) 21-402.
B. Recipient's application to CalAPP.

As between the incorporated documents and the remainder of this Agreement, the rest of this Agreement takes priority in case of a conflict.

3. Budget, Invoices, and Payments

a) The CEC is only obligated to reimburse the Recipient for paid costs that are (1) incurred during the Agreement Term; (2) invoiced within the required timeframes of this Agreement; (3) not more than this Agreement's budget; and (4) reasonable, actual, and allowable expenses under this Agreement.
b) Recipient acknowledges that the funds under this Agreement have a liquidation date of June 30, 2027, a legal timeframe after which the CEC has no authority to pay the funds. In addition, it takes the CEC administrative time to review, approve, work with the Recipient to correct any errors in, and request the State Controller's Office to pay invoices. Accordingly, Recipient acknowledges that if it does not submit accurate invoices by March 30, 2027, for all amounts due under the Agreement, it risks not receiving payment, and relinquishes all rights to such payments should the CEC not pay it by the liquidation date. Recipient acknowledges that time is of the essence in invoicing by March 30, 2027, for all amounts due under this Agreement.

The Recipient may request payment from the Energy Commission at any time during the term of this Agreement after successful adoption of a qualifying solar permitting platform as verified by the CEC, but no more frequently than monthly. Recipient must use the CAM provided template invoice spreadsheet.

c) If invoicing for in-house staff time, the template invoice spreadsheet must identify the employee's name, hours worked, and billing rate to be included as a reimbursable expense.

d) Unallowable costs include:
- Software not related to the adoption of a qualifying online, automated permitting platform.
- Any costs incurred or activities conducted prior to entering into a grant agreement with the Energy Commission or incurred after the grant agreement has ended.
- Typically excluded items such as food and beverages.

- Advertising costs.
- Fines and penalties.
- Permit processing fees charged by operator of an online platform.
- All other costs not identified as allowable.
- Unreasonable amounts or rates.

4. Certification

By signing this Agreement, Recipient hereby certifies that all funds received pursuant to this Agreement shall be spent exclusively for its CalAPP project in compliance with this Agreement. The Recipient further certifies that it shall comply with all applicable laws in performing this Agreement.

5. Nondiscrimination Statement of Compliance

During the performance of this Agreement, the Recipient and its subcontractors will not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, sexual orientation, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition, age, marital status, or denial of family care leave. The Recipient and its subcontractors will ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment.

The Recipient and its subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Sections 12990 et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 11000 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4.1 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part of it as if set forth in full. The Recipient and its subcontractors will give written notice of their obligations under this section to labor organizations with which they have a collective bargaining or other Agreement.

The Recipient shall include the nondiscrimination and compliance provisions of this section in all subcontracts to perform work under this Agreement.

6. Drug-Free Workplace Certification

By signing this Agreement, the Recipient certifies under penalty of perjury under the laws of the State of California that it will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code Section 8350 et seq.) and will provide a drug-free workplace by taking the following actions:

1) Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited, and specifying actions to be taken against employees for violations as required by Government Code Section 8355(a).

2) Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b) to inform employees about all of the following:

- The dangers of drug abuse in the workplace;
- The person's or organization's policy of maintaining a drug-free workplace;
- Any available counseling, rehabilitation, and employee assistance programs; and
- Penalties that may be imposed upon employees for drug abuse violations.

3) Provide, as required by Government Code Section 8355(c), that every employee who works on the proposed project:

   - Will receive a copy of the company's drug-free policy statement; and
   - Will agree to abide by the terms of the company's statement as a condition of employment on the project.

In addition to any other rights and remedies available to the CEC, failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both, and the Recipient may be ineligible for any future state awards if the CEC determines that any of the following has occurred: (1) the Recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

7. Americans With Disabilities Act

By signing this Agreement, the Recipient assures the CEC that it complies with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. Section 12101, et seq.), which prohibits discrimination on the basis of disability, as well as applicable regulations and guidelines issued pursuant to the ADA.

8. Accounting and Audit

The Recipient will keep separate, complete, and correct accounting of the costs involved in completing the Agreement. The Recipient agrees that the CEC, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. The Recipient agrees to maintain such records for possible audit for a minimum of three (3) years after the Agreement ends in any way. The Recipient agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, the Recipient agrees to include a similar right of the CEC, the Bureau of State Audits, or their designated representative, to audit records and interview staff in any subcontract related to performance of this Agreement. These rights and responsibilities are in addition to and not restrictive of those in Section 16. Access to Sites and Records.

9. Public Works

The Recipient is responsible for complying with all applicable laws, which can include public works requirements under the Labor Code. Recipient acknowledges acceptance of Agreement funds may trigger public works laws (Labor Code Section 1720 et seq.), a requirement of which is to pay prevailing wages, applying to its entire project. If the project is public works then it is subject to compliance monitoring and enforcement by the Department of Industrial Relations. By signing this Agreement, Recipient certifies that it shall comply with all applicable Public Works laws and requirements.

10. Intellectual Property

As between the Recipient and the CEC, the Recipient owns all intellectual property it or its subcontractors create under this Agreement. The CEC has a no-cost, non-exclusive, transferable, irrevocable, royalty-free, worldwide, perpetual license to use, publish, translate, modify, and reproduce all intellectual property, such as the products identified in Section 2. above, for governmental purposes the Recipient or its subcontractors create under this agreement. The Recipient shall include a provision securing these rights for the CEC in all of its subcontractor agreements related to performance of this Agreement.

11. Amendment

No amendment or variation of this Agreement shall be valid unless made in writing and signed by both the Recipient and CEC.

12. Governing Law

This Agreement is governed by the laws of the State of California as to interpretation and performance.

13. Independent Capacity

In the performance of this Agreement, Recipient and its agents, subcontractors, and employees will act in an independent capacity and not as officers, employees, or agents of the CEC or the State of California.

14. Severability

If any provision of this Agreement is unenforceable or held to be unenforceable, all other provisions of this Agreement will remain in full force and effect.

15. Waiver

No waiver of any breach of this Agreement constitutes waiver of any other breach. All remedies in this Agreement will be taken and construed as cumulative, meaning in addition to every other remedy provided in the Agreement or by law.

16. Access to Sites and Records

The Recipient shall provide during the Agreement and for at least 3 years after the Agreement ends in any way to the CEC or its representatives reasonable access to all project sites and to all records related to this Agreement. These rights and responsibilities are in addition to and not restrictive of those in Section 8. Accounting and Audit.

17. Termination Without Cause

The CEC may terminate this Agreement without cause upon giving written notice to the Recipient. In this event, the Recipient will use all reasonable efforts to mitigate its expenses and obligations.

18. Third-Party Beneficiary

The Recipient shall in every subcontract under this Agreement include a provision indicating the CEC is a third-party beneficiary to the agreement.

19. Survival of Terms

The following terms survive this Agreement no matter how the agreement ends, such as by its own terms or via termination:

- 8. Accounting and Audit
- 9. Public Works
- 10. Intellectual Property
- 12. Governing Law
- 14. Severability
- 15. Waiver
- 16. Access to Sites and Records
- 18. Third-Party Beneficiary

Exhibit C
CONTACT LIST

California Energy Commission	Recipient
Commission Agreement Manager: Lucio Hernandez California Energy Commission 716 P Street, MS-45 Sacramento, CA 95814 Phone: (916) 477-1799 e-mail: lucio.hernandez@energy.ca.gov	**Project Manager:** Luke Smude City of Redondo Beach 415 Diamond Street Redondo Beach, CA 90277 Phone: (310) 318-0695 e-mail: luke.smude@redondo.org
Confidential Deliverables/Products California Energy Commission Contracts, Grants, and Loans Officer 715 P Street MS-18 Sacramento, CA 95814	**Administrator:** Lorena Soules City of Redondo Beach, Building 415 Diamond Street Redondo Beach, CA 90277 Phone: (310) 318-0636 e-mail: lorena.soules@redondo.org
Invoices, Progress Reports and Non-Confidential Deliverables to: California Energy Commission Accounting Officer 715 P Street MS-2 Sacramento, CA 95814 Email PDF of Payment Request invoice packet to: invoices@energy.ca.gov	**Accounting Officer:** Lori Yamasaka City of Redondo Beach, Finance 415 Diamond Street Redondo Beach, CA 90277 Phone: (310) 937-6629 e-mail: lori.yamasaka@redondo.org
Legal Notices: Tatyana Yakshina Grants Manager 715 P Street MS-18 Sacramento, CA 95814 Phone: (916) 827-9294 e-mail: tatyana.yakshina@energy.ca.gov	**Recipient Legal Notices:** Eleanor Manzano City of Redondo Beach, City Clerk 415 Diamond Street Redondo Beach, CA 90277 Phone: (310) 310-318-0646 e-mail: eleanor.manzano@redondo.org

Administrative Report

H.9., **File #** 26-0602 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3311-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE NO. 3312-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXEDUSE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

The proposed Ordinances were approved for introduction and first reading on May 5, 2026 and are now ready for second reading and adoption.

The City of Redondo Beach adopted its 6th Cycle 2021-2029 Housing Element on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022. Since adoption/certification, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity.

BACKGROUND

In furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City adopted an amendment to is Certified Housing Element that serves to replace the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) obligating future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area as residential. The adopted amendment also

eliminated one of the six housing sites, referred to in the Housing Element as the North Tech site.

Additional amendments to the City's Zoning and Subdivision Ordinances are required in order to implement and make consistent the replacement of the "overlay" designations/zoning with the recently adopted Housing Element updates. The Zoning and Subdivision Ordinances under consideration with this item (Ordinance No. 3311-26 and Ordinance No. 3312-26) serve to replace the Affordable Housing Overlay Zoning Districts with High-Density Residential and Mixed-Use Zoning Districts thereby implementing and making consistent the City's Zoning and Subdivision Ordinance with the recently adopted Housing Element updates.

At this time, staff recommends the City Council approve the proposed Ordinances for second reading and adoption.

COORDINATION

The Community Development Department coordinated the preparation of the Ordinances with the City Attorney's Office, along with the City's General Plan and Housing Element Consultants, PlaceWorks, Inc. and Veronica Tam & Associates, Inc. respectively. City staff also consulted with State HCD on the adopted Housing Element amendments and the proposed implementing Zoning and Subdivision Ordinances. Additionally, the Planning Commission unanimously supported the proposed Zoning and Subdivision Ordinances.

FISCAL IMPACT

The costs associated with the proposed Zoning and Subdivision Ordinances and associated environmental services fall within the City's Agreement with PlaceWorks, Inc. for the General Plan Update. The total cost of the Agreement with PlaceWorks is $2,459,846. Except for the initial General Fund expenditure of $676,900, the costs to fund the General Plan Update and the proposed implementing Zoning and Subdivision Ordinances work have been paid from the City's General Plan Maintenance Fund and through the Local Early Action Planning (LEAP) Grant awarded to the City by the State of California. With regards to the adopted Housing Element update and the proposed implementing Zoning and Subdivision Ordinances, Veronica Tam and Associates, Inc. provided the required consulting services. The current Agreement with Veronica Tam and Associates, Inc. is $30,000. The cost to fund this work has also been paid from the General Plan Maintenance Fund.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3311-26 Amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use
- Ord - No. 3312-26 Amending Title 10 Planning and Zoning, Chapter 1 Subdivisions

ORDINANCE NO. 3311-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for

review. The City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a "substantial compliance" letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city's Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the "Addendum" to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City's Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the "Addendum" to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified "Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment Program EIR", concerning the update of the City's Housing Element, and adopt proposed amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code ("Exhibit A") to implement amendments to the city's certified 6th Cycle 2021-2029 Housing Element that replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31, 2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc. conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with the proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance; and

WHEREAS, on May 5, 2026 the City Council, at their duly noticed public hearing and pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), approved an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026) with the approval of Resolution No. 2605-027.

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

1. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with the "Purpose" and procedures pursuant to Redondo Beach Municipal Code Section 10-2.2504 Zoning amendments.
2. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element as amended.
3. The amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
4. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
5. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final

Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

6. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approved the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), with their approval of Resolution No. 2605-027 and as part of that approval directed staff to file a "Notice of Determination" as set forth in Public Resources Code Section 21152.
7. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City's Charter.

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

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use to make consistent with and implement the City's certified 6th Cycle 2021-2029 Housing Element Amendments in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 3. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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 Ordinance No. 3311-26 was introduced at a regular meeting of the City Council held on the 5th day of May, 2026 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

ORDINANCE NO. CC-3311-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

"Exhibit A"

Amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code.

Amendments to Chapter 2, Zoning and Land Use

Amendments to Article 1, General Provisions

Section 10-2.300, Designation of Zones:

§ 10-2.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the City is divided into the following zones:

(a) Residential.

(1) R-1 Single-Family Residential Zone.

(2) R-1 A Single-Family Residential Zone.

(3) R-2 Low Density Multiple-Family Residential Zone.

(4) R-3 Low Density Multiple-Family Residential Zones: R-3 and R-3A.

(5) RMD Medium Density Multiple-Family Residential Zone.

(6) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, ~~and~~ RH-3, and RH-4.

(7) R-MHP Mobile Home Park Zone.

(b) Commercial.

(1) C-1 Commercial Zone.

(2) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.

(3) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.

(4) C-4 Commercial Zones: C-4, C-4A, and C-4-PD.

(5) C-5 Commercial Zones: C-5A.

(6) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4 and CC-5.

(c) Mixed Use.

(1) MU-1 Mixed Use Zone.

~~(2) MU-2 Mixed Use Zone.~~

(~~3~~2) MU-3 Mixed Use Zones: MU-3, MU-3A, and MU-3C.

(3) MU-H Mixed Use

(4) CR Regional Commercial Zones: CR, and CR-H.

(d) Industrial.

(1) I-1 Industrial Zones: I-1, I-1A, and I-1B.

(2) I-2 Industrial Zones: I-2 and I-2A.

(3) IC-1 Industrial-Commercial Zone.

(e) Public and Institutional.

(1) P-CIV Civic Center Zone.

(2) P-RVP Riviera Village Parking Zone.

(3) P-ROW Right-of-Way Zone.

(4) P-CF Community Facility Zone.

(5) P-PRO Parks, Recreation, and Open Space Zone.

(6) P-SF School Facility Zone.

(7) P-GP Generating Plant Zone.

(f) Overlay Zones.

(1) (H) Historic Overlay Zone.

(2) (PLD) Planned Development Overlay Zone.

(3) (MU) Mixed-Use Overlay Zone.

(4) (RIV) Riviera Village Overlay Zone.

~~(5) (AHO) Affordable Housing Overlay Zone.~~

(5) (IF) Industrial Flex Overlay Zone.

Section 10-2.402, Definitions:

The following definitions will be revised (shown as strike through and underlined text) within Section 10-2.402, Definitions:

…

(9) "Affordable Housing ~~Overlay (AHO)~~ Project - Housing Element" shall mean any development project proposed or developed ~~within an affordable housing overlay zone that qualifies to use the optional standards of the AHO zone and~~ on a Housing Element Affordable Housing Site that provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as affordable housing projects. ~~elects to do so. Qualifying projects must meet the requirements of either a Tier 1 or Tier 2 project as follows:~~

~~(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total floor area in the project site.~~

~~(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as a Tier 2 projects.~~

(10) "Affordable Housing ~~Overlay (AHO)~~ Site - Housing Element)" shall mean a site identified in the Housing Element of the General Plan that is included in the Housing Element Sites inventory as suitable to fulfill the City's low or very low income RHNA obligation, ~~would be rezoned with an "Affordable Housing Overlay"~~ and ~~represented~~ is identified in the ~~Land Use~~ rezoning program (Program 8) of the Housing Element ~~by the residential overlay (-R) General Plan land use designation~~. On these sites, ~~qualifying AHO~~ at least 50 percent of the floor area for any new development project must be for residential use. Affordable Housing Projects-Housing Element ~~may~~ benefit from streamlined administrative procedures identified in Article 12. ~~elect to use the regulations and standards of the AHO zone rather than those of the underlying zone. AHO sites~~ Affordable Housing Sites - Housing Element include the following sites identified ~~on~~ in the ~~Land Use Plan~~ Housing Element of the General Plan:

~~(1) North Tech~~

~~(2)~~a. South of Transit Center (RH-4)

(3)b. South Bay Marketplace (CR-H)

~~(4)~~c. Kingsdale (RH-4 and MU-H)

~~(5)~~d. 190th Street (RH-4)

~~(6)~~e. FedEx (MU-H), and

f. Scattered Sites (MU-1)

…

(79) "Floor area, gross." In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

a. Uses in nonresidential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories, and the floor area of mezzanines, lofts, and basements of a structure. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

b. Residential uses in "R" residential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines and lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot.

c. Mixed uses in mixed use ~~and AHO~~ zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

Amendments to Article 2, Zoning Districts

Section 10-2.510, Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.510 Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the multiple-family residential zone regulations are to:

(a) Provide appropriately located areas for multiple-family residential development, including those units used as transitional housing, supportive housing or employee housing consistent with the General Plan, and with the standards of public health, safety, and welfare established by the Municipal Code;

(b) Provide an adequate supply and range of housing types to accommodate the City's future population growth;

(c) Achieve a high level of design quality consistent with the surrounding neighborhood;

(d) Ensure adequate light, air, privacy, and open space for each dwelling;

(e) Protect residential areas from public safety hazards;

(f) Provide sites for public or semi-public land uses needed to complement residential development or requiring a residential environment;

(g) Ensure the provision of public services and facilities needed to accommodate the residential population.

(h) The additional purposes of each multiple-family residential zone are:

(1) R-2, R-3 and R-3A low density multiple-family residential zones. To provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, and designed to convey the visual character of single family residential neighborhoods.

(2) RMD medium density multiple-family residential zone. To provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(3) RH high density multiple-family residential zones. To provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(4) RH-4 very high density multiple-family residential zones. To promote high density housing, including condominiums and apartments, that provides opportunities for housing that is affordable to lower income households and helps satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.

Section 10-2.511, Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.511 Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section **10-2.2506**. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	RH-4[1]	Additional Regulations See Section:
Residential Uses									
Employee housing	P	P	P	P	P	P	P	P	
Single-family housing	P	P	P	P	P	P	P	--	
2-15 residential units on a lot*	P	P	P	P	P	P	P	P	10-2.1608
16 or more residential units on a lot*	C	C	C	C	C	C	C	C/P[2]	10-2.1608
Family day care homes:									
Family day care home, small	P	P	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	P	P	10-2.1624
Second units	P	P	P	P	P	P	P	P	10-2.1506
Supportive housing	P	P	P	P	P	P	P	P	10-2.16381608
Transitional housing	P	P	P	P	P	P	P	P	
Commercial Uses									
Home occupations	P	P	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses									
Adult day care centers	C	C	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	C	C	
Non-profits	C	C	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	C	C	10-2.1614

*The maximum number of units per zone is established by the applicable zone's development standards.

Notes:

1. New development projects in the RH-4 zone must include residential use. A minimum of 50 percent of the total gross floor area of any new development project in the RH-4 zone shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.402.
2. Residential development projects in the RH-4 zone that include at least 20% of the units dedicated to lower income households and are located on properties identified in appendix B of the 2021-2029 Housing Element that meet the requirements of § 10-2.2500 (a) (9) are processed administratively pursuant to § 10-2.2500 Administrative Design Review otherwise a Conditional Use Permit is required.

NEW Section 10-2.520 Development standards: RH-4 high density multiple-family residential zone.

§ 10-2.519 Development standards: RH-4 high density multiple-family residential zone.

(a) Lot area per dwelling unit.

(1) The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(b) Permitted lot combinations. Two or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act.

(c) Building height. No building or structure shall exceed a height of 55 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(d) Stories. No building shall exceed five stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to Article 9 of this chapter.

(e) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of 10 feet the full width of the lot.

(2) Side setback. There shall be a minimum side setback of five feet the full length of the lot, except as follows:

a. Single-family dwellings on lots less than fifty feet in width. Additions to existing single-family dwellings constructed on lots less than 50 feet in width, with existing side setbacks of less than five feet, shall be permitted to match the existing side setback, provided that the side setback shall not be less than 10% of the width of the lot.

b. Lots exceeding fifty feet of frontage.

1. Where the lot frontage is greater than 50 feet and not more than 75 feet, the side setback requirement shall be five feet.

2. Where the lot frontage is greater than 75 feet and not more than 100 feet, the side setback requirement shall be six feet.

3. Where the lot frontage is greater than 100 feet and not more than 150 feet the side setback requirement shall be 10 feet.

4. Where the lot frontage is greater than 150 feet the side setback requirement shall be 15 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case, the rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third and fourth story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(f) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(g) General regulations (including, but not limited to, accessory structures, projections into setbacks, and fences and walls). See Article 3 of this chapter.

(h) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered

a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(i) Parking regulations. See Article 5 of this chapter.

(j) Sign regulations. See Article 6 of this chapter.

(k) Landscaping regulations. See Article 7 of this chapter.

(l) Procedures. See Article 12 of this chapter.

Section 10-2.900 Specific Purposes, MU-1, and MU-3, MU-H mixed-use zones and CR and CR-H regional commercial zones.

§ 10-2.900 Specific purposes, MU-1, ~~and~~ MU-3, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the MU-1, ~~and~~ MU-3, and MU-H mixed-use zones and the CR and CR-H regional commercial zones regulations are to:

(a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;

(b) Provide appropriately located areas consistent with the General Plan for a full range of neighborhood and community-oriented retail sales, services, professional offices, and other commercial uses;

(c) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City;

(d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;

(e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;

(f) Accommodate the development of regional-serving commercial uses in areas designated CR (Regional Commercial);

(g) Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts;

(h) Ensure that high quality, usable, public open spaces are provided within mix-use developments for purposes of aesthetics, social interaction, internal and external connectivity;~~.~~

(i) Implement the City's 2021-2029 Housing Element, promote the public good by incentivizing the development of housing affordable to lower income households, satisfy the City's RHNA obligation consistent with the City's Housing Element and State law, and promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.

Section 10-2.910, Land use regulations: MU-1, MU-3, MU-3A, MU-3C, MU-H mixed-use zones, and CR and CR-H regional commercial zones.

§ 10-2.910 Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone, the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-

2.2506, and the letter "A" designates use classifications permitted subject to approval of an Administrative Use Permit, as provided in Section 10-2.2507. Where there is neither a "P," a "C" nor an "A" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	MU-1	MU-3	MU-3A ~~MU-3B~~ MU-3C	CR	MU-H[1]	CR-H[1]	Additional Regulations See Section:
Residential Uses							
Multi-family residential	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	C/P[2]	C/P[2]	10-2.911(b)
Condominiums	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	C/P[2]	C/P[2]	10-2.911(b)
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care, limited	P	P	P	P	P	P	
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home occupations	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses							
Animal sales and services:							
Animal feed and supplies	P	P	P	P	P	P	
Animal grooming	C	C	C	C	C	C	10-2.911(a)
Animal hospitals	C	C	C	C	C	C	10-2.911(a)
Animal sales	C	C	C	C	C	C	10-2.911(a)
Artist's studios	P	P	P	P	P	P	
Banks and savings and loans	P	P	P	P	P	P	
with drive-up service	C	C	C	C	C	C	10-2.911(a)
Bars and cocktail lounges	C	C	C	C	C	C	10-2.1600
Business and trade schools	C	C	C	C	C	C	
Commercial printing, limited	P	P	P	P	P	P	
Commercial recreation	C	C	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	C	C	
Drive-up services	C	C	C	C	C	C	10-2.911(a)
Food and beverage sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Hotels	C	C	C	C	C	C	
Liquor stores	C	C	C	C	C	C	10-2.1600
Maintenance and repair services	P	P	P	P	P	P	
Massage businesses	C	C	C	C	C	C	10-2.1628, 6-2.03, 6-2.08

Offices	P	P	P	P	P	P	10-2.911(d)
Personal convenience services	P	P	P	P	P	P	
Personal improvement services:							
1,000 sq. ft. or less floor area with no drive-up service	C	C	C	C	C	C	Except music studios 2,000 sq. ft. or less floor area require an AUP
1,001 - 2,000 sq. ft. floor area	A	A	A	A	A	A	10-2.2507
2,001 sq. ft. or greater floor area	C	C	C	C	C	C	
Plant nurseries	C	C	C	C	C	C	
Recycling collection facilities:							10-2.1616
Reverse vending machines	P	P	P	P	P	P	10-2.911(a)
Small collection facilities	C	C	C	C	C	C	10-2.911(a)
Restaurants:							
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	P	P	P	
more than 2,000 sq. ft. floor area or with drive-up service	A/C	C	C	C	C	C	10-2.911(e)
Retail sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Snack shops	P	P	P	P	P	P	
Thrift shops	C	C	C	C	C	C	10-2.1600
Vehicle sales and services:							10-2.911(a), 10-2.1602
Service stations	—	C	—	—	—	—	
Car wash	—	C (Not MU-3C)	—	—	—	—	
Other Uses							
Adult day care centers	C	C	C	C	C	C	
Antennae for public communications	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	
Clubs and lodges	C	C	C	C	C	C	
Cultural institutions	C	C	C	C	C	C	
Government offices	P	P	P	P	P	P	10-2.911(d)
Low barrier navigation centers	P	P	P	P	P	P	10-2.1636
Parking lots	C	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	10-2.1614
Recreation facilities	C	C	C	C	C	C	
Schools, public or private	C	C	C	C	C	C	
Senior housing	C	C	C	C	C	C	10-2.1624

Notes:

1. New development projects in the MU-H and CR-H zones must include residential uses. A minimum of 50 percent of the total gross floor area of any new development project in the MU-H and CR-H zones shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.402.

2. Residential development projects in the MU-1, MU-3, MU-3A, MU-3C, CR, MU-H and CR-H zones that include at least 20% of the units dedicated to lower income households and are located on properties identified in appendix B of the 2021-2029 Housing Element that meet the requirements of § 10-2.2500 (a) (9) are processed administratively pursuant to § 10-2.2500 Administrative Design Review otherwise a Conditional Use Permit is required.

Section 10-2.911, Additional Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C mixed-use zones, and CR regional commercial zone.

§ 10-2.911 Additional land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

(a) Commercial uses prohibited in mixed-use projects. The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

(1) Animal grooming; animal hospitals; animal sales.

(2) Bars and cocktail lounges.

(3) Drive-up services associated with any commercial use.

(4) Liquor stores.

(5) Recycling collection facilities.

(6) Service stations.

(7) Thrift shops.

(8) Car wash.

(b) Residential uses. Residential dwelling units may only be located on the second floor and higher of structures developed with commercial uses on the lower levels, with the following exceptions:

(1) MU-1 zone. In the MU-1 zone, lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.

(2) MU-3A zone. In the MU-3A zone, residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures, or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

(3) MU-H zone. In the MU-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(4) CR-H. In the CR-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(~~3~~5) Housing Element Sites subject to rezoning that accommodate units affordable to lower income households. For projects located on parcels identified in Table B-2 of the 6th Cycle 2021-2029 Housing Element as accommodating any portion of the City's low, or very low, income regional housing needs allocation (RHNA), 100 percent residential uses shall be permitted, the minimum density for any residential use shall be 20 dwelling units per acre, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated

as outlined in Section 10-2.1440(b)(2). ~~FAR standards shall not apply to exclusively residential projects, density standards shall apply, including a minimum density of 20 du/ac.~~ Where different standards are noted for commercial and mixed-use projects, the mixed-use standards shall apply to mixed-use and exclusively residential projects.

(c) Uses exceeding 30,000 square feet. In the MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C zones, uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-2.2506).

(d) Offices. Offices may occupy up to a maximum of 50% of the linear frontage of the building in all mixed-use zones, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-2.1315) and in the MU-1 zone within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.

(e) Restaurants. Restaurants with more than 2,000 square feet and no drive-up service and within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall obtain an Administrative Use Permit pursuant to Section 10-2.1622 and are exempt from the requirement of a Conditional Use Permit.

NEW Section 10-2.920 Development standards: MU-H mixed-use zone.

§ 10-2.920 Development standards: MU-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5, and a minimum of 50 percent of the total gross floor area of any new development project shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for Mixed Use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. (See definition of building height in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building or structure shall exceed a height of 45 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 55 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. (See definition of story in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building shall exceed four stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed five stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.

2. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. In residential or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) General regulations. See Article 3 of this chapter.

(j) Parking regulations. See Article 5 of this chapter.

(k) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(l) Sign regulations. See Article 6 of this chapter.

(m) Landscaping regulations. See Article 7 of this chapter.

(n) Procedures. See Article 12 of this chapter.

NEW Section 10-2.921 Development standards: CR-H mixed-use zone.

§ 10-2.921 Development standards: CR-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:

a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.75 shall be developed for residential uses.

b. Ratio of commercial and residential uses. A minimum of 50 percent of the total gross floor area of any new development project, shall be for residential uses.

i. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

ii. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for mixed-use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 545 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(3) Clustering density on Affordable Housing Sites - Housing Element. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted on Affordable Housing Sites - Housing Element as follows:

a. The maximum units allowed within each Affordable Housing Site - Housing Element may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the Affordable Housing Site - Housing Element site identified in the Housing Element of the General Plan does not exceed the maximum density allowed on all parcels. Units up to the cluster maximum (the maximum units allowed on all parcels associated with each site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the Housing Element sites, such as parking areas, while existing uses remain.

b. When a project is submitted for review and consideration, it must identify the maximum units allowed within the Affordable Housing Site - Housing Element, the number of existing, entitled and proposed units within the site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total existing and entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the site. The following table identifies the gross acreage Affordable Housing Sites - Housing Element within the CR-H zone, the maximum density allowed, and the cluster maximum (the maximum units allowed within each site based on the gross acreage and maximum density).

Affordable Housing Site (Housing Element)	Site Size (gross acres)	Max. Density (sq.ft./unit)	Cluster Maximum (Max. Units)
South Bay Marketplace	17.2	545	1,374

Notes:

The gross acreage for the purposes of calculating permitted units shall be rounded to the 10th decimal, as shown here.

Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.

Unit estimates should always be rounded down to the nearest whole unit.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. No building or structure shall exceed a height of 90 feet (see definition of building height in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. No building shall exceed seven stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Hawthorne Boulevard. There shall be a minimum setback of 50 feet from the Hawthorne Boulevard right-of-way.

(2) 182nd Street. There shall be a minimum setback of 25 feet from the 182nd Street right-of-way.

(3) Kingsdale Ave. There shall be a minimum setback of 20 feet from the Kingsdale Avenue right-of-way.

(4) West 177th Street. There shall be a minimum setback of 12 feet from the West 177th Street right-of-way.

(5) Internal Roadways. There shall be a minimum setback of 5 feet from any internal roadways.

(6) Industrial areas. There shall be a minimum setback of 25 feet from any area with an industrial zoning designation.

(7) The required setbacks may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(g) Allowed protrusions.

(1) Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project up to 75% into the required setback.

(h) Upper floor setbacks. Within the first 30 feet from the front property line, all building elevations above three stories shall have a minimum average setback of five feet from the building face of the lower floors. An additional 5 foot step back is required at every additional two stories above the third.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that an allowance for overlapping the parking requirements of activities having non-simultaneous usage peaks may be permitted pursuant to RBMC Section 10-2.1706(d).

(j) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(k) General regulations. See Article 3 of this chapter.

(l) Parking regulations. See Article 5 of this chapter.

(m) Sign regulations. See Article 6 of this chapter.

(m) Landscaping regulations. See Article 7 of this chapter.

(n) Procedures. See Article 12 of this chapter.

REMOVE Division 14 (AHO) Affordable Housing Overlay Zone

Section 10-2.1430 Specific purposes, (AHO) affordable housing overlay zone

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the affordable housing overlay (AHO) zone are to:

(a) Implement the City's 2021-2029 Housing Element and the "-R" Residential Overlay land use category identified in the General Plan Land Use Element, including the following AHO sites:

(1) North Tech

(2) South of Transit Center

(3) South Bay Marketplace

(4) Kingsdale

(5) 190th Street, and

(6) FedEx

(b) Promote the public good by incentivizing the development of housing affordable to lower income households.

(c) Satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.

(d) Set the minimum density for any residential or mixed-use project that includes residential uses within the AHO Zone.

(e) Establish standards to regulate the development of AHO projects within the AHO Zone that allow for a variety of development scenarios including:

(1) Clustering density to be on portions of a site to allow for existing uses to remain while housing is developed in parking areas.

(2) Tearing down existing structures and redeveloping each site with new buildings that include residential uses only or a combination of residential and other non-residential structures.

(3) Reconfiguring the existing structures and expanding existing structures with residential uses.

(f) Promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.

Section 10-2.1432 Applicability, (AHO) affordable housing overlay zone

(a) Applicants may elect to apply the provisions of this division to AHO projects (see Section 10-2.402 for definition), within an AHO site (see Section 10-2.402 for definition) if the project meets the requirements of an AHO project under either qualifying tier as follows:

(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total existing or proposed floor area within the project site shall qualify as a Tier 1 project. All provisions of this division shall apply to Tier 1 projects with the exception of Section 10-2.1436(b).

(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households shall qualify as a Tier 2 project. Low Barrier Navigation Centers also quality as a Tier 2 project. All provisions of this division shall apply to Tier 2 projects.

(b) Projects that do not qualify as an AHO project and any project for which the applicant does not elect to pursue the special regulations or standards allowed by the AHO zone shall be subject to all regulations and standards of the base land use zone (herein referred to as the "underlying" zone), with the following exception:

(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.

Section 10-2.1434 Relationship to underlying zone, (AHO) affordable housing overlay zone

(a) Where the AHO zone has been imposed, the regulations and standards of the underlying zone shall remain in full force unless an AHO project is proposed and the applicant has elected to use the provisions of AHO zone, with the following exception:

(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.

(b) Where the AHO zone has been imposed on an area where another overlay zone exists, regulations and standards of the other overlay zone shall be treated as part of the underlying zone, with the exception of the minimum density as noted in Section 10-2.1434(a)(1).

(c) Where imposed, the AHO zone shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters of "AHO".

Section 10-2.1436 Housing and affordability incentives, (AHO) affordable housing overlay zone

(a) Tier 1 AHO projects. Tier 1 projects are allowed through the establishment of the AHO zone. The AHO zone encourages housing development by allowing for housing in areas of the city where it would not otherwise be permitted including the North Tech, South of Transit Center, South Bay Marketplace, 190th Street, and portions of the Kingsdale AHO sites, and by raising the permitted density for AHO projects, and establishing a minimum density for all residential and mixed-use projects that include residential (applicable on the FedEx and portions of the Kingsdale AHO sites).

(b) Tier 2 AHO projects. To encourage the inclusion of housing affordable to lower-income households, Tier 2 projects shall benefit from the same provisions as Tier 1 projects as well as the following:

(1) Tier 2 projects shall be permitted by right, processed through administrative design review per Section 10-2.2500, and approved if all objective standards are met, consistent with State law.

(2) The requirement to provide usable public open space per Section 10-2.1444(h) may be reduced to 5%.

Section 10-2.1438 Land Use Regulations, (AHO) affordable housing overlay zone

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	AHO Sites						Additional Regulations See Section:
	North Tech	South of Transit Center	South bay Marketplace	Kingsdale	190th Street	FedEx	
Residential Uses							
Multi-family residential	P	P	P	P	P	P	10-2.1440(a)/ 10-2.1608
Family day care homes	P	P	P	P	P	P	
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	

Residential care facilities, limited	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	10-2.1624
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home Occupations	P	P	P	P	P	P	10-2.1440(a)
Other Uses							
Parking lots	C	C	C	C	C	C	10-2.1440(a)
Parking structures	C	C	C	C	C	C	10-2.1440(a)
Public Open Space	P	P	P	P	P	P	10-2.1440(a)
Low Barrier Navigation Centers	P	P	P	P (C-4 only)	P	P	10-2.1636

Section 10-2.1440 Additional Land Use Regulations, (AHO) affordable housing overlay zone

(a) Residential projects. 100 percent residential projects may be developed on all AHO Sites. 100 percent residential projects may include home occupations, parking lots, parking structures, and public open space.

(b) Mixed-use projects. Projects with a mix of residential and non-residential uses may be developed on AHO sites, as follows:

(1) The nonresidential land use regulations shall be consistent with the underlying zone, with the following exceptions:

a. The following uses shall not be permitted as part of an AHO project:

1. Adult businesses
2. Beverage manufacturing
3. Ambulance services
4. Animal grooming; animal hospitals; animal sales.
5. Building material sales
6. Car wash
7. Carpet cleaning plants
8. Construction-related uses
9. Drive-up services associated with any commercial use.
10. Facilities maintenance and construction shops
11. Fire arm sales
12. Food products manufacturing
13. Foundries
14. Furniture manufacturing
15. Government maintenance facilities
16. Heliports and helistops
17. Household products manufacturing
18. Laundries and wholesale dry cleaning plants
19. Machine shops
20. Motion picture and sound studios
21. Maintenance and repair services
22. Manufacturing and fabrication
23. Massage business
24. Mini-warehousing and self-storage
25. Mortuaries

26. Motor vehicle-related uses
27. Pharmaceuticals manufacturing
28. Plant nurseries
29. Recycling collection facilities.
30. Service stations.
31. Sheet metal shops
32. Spray painting businesses
33. Trucking terminals
34. Vehicle sales and services
35. Welding shops
36. Wholesaling/ distribution / storage

(2) A minimum of 50 percent of the gross floor area, existing and proposed, shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total existing and proposed floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for AHO zones in Section 10-2.402.

(3) AHO Projects may be configured as a vertical mixed use (VMU) project or a horizontal mixed use (HMU) project as defined in Article 1, Section 10-2.402, Definitions.

Section 10-2.1442 Performance Standards, (AHO) affordable housing overlay zone

(a) Purpose. The purpose of this section is to ensure that new residential uses in AHO zones are not adversely impacted by the commercial or industrial uses within the project or on adjacent properties and existing residential uses adjacent to AHO zones are not adversely impacted by the AHO project, including, but not limited to noise, light and glare, odors, air quality, and safety impacts. In the interests of both the residents and the businesses, no AHO project shall be approved unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.

(b) Noise. Provisions of Section 10-2.912(a)(1) shall apply.

(c) Security. Provisions of Section 10-2.912(a)(2) shall apply.

(d) Lighting. Provisions of Section 10-2.912(a)(3) shall apply.

(e) Odors, dust, vibrations. Provisions of Section 10-2.912(a)(4) shall apply.

(f) Refuse storage and location. Provisions of Section 10-2.912(a)(5) shall apply.

Section 10-2.1444 Development Standards, (AHO) affordable housing overlay zone

(a) Residential density.

(1) Minimum density. The minimum number of dwelling units on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(2) Maximum density. The maximum number of dwelling units on a lot shall be no more than one unit for each 792 square feet of lot area.

(b) Clustering density. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted for AHO projects as follows:

(1) The maximum units allowed within each AHO Sites may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the AHO site does not exceed the maximum density. Units up to the cluster maximum (the maximum units allowed within each AHO site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the AHO sites, such as parking areas, while existing uses remain.

(2) When a project is submitted for review and consideration, it must identify the maximum units allowed within the AHO Site, the number of entitled and proposed units within the AHO site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the AHO site. The following table identifies the gross acreage of all properties within each AHO site, the maximum density allowed, and the cluster maximum (the maximum units allowed within each AHO site based on the gross acreage and maximum density).

AHO Site	Site Size (gross acres)	Max. Density (sq.ft./unit)	Cluster Maximum (Site Size / Max. Density)
North Tech	8.0	792	440
Kingsdale	2.4	792	132
South of Transit Center	6.2	792	341
190th Street	7.9	792	434
South Bay Marketplace	17.2	792	946
FedEx	1.8	792	99

Notes:

- The gross acreage of the overall AHO site shall be rounded to the 10th decimal, as shown here.
- Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.

(c) Mixed-use development.

(1) Residential development shall be consistent with Sections 10-2.1444(a) and (b).

(2) Overall FAR. The total FAR for all components of a mixed-use project shall not exceed 1.50 FAR. FAR shall be calculated including both residential and nonresidential uses before any density bonuses are applied.

(d) Minimum lot size, AHO projects. 12,672 square feet of lot area.

(e) Building height and stories. No building or structure shall exceed the maximum height (see definition of building height in Section 10-2.402) or number of stories (see definition of story in Section 10-2.402) for each AHO site, as follows:

(1) North Tech: 90 feet / 7 stories maximum.

(2) South of Transit Center: 90 feet / 7 stories maximum.

(3) South Bay Marketplace: 90 feet / 7 stories maximum.

(4) Kingsdale: 60 feet / 4 stories maximum.

(5) 190th Street: 45 feet / 4 stories maximum.

(6) FedEx: 45 feet/ 4 stories maximum

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project seven feet into the required setback.

3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. The front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. No portion of the setback area shall be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. The side setback requirement shall be five feet where the lot frontage is less than 75 feet.

2. The side setback requirement shall be six feet where the lot frontage is greater than 75 feet and not more than 100 feet.

3. The side setback requirement shall be 15 feet where the lot frontage is greater than 100 feet and not more than 150 feet.

4. The side setback requirement shall be 20 feet where the lot frontage is greater than 150 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. The rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Upper floor setbacks. Within the first 30 feet from the front property line and any property line adjacent to a residential zone, all building elevations above the number of stories noted below for each AHO site shall have a minimum average setback of five feet from the building face of the lower floors. The heights at which upper floor setbacks are required are noted for each AHO site as follows:

a. North Tech:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

b. South of Transit Center:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

c. South Bay Marketplace:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

d. Kingsdale: Upper floor setback above 3 stories.

e. 190th Street: Upper floor setback above 2 stories

f. FedEx: Upper floor setback above 3 stories

(g) Outdoor living space for residential uses. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the FAR shall be provided. Tier 2 AHO sites need only provide 5% of the project's FAR as usable public open space.

(1) Public open space may be provided on any level of the AHO project, provided it is accessible to the public and not fenced, gated, only accessible through private areas, or otherwise inaccessible to the public.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that "Overlap parking requirements, nonresidential uses" (Section 10-2.1706 (d)) shall also apply to AHO sites.

(j) General regulations. See Article 3 of this chapter.

(k) Sign regulations. See Article 6 of this chapter.

(l) Landscaping regulations. See Article 7 of this chapter.

(m) Procedures. See Article 12 of this chapter.

(n) The AHO project shall comply with Objective Residential Standards.

Division 15 (IF) industrial Flex Overlay Zone

Section 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

§ 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

The specific purpose of the IF Industrial flex overlay zone is to implement the city's General Plan by allowing development that provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to be a creative/tech incubator district with supporting uses. For the purpose of this section, an incubator space is defined as a facility with shared space intended to nurture and accelerate the growth of new businesses. It typically provides resources such as office space, access to shared services and other resources to help entrepreneurs launch their business.

In addition to the general purposes listed above and in Section 10-2.102, the specific purpose of the (IF) Industrial flex overlay zone is to:

(a) Provide opportunities to integrate new creative or technology-based uses in horizontal or vertical mixed-use developments with commercial, office and hospitality uses;

(1) Encourage residential uses in conjunction with other nonresidential activities in the IF overlay zone on properties that are also designated with an AHO overlay zone to create a mix of uses that allows for the

~~integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.~~

(b) Encourage compatibility between residential and commercial and industrial uses in areas where mixed use and residential ~~the AHO overlay~~ zones directly abut commercial and industrial zones, by permitting greater design flexibility across the existing boundaries of the zones;

1. Section 10-2.1452 Applicability, (IF) industrial flex overlay zone.

§ 10-2.1452 Applicability, (IF) industrial flex overlay zone.

The area boundary for the Industrial flex (IF) overlay zone (and underlying land uses) are depicted below.

2. Section 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

§ 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

(a) The (IF) industrial flex overlay zone may be implemented by the application of one of three zones: CR, I-2 and IC-1 in locations as shown on the map in Section 10-2.1452.

(b) Where imposed, the (IF) industrial flex overlay zone designation shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters "IF" or (IF).

(c) Where the (IF) industrial flex overlay zone has been imposed, the land use regulations and development standards of the existing land use zone (herein referred to as the "underlying" zone) shall remain in full force, except as follows:

(1) A maximum 1.0 FAR shall apply to all commercial and industrial zones within the IF overlay.

(d) Regional commercial (CR).

(1) Residential uses shall not be permitted in the underlying (CR) regional commercial zone~~, except for projects meeting the requirements of the (AHO) affordable housing overlay zone AHO zone located on properties also designated as AHO (see Division 14)~~.

(2) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(e) Industrial (I-2).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail with a conditional use permit.

(8) "Commercial uses" are prohibited with the exception of the following:

a. Ancillary commercial uses per Section 10-2.1011.

b. Hotels and motels with a Conditional Use Permit.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(f) Industrial (IC-1).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail and warehouse retail, specialty with a conditional use permit.

(8) "Vehicle sales and services" uses are prohibited.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

§ 10-2.1456 Development standards: (IF) overlay zone.

Development standards shall be those of the underlying base zone, except as follows:

(a) Development standards contained in the Zoning Ordinance, other than for floor area ratio, may be varied as desirable or essential to accomplish the objectives of this section, pursuant to Planning Commission Design Review (Section 10-2.2502), further provided that such standards are consistent with all applicable requirements of the General Plan.

Amendments to Article 8, Nonconforming Uses and Structures

Section 10-2.2002 Nonconforming uses

Section 10-2.2002 Nonconforming uses will be revised (shown as strike through and underlined text) as follows:

Subsection (e) will be amended to read:

(e) Re-establishment of uses in structures partially destroyed. A nonconforming use in a structure destroyed due to an involuntary event to the extent of 50% or more of its square footage at the time of its partial destruction may not be re-established and any new structure shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Commercial/industrial uses in areas designated as residential or mixed use with housing required in the general plan which are totally or partially destroyed may be re-established to the original use.

Section 10-2.2004 Nonconforming structures

Section 10-2.2004 Nonconforming structures will be revised (shown as strike through and underlined text) as follows:

Subsection (c) will be amended to read:

(c) Reconstruction of nonconforming structures partially destroyed. A nonconforming structure destroyed to the extent of 50% or more of its square footage at the time of its partial destruction shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Multiple-family dwellings, community apartment projects, condominium projects, or stock cooperatives which are totally or partially destroyed may be reconstructed to the original number of units and size of units. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing density and size of units, wherein the standards may be waived as necessary to attain such density and size of units. Any such reconstruction shall include at least the original number of parking spaces.

(2) Single-family dwellings which have been partially or totally destroyed due to involuntary events may be reconstructed to their pre-existing setbacks and size of unit, provided there is no increase in the degree of nonconformity.

(3) In the event of any reconstruction on any property upon which existed apartment units which have been totally or partially destroyed, and the reconstruction constitutes a community apartment project, condominium project, or stock cooperative, such projects shall comply with the development standards of the zone in which the structure is located.

(4) Nonconforming commercial/industrial structures in areas designated as residential or mixed use with housing required in the general plan which are totally or partially destroyed may be reconstructed to the original size. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing square footage, wherein the standards may be waived as necessary to attain a similar size. Any such reconstruction shall include at least the original number of parking spaces.

Amendments to Article 12, Procedures

Section 10-2.2500 Administrative Design Review.

Section 10-2.2500 Administrative Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Purpose. The purpose of Administrative Design Review is to enable the Community Development Director or his/her assigned to review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. The Community Development Director or his/her assigned shall review:

(1) All new single-family residences;

(2) All additions to existing single-family residences where the combined addition is greater than 500 square feet of gross floor area to the dwelling and/or any accessory building;

(3) All additions to existing single-family residences that entail expansion of floor area above the first story;

(4) All additions of less than 1,000 gross square feet to multiple-family residential developments containing four or more units;

(5) All floor area additions to residential developments containing two to three units;

(6) All new residential developments containing two to 15 units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two to 15 unit development involving more than two adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-2.2502;

(7) The addition of an accessory dwelling unit or the addition of two units on a lot that already contains an existing single-family residence (see definition of accessory dwelling unit in Section 10-2.402);

(8) The addition of a third (3rd) unit on a lot that already contains two units;

~~(9) All Affordable Housing Projects Housing Element Tier 2 AFO projects, which shall be allowed by right and approved if all objective standards are met, consistent with State law.~~

(10) All housing development projects in which at least 20 % of the units are dedicated for lower income households and are located on properties identified in Appendix B of the 2021-2029 Housing Element and the project site is listed as satisfying any portion of the City's low- or very low-income RHNA requirement.

(11) All other development not subject to Planning Commission Design Review pursuant to Section 10-2.2502.

Section 10-2.2502 Planning Commission Design Review.

Section 10-2.2502 Planning Commission Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a)(7) will be added as follows:

(7) Industrial Flex (IF) overlay zone. Any new development in the Industrial Flex (IF) zone. This excludes ~~qualifying AHO~~ Affordable Housing Pprojects - Housing Element ~~as defined in Division 14~~ that meet the requirements of Section 10-2.2500 (a).

ORDINANCE NO. 3312-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for review. The

City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a "substantial compliance" letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city's Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the "Addendum" to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City's Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the "Addendum" to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified "Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment Program EIR", concerning the update of the City's Housing Element, and adopt proposed amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code ("Exhibit A") to implement amendments to the city's certified 6th Cycle 2021-2029 Housing Element that replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31,

2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc. conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with the proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance; and

WHEREAS, on May 5, 2026 the City Council, at their duly noticed public hearing and pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), approved an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026) with the approval of Resolution No. 2605-027.

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

1. That the amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element as amended.
2. The amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
3. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
4. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

5. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approved the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), with their approval of Resolution No. 2605-027 and as part of that approval directed staff to file a "Notice of Determination" as set forth in Public Resources Code Section 21152.
6. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City's Charter.

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

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions to make consistent with and implement the City's certified 6th Cycle 2021-2029 Housing Element Amendments in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 3. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

James A. Light, Mayor

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

ATTEST:

Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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 Ordinance No. 3312-26 was introduced at a regular meeting of the City Council held on the 5th day of May, 2026 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

ORDINANCE NO. CC-3312-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

"Exhibit A"

Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

Subsection (b) will be amended to read:

(b) Subdivisions of four or more parcels or creating 16 condominium units or more on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot or any combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

(1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

(b) Subdivision of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.

Administrative Report

H.10., **File #** 26-0608 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: JOY A. FORD, CITY ATTORNEY

TITLE

AUTHORIZE THE MAYOR TO SIGN A LETTER TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS TO OPPOSE A BOARD MOTION REGARDING A MORE ACCOUNTABLE HOMELESSNESS GOVERNANCE STRUCTURE FOR LOS ANGELES COUNTY INTRODUCED BY SUPERVISOR LINDSEY HORVATH

EXECUTIVE SUMMARY

This item provides City Council and the Mayor an opportunity to approve and authorize dissemination of a comment letter to the Board of Supervisors to oppose a motion regarding homelessness governance that is being introduced by Supervisor Lindsey Horvath.

BACKGROUND

Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the city and county of Los Angeles, created in 1993 to address the problem of homelessness in Los Angeles County. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care (CoC), and coordinates and manages federal, state, county and city funds for programs providing shelter, housing, and services to people experiencing homelessness, including federal funding meant for 88 other cities in Los Angeles County, Redondo Beach being one of the 88.

Last year, the Board of Supervisors moved to pull the county's funding of services from LAHSA to bring that funding to full county control, to take effect this July. In January of 2026, the County launched the Department of Homeless Services and Housing (HSH) to lead a unified county wide response to homelessness.

On April 10, 2026, Los Angeles Mayor Karen Bass, Los Angeles Councilmember Ysabel Jurado and Los Angeles Councilmember Tim McOsker submitted a letter to the Los Angeles City Council seeking to renegotiate the LAHSA Joint Powers Authority (JPA) agreement to "provide the City of Los Angeles with a clear majority of governance authority over the LAHSA Commission," to "merge the CoC Board with the LAHSA Commission," and to propose redesign for the Coordinated Entry System (CES).

As a party to the negotiated LAHSA JPA settlement agreement, the County of Los Angeles feels it must respond to the City's letter. As a response, Supervisor Lindsey Horvath introduced a motion for "A More Accountable Homelessness Governance Structure for Los Angeles County" to consolidate the CoC Board, LAHSA Commission, HMIS and CES Policy Council under the HSH to be considered

on the May 14 Homelessness Cluster Meeting and potentially the May 19 Board of Supervisors Meeting.

There are several concerns that the motion does more than just respond to the City of Los Angeles and does not incorporate representation of or participation from all local jurisdictions, that HSH is too new to take on this level of restructuring, and that decision-making may become over-centralized and weaken local coordination, collaboration and partnership.

Mayor Light will draft the position letter to be blue-foldered for the City Council's meeting. Following approval, the letter will be submitted for consideration at the appropriate Board of Supervisors meeting for the Board's consideration.

COORDINATION

Mayor Light drafted the position letter in coordination with Councilmember Kaluderovic. The City Attorney's Office prepared this report.

FISCAL IMPACT

There is no fiscal impact associated with authorizing the Mayor to sign the position letter.

Submitted by:

Joy A. Ford, City Attorney

Administrative Report

J.1., **File #** 26-0586 **Meeting Date:** 5/12/2026

TITLE

For eComments and Emails Received from the Public

Administrative Report

L.1., **File #** 26-0448 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

CONTINUED PUBLIC HEARING TO SOLICIT FEEDBACK ON PUBLIC SERVICES GRANT RECOMMENDATIONS AND TO ADOPT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2026-27 ANNUAL ACTION PLAN

PROCEDURES:

1. Reconvene the Public Hearing and take testimony
2. Close the Public Hearing;
3. Consider the public services grant recommendations; and
4. Adopt the FY 2026-27 Annual Action Plan.

EXECUTIVE SUMMARY

As a recipient of Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD), the City of Redondo Beach is required to develop an Annual Action Plan (AAP) and solicit input from residents and other interested organizations on housing and community development needs in the City. This report reflects the needs identified in the City's recently adopted 2025-2030 Consolidated Plan (ConPlan), and provides details on FY 2026-27 CDBG activities and funding allocations. The City was notified on April 11, 2026 that it would receive $296,580 of CDBG entitlement monies in FY 2026-27. Per the proposed AAP, the funds will be used to support Public Facilities and Improvements, Planning and Administration, Public Service Agencies, and the Housing Improvement Program.

BACKGROUND

Title I of the Cranston-Gonzalez National Affordable Housing Act requires that, in order to apply for certain HUD programs, state and local governments must have an approved five-year ConPlan. The ConPlan is used by state and local governments as a working guide for the application of resources to address local housing and community development needs. The 2025-2030 ConPlan was adopted by the City Council on May 6, 2025. On an annual basis, CDBG-participating agencies are required to submit a plan that outlines the City's intended activities that will benefit from utilizing the City's CDBG funding, consistent with the goals and objectives included in the ConPlan.

The proposed FY 2026-27 AAP is attached to this report and is presented for review and approval. The one-year AAP will serve to address strategies and goals established in the 2025-2030 Consolidated Plan and provide recommendations for the expected allocation of the City's FY 2026-27 CDBG entitlement to fund the City's housing and community development activities for the upcoming

fiscal year. The CDBG funding allocation for FY 2026-27 is $296,580. The history of CDBG funding allocations for the City of Redondo Beach since FY 2001-02 is provided as an attachment to this report.

The following projects and activities are proposed to be funded through the CDBG funds in FY 2026-27. Each activity is shown with a proposed CDBG funding allocation:

Public Facilities and Improvements Funding Allocation: $152,777
Public improvements are an eligible expenditure of CDBG funds. As such, staff proposes installation of access ramps and/or curb cuts to enhance Americans with Disabilities Act of 1990 (ADA) compliance throughout the City.

Administration/Fair Housing Funding Allocation: $59,316
Per HUD regulations, up to 20% of the City's FY 2026-27 entitlement funds may be used for program administration. As part of the City's obligation to implement a fair housing program, staff recommends continuing its contract with the Housing Rights Center to investigate housing discrimination complaints and help eliminate barriers to equal housing choice based on race, gender, religion, disability, or age. Staff also recommends continuing to contract with an external consultant to manage CDBG project coordination, compliance, and required reporting.

Public Service Agency Funding Allocation: $44,487
Per HUD regulations, 15% of the City's FY2026-27 entitlement funds may be available to fund public service agency programs ranging from family counseling, independent living skills training, and behavioral health programs. An RFP for these services was issued in December 2025, and proposals were reviewed during the development of the FY 2026-27 Annual Action Plan. The following organizations are proposed for funding for FY 2026-27:

Organization	Services Provided	Proposed Funding for FY 2026-27
1736 Family Crisis Center	Provides counseling, support, and referral services for women and youth who are victims of domestic violence	$10,232.01
Disability Community Resource Center	Supports seniors and people with disabilities to maintain self-directed and community-based independent lives	$8,007.66
Harbor Interfaith Services	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program	$8,007.66
Project: NEEDS (St. Paul's United Methodist Church)	Provides hot meals and a food pantry to people experiencing homelessness and food stress	$10,232.01
Venice Family Clinic	Formerly known as South Bay Family Healthcare Center. Provides therapy, parenting, crisis interventions, domestic violence counseling, substance use therapy, and medication-assisted treatment to individuals coping with impact trauma eligible residents in Redondo Beach	$8,007.66

Home Improvement Program (Mobility Access/Emergency Repair Program) Funding Allocation: $40,000

The Mobility Access/Emergency Repair Program provides mobility access and emergency repairs to low and moderate-income and disabled Redondo Beach homeowners. Eligible repairs include the installation of access ramps and handle grabs to support disabled homeowners. Eligible repairs that fall under the emergency category are restricted to components that will correct health and safety hazards in the home. Allowable fixtures include electricity, plumbing, heating, and replacement of hot water heaters. The program will assist approximately 5 households in the upcoming fiscal year.

The proposed Annual Action Plan was developed following an issuance of a Request for Proposals (RFP) in December 2025. HUD requires a publicly noticed 30-day public review of the proposed Annual Action Plan, which was held from April 3 to May 4, 2026. In addition, two public hearings are required to take place; the initial public hearing was held on April 14, 2026. This item serves as the second and final public hearing and allows for the formal adoption of the proposed AAP.

COORDINATION

Development of the proposed FY 2026-27 AAP was prepared by the Community Services Department in coordination with the Community Development Department, and the City's CDBG consultant.

FISCAL IMPACT

Development and implementation of the FY 2026-27 AAP is part of the Community Services Department's regular work program. All program and administrative costs are funded through restricted CDBG funds provided by HUD.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Proposed FY 2026-27 CDBG Annual Action Plan
- CDBG Funding History, 2010-2025

CITY OF REDONDO BEACH
ANNUAL ACTION PLAN
FY 2026-2027

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year, jurisdictions that receive funding from the United States Department of Housing and Urban Development (HUD), are required to submit an application, known as the Annual Action Plan (Action Plan), detailing how federal funds will be allocated to specific programs with expected outcomes. The City of Redondo Beach has prepared this Action Plan, for the aforementioned purpose, in regard to Community Development Block Grant (CDBG) funds received from HUD. The Action Plan reflects the 5-Year Consolidated Plan (ConPlan), an in-depth analysis of the City's housing market, demographics, and community outreach initiatives. The ConPlan outlines the City's goals, priorities, and strategies for serving low- and moderate-income residents.

In Fiscal Year (FY) 2026-2027, the City of Redondo Beach will receive approximately $296,580.00 in Community Development Block Grant (CDBG) funds. The FY 2026-2027 Annual Action Plan represents the second year of the City's 2025-2030 ConPlan. This Annual Action Plan covers the period from July 1, 2026, to June 30, 2027. The City has prepared this report to ensure all funded programs meet the identified goals stated in the ConPlan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In alignment with HUD regulations at 24 CFR 91.215, the City organized its priority needs into three core categories: affordable housing, homelessness, and non-housing community development. These priorities were informed through a combination of quantitative data and qualitative community input. The City conducted a comprehensive Needs Assessment and Market Analysis to evaluate local conditions, identify gaps, and understand emerging trends affecting Redondo Beach residents. To complement this data, the City engaged stakeholders through interviews, outreach efforts, and community meetings to gather insights from service providers, residents, and partner organizations. This community-driven feedback helped the City more accurately assess local needs and refine its strategic direction. Drawing from these analyses and engagement efforts, the City identified the following Consolidated Plan goals:

- Support the Development of Decent Housing;
- Create Sustainable Neighborhoods;
- Provide Vital Public Services;
- Expand Affordable Housing Opportunities;
- Create Economic Opportunities
- Pre-Disaster Preparedness and Mitigation; and
- Planning and Administration.

A summary of some of the findings used to determine priority needs includes:

- Approximately 60% of very low-income (30%-50% AMI) renters and 58% of low-income (50%-80% AMI) renters were experiencing cost burden or overpaying for housing.
- Approximately 84% of extremely low-income (0%-30% AMI) residents experience cost burden (spend 30% or more of their income on housing).
- According to ACS data, approximately 15% of the city's population is over 65 years of age, and 6% of residents live with a disability. These demographics highlight the growing need for accessible public spaces

that allow seniors and individuals with disabilities to navigate the city safely and independently.

- Community Survey data conducted during the Consolidated Planning phase showed a need for decent and affordable housing.
- Community Survey data conducted during the Consolidated Planning phase showed a great need for public services, specifically for seniors.
- Public participation identified infrastructure and public facilities as a high priority need, which includes infrastructure improvements for streets; sidewalks and ADA accessibility; public facilities improvements for senior and youth centers; and parks and recreation facilities.
- Public participation identified support for public service programs for low-income individuals and special needs populations, which includes youth, seniors, and individuals with disabilities as a high-priority need.

All in all, the City of Redondo Beach continues its commitment to utilizing CDBG funds to provide residents with services that reflect the priorities established in the ConPlan.

3. Evaluation of past performance

Each year, the City of Redondo Beach prepares the Consolidated Annual Performance and Evaluation Report (CAPER), a report that details how the City met the needs and objectives outlined in the prior year's Annual Action Plan. The City's most recent FY 2024-2025 CAPER reports on the fifth year of the 2020-2024 ConPlan. The City worked collaboratively with other agencies to achieve the following accomplishments:

- Serviced a total of 1,311 people by providing hot meals and access to a food pantry, 31% of those individuals were low-income.

- The Disability Resource Center, which provided training and support for seniors and disabled individuals for independent living, provided services to 41 individuals, 95% of whom were extremely low-income.
- Assisted 119 individuals were assisted by the Housing Rights Center through tenant-landlord counseling and/or investigations into housing discrimination violations. 66% of those services provided by the Housing Resource Center were for the extremely low income.
- Assisted 4 low-income homeowners through the Mobility Access and Emergency Repair (MA/ER) Program.
- Assisted 121 victims of domestic violence and their children who were in jeopardy of becoming homeless.

In FY 2026-2027, the City will continue to partner with various local and regional organizations, as well as additional agencies, to provide critical services to its residents.

4. Summary of Citizen Participation Process and consultation process

Summary from the citizen participation section of plan.

Throughout the Annual Action Plan review process, the City encouraged participation from Redondo Beach residents, local organizations, and regional partners. Community members were invited to submit comments either by mailing or dropping off written feedback at 415 Diamond Street, Redondo Beach, CA 90277, or by emailing the City Clerk at CityClerk@redondo.org.

The City held a public hearing before the City Council on April 14, 2026 to present the Annual Action Plan process and invite public input. Simultaneously, the Draft Action Plan was released for a 30-day public comment period from April 3, 2026, through May 4, 2026.

A second public hearing will be held on May 12, 2026, during a City Council meeting to receive additional public comments and to consider adoption of the Final Annual Action Plan.

Both public hearings, as well as the 30-day comment period, were publicly noticed to ensure broad community awareness and participation.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

As part of the City's commitment to meaningful community engagement, public comments are encouraged during the Annual Action Plan review process. This year, no comments were received.

7. Summary

Ultimately, the City's objectives for the Community Development Block Grant (CDBG) Program in the 2026–2027 program year remain centered on expanding access to fair and decent housing, enhancing the quality and livability of the community, and increasing economic and community development opportunities for residents with low and moderate incomes. The City continues to implement the goals and strategies outlined in the 2025–2030

ConPlan, ensuring that all CDBG-funded activities align with HUD requirements and effectively address the needs of the community's priority populations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	REDONDO BEACH	Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City's CDBG Program is overseen by the Community Services Department. This includes grant administration, reporting, and implementation of all funded activities. Day-to-day program operations are managed by the Community Services Director and Deputy Community Services Director. The City also utilizes a contracted consultant to support program administration and ensure effective implementation of CDBG-funded projects.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

City of Redondo Beach Community Services Department

1922 Artesia Boulevard

Redondo Beach, CA 90278

Attention: Kelly Orta, Deputy Director

(310) 697-3365

Kelly.Orta@redondo.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City regularly coordinates and collaborates with public and regional agencies, housing providers, and service organizations to identify specific community needs. In developing the Annual Action Plan, the City consulted with a range of public service providers, including both local and regional organizations, to gather input and encourage active participation. The City also engaged with the Los Angeles County Continuum of Care, the Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program, and the Redondo Beach Housing Authority. Through these consultations, the City sought to collect relevant data, understand community needs, and identify opportunities for coordination that enhance communication and improve access to services for residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

Although the City of Redondo Beach operates independently within Los Angeles County, it continues to strengthen coordination with local housing providers and relevant County departments. The City allocates CDBG funds to public service agencies, such as 1736 Family Crisis Center and the Housing Rights Center, that are part of a broad regional network of social and health service providers. The City also supports local data-gathering and assessment efforts, including the Homeless Count Survey administered by City Net and the County CoC's annual Homeless Point-in-Time Count, to more accurately identify community needs and improve the delivery of services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Redondo Beach participates in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care and is part of Service Planning Area 8 (SPA 8), which includes 18 South Bay cities and five unincorporated communities. As a member of this regional network, the City collaborates with a broad range of partners to address homelessness, including LAHSA, the Redondo Beach Police Department, local school districts, and numerous social service agencies.

Through ongoing consultation and community engagement, it is evident that the needs of individuals and families experiencing homelessness are best met through coordinated, multi-agency efforts. This includes participation in the annual Point-In-Time (PIT) Count, conducted by the Los Angeles CoC, which provides critical data on sheltered and unsheltered homelessness. Redondo Beach contributes to the South Bay/Harbor count, helping to inform regional planning, funding decisions, and service strategies.

For the 2026–2027 program year, the City will continue to support a network of public service providers, such as 1736 Family Crisis Center, Harbor Interfaith Services, and Project NEEDs, that deliver outreach, emergency shelter, case management, and essential services to residents experiencing or at risk of homelessness. These partnerships strengthen the City's capacity to respond effectively to local needs while aligning with broader countywide efforts to reduce homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and

activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Redondo Beach does not receive Emergency Solutions Grant (ESG) funds and therefore does not develop ESG allocation plans, performance standards, or ESG-specific reporting for HUD. However, the City remains an active participant in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care, which administers ESG funding throughout Los Angeles County.

LAHSA, as the lead agency for the Los Angeles CoC, establishes countywide performance standards, evaluates ESG-funded activities, and oversees policies and procedures for the operation of the Homeless Management Information System (HMIS). HMIS is used by CoC-funded agencies and by several public service providers supported by the City of Redondo Beach to collect client-level data on housing and services for individuals and families experiencing or at risk of homelessness.

Through its participation in the CoC and its coordination with local service providers, the City benefits from HMIS data to better understand local needs, support regional planning efforts, and inform priorities for CDBG-funded activities. The City also contributes to the annual Point-In-Time (PIT) Count conducted by the Los Angeles CoC, which provides essential data that helps guide funding decisions, service coordination, and long-term strategies to address homelessness within Redondo Beach and the broader South Bay region

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
2	**Agency/Group/Organization**	City of Redondo Beach
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
3	**Agency/Group/Organization**	Harbor Interfaith Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
5	**Agency/Group/Organization**	Exodus Recovery
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to engage all relevant agencies and organizations throughout the consultation process. To the best of its knowledge, no agencies involved in activities related to CDBG-funded programs were excluded, and the City actively reached out to all known partners to ensure broad and meaningful participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Both address issues pertaining to homelessness and special needs housing.
Housing Element	City of Redondo Beach	Both include the goal of fostering affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Redondo Beach solicited applications for the FY 2026-2027 Request for Funding for Public Services Agencies on December 1, 2025. Applications were accepted until January 12, 2026. During this period, the City received applications from the following public service agencies:

1. 1736 Family Crisis Center
2. Disability Community Resource Center – Independent Living Services (ILS) Program
3. Housing Rights Center – Fair Housing Services
4. Harbor Interfaith Services
5. Harm Reduction Circle
6. Venice Family Clinic (formerly South Bay Family Health Care Center) – Behavioral Health Program
7. St. Paul's Methodist Church – Project: NEEDS

After reviewing all applications, the City allocated funding based on alignment with priority needs, eligibility requirements, and available funding. While all applications were considered, not all could be funded.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

Public participation plays a vital role in shaping local policy and guiding the City's planning efforts, and the development of the Annual Action Plan is no exception. The City of Redondo Beach ensured that residents had multiple opportunities to engage in the process and provide meaningful input.

A public hearing was held before the City Council on April 14, 2026, to introduce the Annual Action Plan process and gather feedback on community needs and priorities. Concurrently, the Draft Annual Action Plan was made available for a 30-day public review period from April 3, 2026, through May 4, 2026. During this time, the Draft Plan was accessible on the City's website at www.redondo.org.

A final public hearing will be conducted on May 12, 2026, during a City Council meeting to receive additional public comments and consider adoption of the Annual Action Plan.

To ensure broad community awareness, the City published notices of both public hearings and the dates of the 30-day comment period in its official newspaper. Notices were also posted at the Redondo Beach Housing Authority Office, the Redondo Beach Community Services Department, and the North Branch Library, and the hearings were advertised on the local public access channel.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The Redondo Beach City Council met on April 14, 2026, to review funding recommendations from the City Staff.	Support of public services	N/A	
2	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearings and Public Comment Period on the Draft Action Plan was published in the Easy Reader	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Draft Action Plan was posted at www.redondo.org.	No comments were received.	No comments were received.	www.redondo.org
4	Public Hearing	Non-targeted/broad community	The Redondo Beach City Council met on May 12, 2026, to review and adopt the FY26-27 Annual Action Plan.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources
AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Redondo Beach receives federal grant funding administered by the U.S. Department of Housing and Urban Development (HUD). To access and utilize these resources, the City must prepare and submit an Annual Action Plan (AAP) detailing how the anticipated grant allocation for the year will be invested to enhance community development and meet the needs of residents.

The City continues to prioritize the following goals identified through extensive community outreach and intrinsic data collection in the 2025 - 2030 ConPlan:

1. Support the Development of Decent Housing;
2. Create Sustainable Neighborhoods;
3. Provide Vital Public Services;
4. Expand Affordable Housing Opportunities;
5. Planning and Administration;
6. Create Economic Opportunities; and
7. Pre-Disaster Preparedness and Mitigation.

For FY2026-2027, the City will receive $296,580.00 in Community Development Block Grant (CDBG) funds. The FY 2026-2027 Annual Action Plan represents the second of five program years covered by the City's 2025-2030 ConPlan. The City of Redondo Beach has prepared this report to ensure all funded programs meet the identified goals.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public-federal	Admin and Planning; Economic Development; Housing; Public Improvements; Public Service	$296,580	$0	$0	$296,580	$946,920	Based on HUD 2026-2027 allocation and projection throughout the Consolidated Plan period

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entitlement Funds

The City will receive approximately $296,580 in CDBG funds. To maximize the effectiveness of its CDBG-funded programs, the City will combine these federal resources with local funding where appropriate. The City does not receive allocations from the HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), or Housing Opportunities for Persons With AIDS (HOPWA) and does not report on these programs. The City is not subject to HUD's matching requirements.

State Funds

The City does not anticipate receiving State of California funding that would directly supplement or leverage CDBG-related activities. The City remains committed to pursuing additional financial resources regardless of overall funding levels, be it local, state, federal, or private, to support the development and delivery of high-quality, cost-effective projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Redondo Beach does not own any land or property that could be used to address the needs identified within this plan.

Discussion

The City will be receiving approximately $296,580 in CDBG funds for the program year 2026-2027. Although the City does not receive funding through HOME, ESG, or HOPWA, the City will continue to leverage local General Funds to enhance the effectiveness of community-based services. These locally supported efforts include programs such as temporary housing and case management for unsheltered individuals, which remain critical components of the City's broader strategy to address community needs.

Furthermore, opportunities to coordinate with regional partners, nonprofit organizations, and other public agencies to maximize available resources and strengthen service delivery will continue to be explored and strategically pursued.

Annual Goals and Objectives
AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support the Development of Decent Housing	2025	2030	Affordable Housing	Citywide	Decent Housing Preserve and improve the existing	$40,000	Homeowner Housing Rehabilitation: 5 households
2	Create Sustainable Neighborhoods	2025	2030	Non-Housing Community Development	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Community/Public Facilities Public Improvements	$152,777	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Provide Vital Public Services	2025	2030	Non-Housing Community Development	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Health and dental services	$44,487	Public service activities other than Low/Moderate Income Housing Benefit: 199 persons assisted

4	Planning and Administration	2025	2030	Administration	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Community/Public Facilities Public Improvements Health Expand Economic Opportunities	$59,316	Other: 1 other

Table 6 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Support the Development of Decent Housing	Support the development of decent and affordable housing by rehabilitating the existing housing stock for low- and moderate-income households
2	Create Sustainable Neighborhoods	Enhance public facilities and infrastructure through improvements throughout Redondo Beach
3	Provide Vital Public Services	Provide funding for public service programs, specifically for seniors, individuals experiencing homelessness, and victims of domestic violence
4	Expand Affordable Housing Opportunities	Support and explore affordable housing opportunities to promote economic and housing stabilities for low- and moderate-income residents
5	Planning and Administration	Support program administration and planning costs
6	Create Economic Opportunities	Provide funding for programs that create economic opportunities for businesses and those looking to expand their business operations
7	Pre-Disaster Preparedness and Mitigation	Prepare for disaster response and recovery to ensure the wellbeing of all Redondo Beach residents

Projects
AP-35 Projects – 91.220(d)

Introduction

In FY 2026-2027, CDBG funds will be utilized by the City of Redondo Beach to fund the activities listed below in an effort to address key housing and community needs for residents. All funded activities align with the goals and strategies established in the 2025 – 2030 ConPlan. The Project Information Table provides a summary of each activity along with its proposed funding allocation. **Projects**

#	Project Name
1	Housing Improvement Program
2	Public Improvements
3	Planning and Administration
4	Project: NEEDs
5	Disability Community Resource Center
6	1736 Family Crisis Center
7	Harbor Interfaith Services
8	Venice Family Clinic
9	Housing Rights Center

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City prioritizes funding for programs that serve special-needs populations, who are at heightened risk of homelessness due to limited income, disabilities, and other challenges that require ongoing supportive services. Directing CDBG resources toward these programs helps stabilize vulnerable residents and address critical community needs. Obstacles faced by the City include the LMA percentage cap exception being raised, making it harder to fund eligible Public Improvements projects due to the lack of qualifying census tracts as compared to other entitlement cities. Additionally, the need for services continues to grow while funding availability remains constrained, and the 15 percent cap on public service activities restricts the amount of CDBG funding

that can be allocated to nonprofit service providers. Despite these challenges, the City works closely with its partner agencies to align goals with available resources in response to community needs.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Housing Improvement Program**
	Target Area	Citywide
	Goals Supported	Support the Development of Decent Housing
	Needs Addressed	Decent Housing; Preserve and improve the existing housing stock
	Funding	$40,000
	Description	Provides approximately $7,500 grants to homeowners through the Mobility Access/Emergency Repair Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	Homes of eligible applicants citywide
	Planned Activities	To provide grants to homeowners for through the Mobility Access/Emergency Repair Program
2	**Project Name**	**Public Improvements**
	Target Area	Citywide
	Goals Supported	Create Sustainable Neighborhoods
	Needs Addressed	Community/Public Facilities; Public Improvements
	Funding	$152,777
	Description	Provide community/public facility improvements
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	1 public improvement
	Location Description	Eligible Census Tract and Block Group
	Planned Activities	Provide community/public facility improvements
3	**Project Name**	**Planning and Administration**
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Decent Housing; Preserve and improve the existing housing stock Affordable Housing; Create new affordable housing Public Services; Equal access to housing Public Services; Homelessness housing and support Public Services; Assist special needs residents Public Services; Health and dental services Community/Public Facilities Improvements Expand Economic Opportunities
	Funding	$47,316
	Description	Administration of CDBG Program
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	1922 Artesia Blvd., Redondo Beach, CA 90278
	Planned Activities	Administration of CDBG Program
4	**Project Name**	**Project: NEEDs**
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Homelessness housing and support
	Funding	$10,232.01
	Description	Provides two programs to assist unsheltered individuals: 1) Tuesday hot meals; 2) Food Pantry twice a week
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	89 individuals experiencing homelessness
	Location Description	2600 Nelson Ave., Redondo Beach, CA 90278
	Planned Activities	Provide two programs to assist unsheltered individuals: 1) Tuesday hot meals; 2) Food Pantry twice a week
5	**Project Name**	**Disability Community Resource Center**
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Assist special needs residents
	Funding	$8,007.66

	Description	Provide training and support to low-income senior residents and persons with disabilities to promote capability for independent living
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 seniors and individuals with disabilities
	Location Description	12901 Venice Blvd., Los Angeles, CA 90066
	Planned Activities	Provide training and support to low-income senior residents and persons with disabilities to promote capability for independent living
6	**Project Name**	**1736 Family Crisis Center**
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Homelessness housing and support
	Funding	$10,232.01
	Description	Provide counseling and case management for victims of domestic violence and their children who may be in jeopardy of becoming homeless due to domestic violence
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	89 households

	Location Description	2116 Arlington Ave., Suite 200, Los Angeles, CA 90018
	Planned Activities	Provide counseling and case management for victims of domestic violence and their children who may be in jeopardy of becoming homeless due to domestic violence
7	**Project Name**	**Harbor Interfaith Services**
	Target Area	Citywide
	Goals Supported	Provide Vital Public services
	Needs Addressed	Public Services; Homelessness Housing and Support
	Funding	$8,007.66
	Description	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals
	Location Description	1521 Kingsdale Ave., Redondo Beach, CA 90278
	Planned Activities	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program
8	**Project Name**	**Venice Family Clinic**
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services

	Needs Addressed	Public Services; Health and Dental Services
	Funding	$8,007.66
	Description	Assist individuals coping with the impact of trauma and stress on health or well-being. Services include therapy, parenting, crisis interventions, safety planning and domestic violence counseling, referrals, substance use therapy, and Medication-Assisted Treatment through the Behavioral Health Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	22 individuals
	Location Description	2114 Artesia Blvd., Suite 111, Redondo Beach, CA 90278
	Planned Activities	Assist individuals coping with the impact of trauma and stress on health or well-being. Services include therapy, parenting, crisis interventions, safety planning and domestic violence counseling, referrals, substance use therapy, and Medication-Assisted Treatment through the Behavioral Health Program
9	**Project Name**	**Housing Rights Center**
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Public Services; Equal access to housing
	Funding	$12,000
	Description	Provide tenant-landlord counseling and investigation of discriminatory housing complaints, and hold educational workshops/flyers

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	90 households
	Location Description	3255 Wilshire Blvd., Los Angeles, CA 90016
	Planned Activities	Provide tenant-landlord counseling and investigation of discriminatory housing complaints and hold educational workshops/flyers

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In 2014, the City of Redondo Beach was designated a Low/Mod Income Exception Grantee, meaning the City did not contain any racially or ethnically concentrated areas of poverty (R/ECAPs) and therefore qualified for HUD's "exception" standard when determining area benefit eligibility. The City's exception threshold is 33.33 percent, which represents the minimum percentage of low- and moderate-income residents required within a service area for an activity to qualify as benefiting low- and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As a HUD designated Low/Mod Income Exception Grantee, the City of Redondo Beach will not target select census tracts or neighborhoods for CDBG-funded activities. Instead, the City allocates CDBG resources Citywide and ensures that each funded activity serves eligible low- and moderate-income residents.

Discussion

The City does not plan to geographically target individual neighborhoods or census tracts for CDBG programming. Rather, CDBG activities will be available to residents throughout Redondo Beach, with funding decisions guided by the needs identified through community outreach and data analysis conducted for the 2025–2030 Consolidated Plan. This approach allows the City to direct resources to the most pressing community needs while maintaining flexibility in service delivery.

The City will continue to ensure that all CDBG funded activities comply with HUD regulations and that funds are used to benefit low- and moderate-income residents. By combining data-driven planning with citywide accessibility, the City aims to maximize the impact of its CDBG investments across the community.

Affordable Housing
AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Redondo Beach continues to experience barriers to affordable housing, reflecting the broader challenges seen throughout Los Angeles County, where the high cost of housing places substantial pressure on low- and moderate-income households. As outlined in the City's adopted Analysis of Impediments to Fair Housing Choice (AI), the following priorities have been identified to guide efforts in expanding access to affordable and equitable housing opportunities:

- Support the Cost of Housing for LMI and Special Needs Populations
- Support the Costs Associated with Housing
- Support the Prevention of Housing Discrimination
- Promote and Develop Affordable Housing
- Support Homeownership

For FY 2026-2027, the City will address affordable housing with the following goals, developed based on data gathered while preparing the Analysis of Impediments to Fair Housing, Consolidated Plan, performance trends, and anticipated needs of the City:

One Year Goals for the Number of Households to be Supported	
Homeless	169
Non-Homeless	112
Special-Needs	7
Total	**288**

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	450
The Production of New Units	0
Rehab of Existing Units	5

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	0
Total	**455**

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to support affordable housing efforts in alignment with the Consolidated Plan and the Analysis of Impediments (AI) by using CDBG funds to assist households across a range of needs. To serve individuals experiencing homelessness, the City partners with Project: NEEDS, 1736 Family Crisis Center, and Harbor Interfaith Services to provide outreach, case management, and supportive services. For low-income households who are not homeless, the City collaborates with Venice Family Clinic to deliver essential services that promote housing stability. Additionally, the City works with the Disability Community Resource Center to support seniors and individuals with disabilities who require specialized assistance.

To address affordable housing needs by support type, the City will continue coordinating with the Redondo Beach Housing Authority to assist approximately 450 households through rental assistance programs. The City will also support the rehabilitation of 5 existing housing units through the Minor Home Repair/ Emergency Rehabilitation (MA/ER) Program, helping preserve safe and affordable housing for low- and moderate-income residents.

Although the City of Redondo Beach does not anticipate producing new housing units or acquiring existing units during the program year, it remains committed to advancing affordable housing goals. The City prioritizes preserving the existing housing stock, providing rental assistance to cost-burdened households, and partnering with public service agencies that focus on homelessness prevention and long-term housing stability.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Redondo Beach does not own or manage public housing units.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Even though the City of Redondo Beach does not operate public housing, it continues to support efforts that encourage resident engagement and pathways to homeownership through its partnership with the Redondo Beach Housing Authority. The City and Housing Authority coordinate on outreach, education, and supportive services that help Housing Choice Voucher participants and other assisted households build long-term stability.

To promote resident involvement and leadership, the Housing Authority provides information about opportunities to participate in program planning, policy discussions, and advisory activities. The City supports these efforts by sharing information through its public communication channels and by collaborating on community meetings when appropriate.

Through these combined efforts, the City and Housing Authority aim to strengthen resident engagement, expand access to information, and support households interested in pursuing greater self-sufficiency and long-term housing stability.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of Redondo Beach is not designated as a troubled agency, but rather a High-Performer.

Discussion

The Redondo Beach Housing Authority is recognized as a High Performer Public Housing Authority, earning a 96 percent rating under HUD's Section Eight Management Assessment Program (SEMAP). The Housing Authority currently assists 598 households through the Housing Choice Voucher Program and remains committed to supporting residents as they seek and maintain stable, affordable housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

During the 2025-2030 Consolidated Plan planning process, the City identified the following priority needs:

- Support the development of decent and affordable housing
- Provide services for the vulnerable population
- Create new affordable housing
- Provide housing and supportive services for people experiencing homelessness
- Assist with rental costs
- Support fair housing activities
- Provide public improvements

In June 2019, the City launched the Enhanced Response to Homelessness Program in direct response to the homeless needs of the community. This initiative focuses on proactive outreach, relationship-building, and connecting unsheltered individuals with case managers who can link them to essential services. These efforts have contributed to significant progress: in 2024, the City achieved "functional zero" homelessness, meaning more individuals were placed into housing than became homeless during the first six months of the year.

To sustain and deepen this progress, the City continues to prioritize consistent outreach that builds trust with unsheltered individuals and facilitates access to case management and supportive services. The City also established the first outdoor Homeless Court in Los Angeles County, an innovative partnership with the justice system designed to help unhoused individuals resolve legal barriers, access services, and transition more efficiently into permanent housing. The Redondo Beach Homeless Court operates as a diversion program focused on connecting participants with housing and supportive services. Housing navigators and service providers are present on site to link individuals to interim and permanent housing options, employment resources, mental health services, substance use treatment programs, assistance with obtaining vital

documents, and opportunities for criminal record expungement. This model equips people experiencing homelessness with the tools and support necessary to address underlying challenges and make meaningful progress toward stability and long-term housing.

Through these coordinated strategies, the City aims to maintain its momentum toward reducing homelessness, strengthening service delivery, and supporting the long-term stability of residents with special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City actively partners with various departments, such as the City Attorney's Office and Community Services, to reduce and ultimately end homelessness for all individuals residing in Redondo Beach.

With CDBG funding, the City will support a range of services aimed at addressing homelessness and housing instability including:

- Hot meals and food pantry services to approximately 89 individuals experiencing homelessness through the City's partnership with Project NEEDs.
- Emergency shelter and case management services to 89 survivors of domestic violence and their children through the City's collaboration with 1736 Family Crisis Center.
- Temporary shelter and case management for 7 individuals experiencing homelessness through the Pallet Shelter Program in collaboration with Harbor Interfaith Services

Recognizing that homelessness affects not only those experiencing it but the broader community as a whole, the City has expanded its efforts to create long-term housing solutions. In partnership with Century Housing, an affordable housing developer, and with the support of General Funds and county resources, the City completed the Moonstone project, converting 20 units at the

Pacific Inn Motel into permanent supportive housing. The City intends to prioritize Moonstone units for individuals transitioning out of the Pallet Shelter Program, helping residents move from temporary shelter into stable, permanent housing.

Through the Enhanced Response to Homelessness Program, the City Council adopted a proactive policy framework to address homelessness, supported by partnerships with PATH, Homeless Intervention Services (HIS), and the Los Angeles County Department of Mental Health. These organizations collaborate closely with the Redondo Beach Police Department and other City departments to provide outreach, engagement, and essential services to unhoused individuals. As part of this effort, the City conducted targeted outreach to better understand local needs and improve service delivery. This outreach identified three overarching categories of homelessness:

- Individuals with chronic mental illness;
- Individuals with drug additions; and
- Habitual offenders who experience homelessness committing small crimes.

The Los Angeles Continuum of Care (CoC) oversees the Greater Los Angeles Homeless Count, which includes both the annual Point-In-Time (PIT) Count and the Shelter/Housing Inventory Count (HIC). The PIT Count provides a one-night snapshot of the number of people experiencing homelessness and is conducted nationwide to inform policy decisions and guide the allocation of housing and supportive services.

The 2025 Greater Los Angeles Homeless Count was conducted over three nights from February 18–20, 2025, with the schedule adjusted due to regional wildfires. The final unsheltered and youth counts were completed on February 28, 2025. The South Bay/Harbor region—of which Redondo Beach is a part—was counted on February 20. Results released in July 2025 showed a 4 percent decline in homelessness across Los Angeles County compared to the previous year.

For Redondo Beach, the 2025 PIT Count identified 20 sheltered individuals staying in temporary shelter programs, consistent with the 2024 count. The visual tally of unsheltered persons recorded 17 individuals not in a dwelling, a slight decrease from the 18 counted in 2024. The 2025 count also documented 27 total dwellings, including 9 cars, 10 vans, and 8 RVs, with no makeshift shelters or tents observed, compared to the 2024 count of 14 cars, 26 vans, 7 RVs, and 7 tents. This suggests modest improvements in reducing unsheltered homelessness and a decline in tent encampments within the city. The City will continue recommending LA-HOP, an online tool used to identify appropriate services, to individuals experiencing homelessness. Through LA-HOP, individuals experiencing homelessness are assigned an outreach coordinator that operates as an agent and contacts the appropriate team for requested services. The goal of LA-HOP is to reduce response times for unhoused individuals.

Furthermore, the City will continue their partnership with PATH, Harbor Interfaith Services, 1736 Family Crisis Center, Project: NEEDs, City Police Department, city Planning Department, and the Los Angeles Department of Mental Health in efforts to provide coordinated and efficient outreach and services to those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City seeks to offer a range of housing options and supportive services that address the diverse needs of individuals experiencing homelessness. These efforts include:

Emergency Shelter

608 beds serving individuals and families with children

Transitional Housing

605 beds serving individuals and families with children

Safe Haven

50 beds serving single men and women 18 years and over

Pallet Shelter Program

20 beds for temporary housing

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

To support these goals, the City works with a network of local and regional partners that provide housing, case management, outreach, and supportive services. Below is a summary of programs in the area that assist chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth in transitioning to permanent housing and achieving long-term stability.

Emergency Assistance to Prevent Eviction (EAPE) – Provides assistance to CalWORKs Welfare-to-Work (WtW) families who are behind on rent and/or utility payments due to a financial crisis. The program helps prevent eviction and homelessness by stabilizing households at risk of losing their housing.

First 5 LA Supportive Housing Program (First 5 LA) – Offers needs-based assistance to homeless or at-risk families with children from birth to age five, including families with past or current involvement with the Department of Children and Family Services. The program connects families to supportive housing and related services.

Homeless Assistance (HA) – A CalWORKs program that offers both Temporary and Permanent Homeless Assistance. Temporary HA provides short-term shelter payments for families while they search for permanent housing, while Permanent HA helps families secure long-term housing solutions.

HUD-VASH Vouchers (VASH) – Combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs. The program supports long-term housing stability for veterans and their families.

Moving Assistance (MA) – Supports CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of homelessness due to a financial crisis beyond their control. The program provides financial assistance to help families secure or maintain stable housing.

Redondo Beach Homeless Task Force – A City-led collaborative focused on developing policies, partnerships, and strategies to address homelessness locally. The task force works across departments and with regional partners to coordinate outreach, services, and housing resources.

South Bay Coalition to End Homelessness – The lead homelessness collaborative for SPA 8 within the Los Angeles Continuum of Care. The Coalition provides referrals, guidance, and coordination across a wide network of homeless service and supportive programs throughout the South Bay region.

Supportive Services for Veteran Families (SSVF) – A community-based program that rapidly re-houses homeless veteran households and prevents homelessness among veterans facing a housing crisis. SSVF focuses on short-term interventions that promote long-term housing stability.

Unaccompanied Youth Programs - Several local programs serve youth experiencing homelessness, including the 1736 Emergency Youth Shelter, Hathaway-Sycamores Independent Living Program, Divinity Prophet Independent Living Program, and Richstone's Transitional Housing Program (THP) and Transitional Living services. These programs provide shelter, life-skills training, and pathways to independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Helping low-income individuals and families avoid homelessness remains a core priority for the City. This includes supporting extremely low-income households, people exiting publicly funded institutions or systems of care, and individuals receiving services from agencies addressing housing, health, employment, education, and youth needs. The City works closely with regional partners in Service Planning Area 8 (SPA 8) to ensure that residents have access to programs that stabilize households, prevent housing loss, and connect people to long-term support.

SPA 8 offers a range of programs designed to prevent homelessness among diverse populations. In addition, federal programs serve veterans and their families as part of broader efforts to end veteran homelessness. Below is an overview of key programs available in the region.

Coordinated Entry System (CES) – A countywide framework that connects chronically homeless individuals to housing and services using a standardized assessment tool. CES prioritizes individuals based on vulnerability and coordinates resources from agencies such as the Department of Mental Health, Department of Health Services, local housing authorities, and the Department of Veterans Affairs.

Emergency Assistance to Prevent Eviction (EAPE) – Provides financial assistance to CalWORKs Welfare-to-Work (WtW) families who are behind on rent or utility payments due to a financial crisis. The program helps prevent eviction and stabilize households at risk of homelessness.

First 5 LA Supportive Housing Program (First 5 LA) – Offers needs-based support to homeless or at-risk families with children from birth to age five, including families with past or current involvement with the Department of Children and Family Services. The program connects families to housing and supportive services.

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Redondo Beach Homeless Task Force – A City-led collaborative that develops policies, partnerships, and strategies to address homelessness locally. The task force works across departments and with regional partners to coordinate outreach, services, and housing resources.

Supportive Services for Veteran Families (SSVF) – A community-based program that rapidly re-houses homeless veteran households and prevents homelessness among veterans facing a housing crisis. SSVF focuses on short-term, targeted interventions that promote long-term housing stability.

Discussion

The City of Redondo Beach continues to make meaningful progress toward reducing, and ultimately ending, homelessness within the community. Building on these efforts, the City remains committed to prioritizing homelessness prevention, expanding access to supportive services, and ensuring that all residents have the opportunity to obtain safe, stable, and decent housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Ensuring access to affordable, safe, and equitable housing remains a central priority for the City of Redondo Beach. As part of the Analysis of Impediments to Fair Housing Choice (AI), the City examined local housing conditions, market trends, and community feedback to identify the key factors that limit affordable housing opportunities for residents. This analysis, grounded in data and shaped by extensive community engagement, highlighted several contributing barriers that affect both the availability and accessibility of affordable housing in Redondo Beach. The following factors were identified as significant barriers to affordable housing:

- High cost of housing (rental and homeownership)
- Low support or assistance from financial institutions
- Lack of innovative programs to increase LMI homeownership
- High cost of development
- Substandard housing and overcrowding
- Lack of fair housing education and regulation
- Limited opportunities for affordable senior housing, including those entering the senior age group
- Lack of outreach regarding affordable housing opportunities
- Stigmas surrounding affordable housing development and unsheltered individuals

Thus, City staff identified the following goals and actions to address these factors:

- Support the Costs Associated with Housing
- Support the Costs of Housing for LMI and Special Needs Populations
- Support the Prevention of Housing Discrimination
- Promote the Development of Affordable Housing
- Support Homeownership

The Community Development Department completed the 2021–2029 Housing Element, which was adopted by the City Council and certified by the State of California. The Housing Element identifies existing and planned housing opportunities to meet the City's Regional Housing Needs Allocation (RHNA) and outlines strategies to expand housing options for residents across all income levels. As part of this effort, the City continues to monitor, facilitate, and support the development of new housing projects that contribute to RHNA compliance and advance local housing goals.

The Housing Element highlights several key projects that contribute to the City's planned housing capacity:

- South Bay Galleria Project – A major redevelopment project entitled for 300 new residential units, including 30 units reserved for very low-income households. The project is expected to deliver a mix of housing types integrated into a larger commercial and community-serving redevelopment.
- Legado Mixed-Use Project – A mixed-use development consisting of 115 residential units and approximately 22,000 square feet of retail and restaurant space, contributing to both housing supply and economic vitality.
- Alcast Foundry Redevelopment – A project entitled for the construction of 36 new townhomes, replacing an underutilized industrial site with new residential opportunities.
- The Moonstone (Project Homekey) – A successful Homekey conversion that transformed a former motel into 20 units of permanent supportive housing, providing long-term stability for individuals experiencing homelessness.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on

residential investment

The City recognizes that public policies, such as land use controls, zoning ordinances, development fees, building codes, and other regulatory requirements, can unintentionally limit the production of affordable housing or increase development costs. To address these potential constraints, the City will continue implementing strategies outlined in the 2021–2029 Housing Element, which focuses on reducing regulatory barriers, encouraging a wider range of housing types, and supporting the development of affordable units across the community.

The 2021–2029 Housing Element defines strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

Furthermore, the Housing Element identified potential ordinances and site strategies for zoning updates to promote the development of affordable housing:

- Mixed-Use Development – The City identified nine underutilized properties that can be redeveloped for mixed-use development.
- Residential Overlay – The City identified six areas for potential housing opportunities: North Kingsdale, North Tech District, 190th Street, Industrial Flex – South of Transit Center, South Bay Marketplace – South of Galleria, and FedEx Area.
- Anticipated Accessory Dwelling Units (ADUs) – There has been a steady increase in ADUs in the community. The City expects an average of 30

ADUs annually for the next eight years.

- Residential Recycling – Vacant parcels or potential sites where existing uses were not residential have been identified to be "recycled" into higher densities. A total of 826 parcels met the criteria listed in the 2021-2029 Housing Element.
- Housing on Church Properties – The City identified four churches along Broadway that can be used to provide affordable housing on site and receive parking relief to facilitate development.

In November 2024, the City updated its Zoning Ordinance to comply with the following State laws and Housing Element Programs:

- AB 1763 – Density bonus for 100 percent affordable housing
- SB 1227 – Density bonus for student housing
- AB 2345 – Increase maximum allowable density
- SB 2, SB 745, and AB 2162 – Define transitional and supportive housing pursuant to California Government Code Sections 65582(f), (g), and (h); and permanent supportive housing up to 50 units are permitted by right where multi-family and mixed-use developments are permitted
- AB 139 – Amend zoning provisions for emergency shelters
- AB 101 – Establish provisions for Low Barrier Navigation Centers (LBNC)
- SB 35 – Establish a streamlined ministerial review process for multi-family residential projects
- Single Room Occupancy (SRO) Housing – Address the provisions of SRO units as a conditionally permitted use in the C-4 zone
- Definition of Family – Amend the Ordinance to remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws
- Parking Requirements – Address parking requirements and amend parking burden on multi-family residential development
- Unlicensed Group Homes – Assess types of housing that may fall into this

category and the provision of group homes that are not required to be licensed

- Conditional Use Permit – Raise threshold of administrative review and utilize a development review process that focuses on site plan and design reviews by the Planning Commissions for up to 15 units
- Employee Housing – The City recognizes employee housing for six or fewer employees as a permitted residential use consistent with state law.
- Reasonable Accommodation – The City maintains a formal Reasonable Accommodation procedure to ensure equal access to housing for persons with disabilities.

Discussion

The City recognizes that governmental processes, regulations, and development standards greatly influence the cost and feasibility of producing affordable housing. To help mitigate potential constraints, the City will continue reviewing and refining residential development standards, zoning regulations, ordinances, and permitting procedures to ensure they do not create unnecessary barriers to housing production, particularly for developments serving low- and moderate-income households.

As part of this effort, the City will evaluate opportunities to streamline approval processes, reduce processing times, and improve coordination across departments involved in housing development. The City will also assess residential fees and consider adjustments or incentives that support the creation of affordable housing.

In addition, the City of Redondo Beach will continue collaborating with developers, regional partners, and community stakeholders to identify innovative approaches that expand housing opportunities while maintaining high standards for safety, design, and neighborhood compatibility.

AP-85 Other Actions – 91.220(k)

Introduction

The City recognizes that achieving the goals outlined in the Consolidated Plan requires targeted investments in housing and community development, but also sustained efforts to strengthen institutional capacity, foster coordination, reduce poverty, and address systemic barriers. This section outlines the additional actions the City will take during the FY 2026–2027 Action Plan Year to address these obstacles.

Actions planned to address obstacles to meeting underserved needs

The City of Redondo Beach recognizes that several population groups continue to face significant challenges related to income, housing stability, and access to supportive services. Based on community input and local data, the City identified the following underserved groups:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Single-parent households
- Unsheltered individuals

To address the obstacles faced by these populations, the City will continue partnering with a range of public service agencies that provide both housing assistance and supportive services tailored to the needs of vulnerable residents.

The City plans to work with St. Paul's Methodist Church – Project: NEEDS to provide hot meals and food pantry accessibility for individuals experiencing homelessness.

The City intends to fund Disability Community Resource Center to provide independent living skills, training, and referrals for housing.

The City will continue its partnership with 1736 Family Crisis Center to provide housing for victims of domestic violence and their children who are experiencing homelessness or at-risk of becoming homeless.

The City will collaborate with Harbor Interfaith Services to fund the Pallet Shelter Program, which provides temporary shelter for individuals experiencing homelessness.

Additionally, the City intends to work with Venice Family Clinic to provide services through their Behavioral Health Program to assist individuals with trauma and foster their well-being.

Finally, the City will continue to contract with the Housing Rights Center to provide fair housing education, outreach, and enforcement services. This partnership will help ensure that residents understand their rights, receive assistance with discrimination complaints, and have equitable access to housing opportunities.

Actions planned to foster and maintain affordable housing

The City of Redondo Beach is committed to preserving and expanding affordable housing opportunities for residents across all income levels. To support this goal, the City will continue funding the Mobility Access/Emergency Repair (MA/ER) Program, which provides grants of approximately $7,500 for eligible homeowners to complete essential mobility access improvements or emergency repairs. These investments help maintain the long-term habitability of existing housing stock, particularly for seniors, persons with disabilities, and low-income households.

Through the Redondo Beach Housing Authority, the City will also continue administering Housing Choice Vouchers to assist low- and moderate-income households in securing safe, decent, and affordable housing. This program plays a critical role in preventing homelessness and supporting housing stability for vulnerable residents.

In addition, the City will monitor its residential sites inventory to ensure compliance with no-net-loss requirements and to preserve opportunities for

future housing development. The City will continue promoting the production of affordable housing by supporting appropriate zoning, encouraging mixed-income development, and collaborating with developers and regional partners to identify opportunities for new affordable units.

The City will also explore additional strategies, such as leveraging state and federal funding sources, supporting rehabilitation of older housing stock, and coordinating with nonprofit housing providers, to further strengthen the availability and long-term sustainability of affordable housing in Redondo Beach.

Actions planned to reduce lead-based paint hazards

The City of Redondo Beach remains committed to protecting residents, especially children, from the dangers of lead-based paint. In accordance with HUD's Lead-Safe Housing Rule (24 CFR 35), the City incorporates lead-hazard evaluation and mitigation into its Mobility Access/Emergency Repair (MA/ER) Program and will continue strengthening these practices throughout the 2026–2027 program year.

Before any work begins for eligible MA/ER applicants, the age of the home is reviewed to determine the likelihood of lead-based paint. When required, the City contracts certified Lead-Based Paint Inspectors and Risk Assessors to conduct inspections, perform risk assessments, and oversee the safe removal or abatement of lead-based paint hazards. All work is carried out in compliance with federal lead-safe work practices.

The MA/ER Program provides grants of approximately $7,500 for mobility access improvements and emergency repairs. While these repairs typically involve minimal disturbance of painted surfaces, City staff ensures that all lead-based paint requirements are followed when determining the scope of work and during project implementation.

In addition to these efforts, the City will continue educating homeowners and contractors about lead-safe practices, reinforcing compliance with federal regulations, and promoting awareness of lead hazards in pre-1978 housing.

Actions planned to reduce the number of poverty-level families

The City of Redondo Beach will continue supporting efforts that help low-income households achieve greater economic stability and reduce the number of families living in poverty. The City continues to pursue its Mobility Access/Emergency Repair Program which provides essential home repairs and accessibility improvements for income-qualified residents, helping them maintain safe and stable housing.

Actions planned to develop institutional structure

The Community Services Department oversees and administers the City's CDBG program, but recognizes that effective housing and community development work relies on strong interdepartmental and interagency collaboration. To maximize impact and ensure coordinated service delivery, the Community Services Department will partner with the following City departments and community agencies:

- Community Development Department
- Public Works Department
- City Attorney's Office
- Redondo Beach Housing Authority
- Non-profit public service agencies
- Independent Contractors

Lastly, the following codes in the City's Zoning Ordinance were updated in 2024 to further support the preservation and production of affordable, decent, accessible housing:

- AB 1763 – Density bonus for 100 percent affordable housing
- SB 1227 – Density bonus for student housing
- AB 2345 – Increase maximum allowable density
- SB 2, SB 745, and AB 2162 – Define transitional and supportive housing pursuant to California Government Code Sections 65582(f), (g), and (h); and permanent supportive housing up to 50 units are permitted by right where multi-family and mixed-use developments are permitted

- AB 139 – Amend zoning provisions for emergency shelters
- AB 101 – Establish provisions for Low Barrier Navigation Centers (LBNC)
- SB 35 – Establish a streamlined ministerial review process for multi-family residential projects
- Single Room Occupancy (SRO) Housing – Address the provisions of SRO units as a conditionally permitted use in the C-4 zone
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- Parking Requirements – Address parking requirements and amend parking burden on multi-family residential development
- Unlicensed Group Homes – Assess types of housing that may fall into this category and the provision of group homes that are not required to be licensed
- Conditional Use Permit – Raise threshold of administrative review and utilize a development review process that focuses on site plan and design reviews by the Planning Commissions for up to 15 units
- Employee Housing – The City recognizes employee housing for six or fewer employees as a regular residential use consistent with state law
- Reasonable Accommodation – The City maintains a formal Reasonable Accommodation procedure to ensure equal access to housing for persons with disabilities.

Overall, the City of Redondo Beach is prepared to address and develop an institutional structure to promote the development of affordable housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Redondo Beach will continue strengthening collaboration among public agencies, nonprofit organizations, and housing providers to improve service delivery and expand housing opportunities for residents. Through the City's Enhanced Response to Homelessness Program, the City established a Homeless Court to help individuals experiencing homelessness resolve eligible court cases in a supportive setting. This model reduces transportation barriers

for defendants and connects participants to services offered by PATH and Harbor Interfaith Services. When appropriate, cases may be diverted or dismissed upon successful engagement in services. The Program also provides access to bridge housing through the Pallet Shelter Program, ensuring individuals have a safe place to stay while working toward long-term stability.

The City will continue coordinating closely with regional social service agencies, public safety departments, and mental health providers to ensure individuals receive specialized resources tailored to their needs. This includes strengthening referral pathways, improving communication between partners, and supporting multidisciplinary outreach efforts.

To expand affordable housing opportunities, the City plans to work with affordable housing developers to acquire property and develop new units for low- and moderate-income households and residents with special needs. This includes advancing projects such as the planned South Bay Galleria redevelopment, which is expected to incorporate affordable housing components.

Additionally, the City intends to continue their collaboration with the Housing Rights Center to provide fair housing education, outreach, and enforcement services in Program Year 2026-2027. This partnership helps ensure that residents understand their rights under fair housing laws and that reported cases of discrimination are properly investigated and addressed.

Discussion

The City of Redondo Beach remains committed to maintaining strong partnerships and cultivating new collaborations that enhance its ability to leverage federal resources effectively. By aligning local priorities with community needs, the City has identified clear goals and strategically allocated federal funds to support impactful housing and community development programs. Through continued coordination with local agencies, service providers, and regional partners, the City looks forward to expanding its capacity to serve residents and improving outcomes for households across Redondo Beach. Ultimately, the City remains dedicated to fostering an

inclusive, supportive community and ensuring that all residents have access to the services and opportunities they need to thrive.

Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

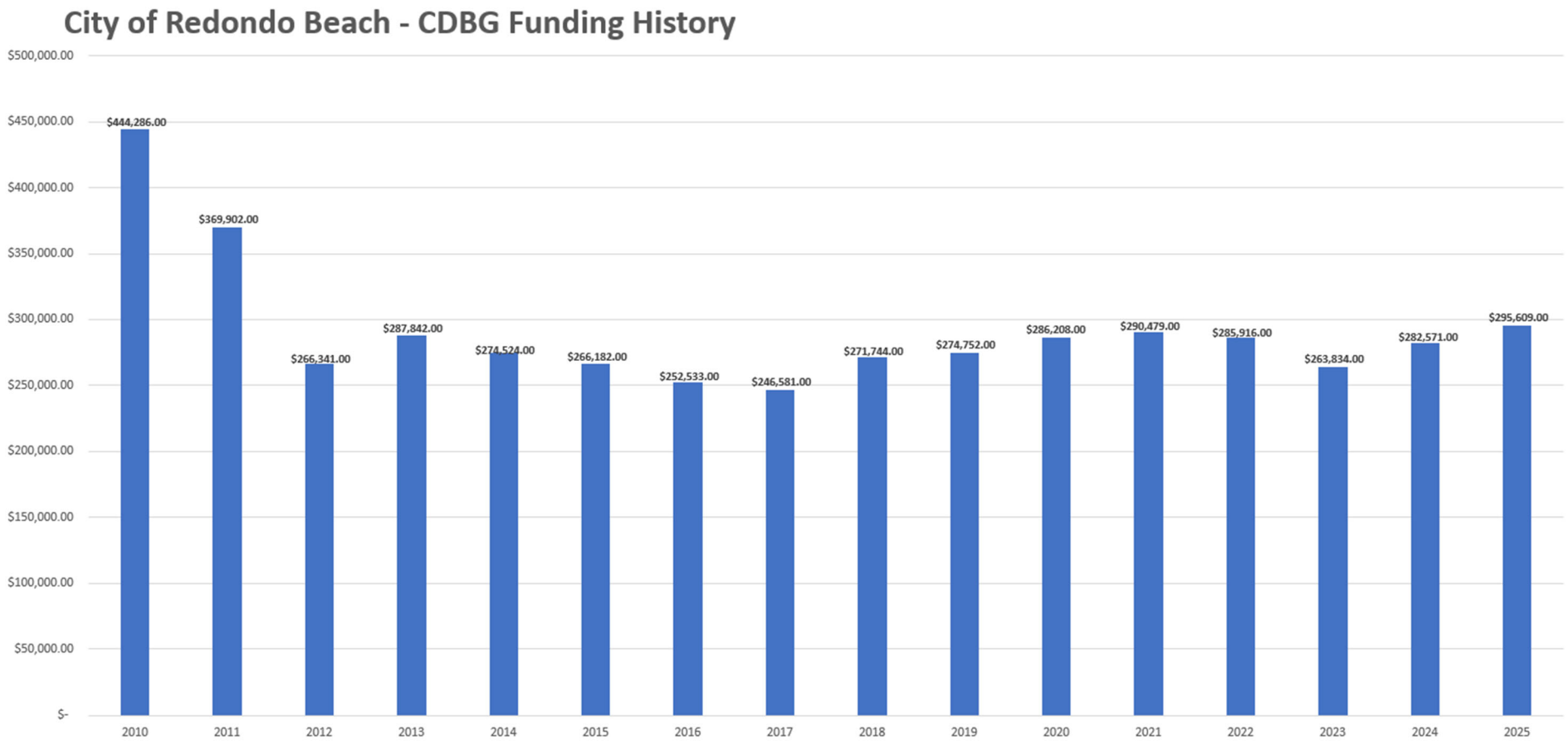
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before
the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be
used during the year to address the priority needs and specific objectives
identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the
planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities
Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.


City of Redondo Beach - CDBG Funding History
$500,000.00
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$287,842.00
$274,524.00
$266,182.00
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Administrative Report

N.1., **File #** 26-0577 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING THE CULTURAL ARTS COMMISSION RECOMMENDATION TO INCLUDE AN LGBTQ-THEMED ART SCULPTURE IN THE ARTESIA BOULEVARD STRATEGIC ART PLAN

PROVIDE DIRECTION TO STAFF ON THE PROPOSED SCOPE OF THE LGBTQ-THEMED ART PROJECT

EXECUTIVE SUMMARY

On December 16, 2025, the City Council reviewed and approved the Artesia Boulevard Strategic Art Plan and provided direction on several components related to the implementation of Phase I. As part of that discussion, the Cultural Arts Commission's recommendation to include an LGBTQ-themed sculpture near the North Branch Library was also presented for Council consideration. Following the discussion, as part of a broad set of motions tied to the overall Plan, the Council directed staff to survey the community regarding the LGBTQ-themed project.

During the survey process, staff encountered two primary challenges. First, the online survey was significantly impacted by automated responses, resulting in a high volume of duplicative submissions within short timeframes, limiting the reliability of the data collected. Second, staff encountered challenges in clearly defining and articulating the intended scope of the LGBTQ-themed project and the associated survey. As such, staff is seeking clarification and more definitive direction regarding the Commission-recommended LGBTQ-themed project at the North Branch Library.

BACKGROUND

The direction provided by the City Council on December 16, 2025 regarding the Cultural Arts Commission's recommendation to include an LGBTQ-themed sculpture near the North Branch Library was provided as part of a broad Council motion covering several projects proposed in the Artesia Boulevard Strategic Art Plan that were discussed concurrently and displayed together on the screen in the Council Chambers as follows:

Type	Location	Quantity	Estimated Total
Landmark Art	Median Installation	2	$200,000
Landmark Art	East Monument West ofInglewood	1	$40,000
Functional Art	Concrete Benches	5	$40,000
Discovery Art	NRB Bike Path Crosswalk	1	$40,000
Landmark Art	Welcome MonumentEast of Aviation	1	$40,000

Additionally, the final motion included direction for staff to bring forward a Resolution to amend the budget to include $35,000 in funding to support the proposed LGBTQ-themed sculpture near the North Branch Library. During Council discussion, Councilmembers also expressed a desire for additional community outreach related to the proposed artwork in order to gather broader public feedback, including feedback regarding the placement of the piece. This budget amendment has not yet been completed as staff is requesting clarification from the City Council regarding how it would like staff to proceed with the sculpture/project and related outreach efforts.

Based on the discussion and motion, staff understood Council's direction to support moving forward with the proposed sculpture and associated funding, while also conducting additional community engagement prior to the selection of an artist or consideration of specific art submissions. In response, staff began developing and implementing a community outreach strategy, beginning with an online survey intended to gather community feedback regarding the proposed artwork.

Shortly after the survey was released, staff identified irregular activity indicating that the survey had been compromised by automated responses. The volume and frequency of duplicate submissions suggested that a single source, or limited number of sources, was able to submit multiple responses, thereby reducing confidence in the validity of the collected data. Staff has identified an alternative survey platform to prevent similar issues in the future, should further outreach efforts be directed.

In addition to these technical considerations, staff encountered challenges describing the intended scope of the LGBTQ-themed project. Accordingly, staff is seeking clarification from the City Council on the following items:

- Does the City Council wish to proceed with the Cultural Arts Commission's recommendation to include an LGBTQ-themed artwork as part of the Artesia Boulevard Art Plan?
- If so, what specific type of artwork, topics and/or elements would Council like the scope of the project to address? Examples may include the type of artwork (e.g., sculpture, mural, tile installation, etc.), the proposed location of the artwork, the overall size and scale of the piece, and/or should it include a historic reference/context.
- Lastly, does the City Council want staff to seek any follow-up community feedback regarding the project?

Once direction is provided, staff will proceed with the identified actions and corresponding next steps.

COORDINATION

The Community Services Department developed this report.

FISCAL IMPACT

There is no immediate financial impact or budget action associated with this item. Should the City Council desire to move forward with an LGBTQ-themed project, staff would return with a budget amendment to appropriate the desired funding from the John Parsons Public Art Fund to support the curation and installation of the art piece.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- City of Redondo Beach Community Input Survey Released on March 16, 2026

City of Redondo Beach Community Input Survey

LGBTQ+ -themed Sculpture Along Artesia Blvd.

The City of Redondo Beach is inviting community input to help inform a newly proposed LGBTQ+ public art sculpture at the North Branch Library, located at 2000 Artesia Boulevard. This artwork is part of the City's ongoing efforts to support creative placemaking, cultural visibility, and meaningful public spaces along this busy corridor. Community feedback gathered through this survey will help inform about the community's interest and desires for this specific art installation.

This survey will take approximately 5 minutes to complete. All responses will remain anonymous.

Community Connection/Demographics

1. **Do you currently live in Redondo Beach?** (multiple choice)
    a. Yes
    b. No, but I work in the city
    c. No, but I frequently visit
    d. Other: _____

2. **How long have you lived in or have been connected to Redondo Beach?** (multiple choice)
    a. Less than 1 year
    b. 1-5 years
    c. 6-10 years
    d. More than 10 years

Artesia Blvd. Connectivity

3. **How do you typically travel through or along the Artesia Blvd. corridor?** (multiple choice)
    a. Walking
    b. Biking
    c. Driving
    d. Public transit
    e. Other

4. **How familiar are you with Artesia Blvd, specifically between Aviation Blvd. and Inglewood Avenue?** (sliding scale 1–5)
    1 = Not familiar → 5 = Very familiar

5. **What typically brings you to Artesia Boulevard?** (checkboxes)
    a. Library services or programs
    b. Walking or biking (recreationally)
    c. Shopping or dining
    d. Community events
    e. Passing through
    f. I don't visit Artesia Blvd.
    g. Other: _____

Sculpture

6. **How supportive are you in the City commissioning an LGBTQ+ -themed sculpture?** (sliding scale 1-5)
   1 = Not supportive ⟶ 5 = Very supportive

7. **What feelings or ideas should an LGBTQ+ -themed sculpture express?** (checkboxes)
   a. Inclusivity
   b. Celebration
   c. Visibility
   d. Pride
   e. History and legacy
   f. Community connection
   g. Resilience
   h. Joy and playfulness
   i. Reflection or quite moments
   j. I do not support an LGBTQ+ -themed sculpture
   k. Other: _____

8. **What themes would you be most interested in seeing represented in an LGBTQ+ -themed sculpture?** (checkboxes)
   a. Local LGBTQ+ stories
   b. Diversity and intersectionality
   c. Coastal or Redondo Beach identity
   d. Youth and future generations
   e. Love and belonging
   f. Abstract artistic expressions
   g. Symbolic imagery
   h. I do not support an LGBTQ+ -themed sculpture
   i. Other: _____

9. **What type of experience should an LGBTQ+ -themed sculpture create?** (checkboxes)
   a. A welcoming landmark along Artesia Blvd.
   b. A place to sit or gather
   c. A photo or visual destination
   d. Educational or storytelling
   e. A contemplative space
   f. Movement or light-based experience
   g. I do not support an LGBTQ+ -themed sculpture
   h. Other: _____

Location

10. **Do you believe the North Branch Library, located at 2000 Artesia Blvd., is a good location for an LGBTQ+ -themed sculpture?** (multiple choice)
    a. Yes
    b. No
    c. I do not support an LGBTQ+ -themed sculpture
    d. Other: _____

11. **Are there other location(s) along Artesia Blvd., between Aviation Blvd. and Inglewood Avenue, that you believe would be a good location for the City to consider the installation of an LGBTQ+ -themed sculpture? Please list them all, keeping in mind that the site(s) must be owned by the City of Redondo Beach.** (paragraph response)

Administrative Report

N.2., **File #** 26-0474 **Meeting Date:** 5/12/2026

To: **MAYOR AND CITY COUNCIL**

From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING DRAFT RESOLUTION REAFFIRMING THE IMPORTANCE OF LOCAL CONTROL OF REDONDO BEACH WATERFRONT AND COASTAL RESOURCES IN RESPONSE TO THE NATIONAL PARK SERVICE'S REQUEST FOR CITY INPUT AS PART OF THE LOS ANGELES COASTAL SPECIAL RESOURCES STUDY

EXECUTIVE SUMMARY

The City was approached by representatives of the National Park Service requesting information and input as part of their Los Angeles Coastal Special Resources Study. Staff is seeking direction on the draft Resolution, which will serve as the basis for the City's response to the study.

BACKGROUND

In November 2019, the Santa Monica Mountains National Recreation Area Boundary Adjustment Study Act (H.R. 1487), passed. Authored by Congressman Lieu, this bill directs the National Park Service (NPS) to conduct a three-year Special Resource Study to evaluate whether the Santa Monica Bay watershed should be added to the existing Santa Monica Mountains Recreational Area or whether a new national recreation area should be created. The study area included the coastline from Venice Beach to Torrance Beach, the Ballona Wetlands, Ballona Creek, Baldwin Hills, and San Pedro Coastline.

In 2023, Congress directed the Department of the Interior to conduct the Los Angeles County Special Resources Study (Study) through the Consolidated Appropriations Act, 2023 (Section 634). This federally funded Study is broader in scope than the 2019 bill and evaluates whether segments of the Los Angeles County coastline meet the criteria for inclusion in the National Park System. While the 2019 bill focused specifically on the Santa Monica Mountains Recreational Area, the 2023 Study examines a modified study area that includes the coastline from Will Rogers State Beach to Torrance Beach, the Ballona Creek, Baldwin Hills, San Pedro Coastline, and excludes the Port of Los Angeles north of Crescent Avenue.

NPS will evaluate whether the area meets four federal criteria for national park designation: (1) national significance, (2) suitability, (3) feasibility, and (4) need for National Park Service (NPS) management. The Study involves gathering information through research and public outreach and evaluating whether the area qualifies for inclusion in the National Park System, while also considering alternative management options where appropriate. The Study's findings will be submitted to Congress, which will determine the next steps. To note, this process does not

automatically create a national park.

Since portions of Redondo Beach's coastline and public amenities fall within or adjacent to the Study area, the City has been asked to provide information regarding its coastal resources, recreational facilities, environmental conditions, and community priorities. Areas of potential interest include the Waterfront, Seaside Lagoon, the Pier, and City parks. The Study does not alter local land use authority, impose new regulations, or change ownership of City property. Instead, it is an information gathering process intended to determine whether certain City amenities located within or adjacent to the Study area meet federal criteria for national park designation or whether alternative management approaches may be appropriate. The Study may also evaluate how Redondo Beach's coastal resources relate to broader regional themes such as public shoreline access, ecological connectivity, cultural and historical resources, and recreational opportunities.

Specifically, the study seeks to answer the following questions for each property the City may consider including:

1. Who or what organization owns and/or manages your property?
2. How is the site currently being used? Do any events happen there, and if so, what type of events? Is the site open to the community or to the public in any way?
3. Do you want to work with the National Park Service on this study's analysis of historical significance and feasibility as a potential national park unit of some form, if a park that interprets the history of the Los Angeles coastal area is considered by Congress in the future? Do you want your property to be included in this study?
4. Would you support the creation of a national park unit that involves your property in some way, whether through historical interpretation or public visitation, possibly by forming a partnership with the National Park Service?
5. Do you have any concerns about interpreting the history of the Los Angeles coastal area at your property? If so, what are your concerns?
6. Do you have any concerns about maintaining the physical appearance and condition of your property now or in the future, particularly the features that contribute to its historical significance?
7. If the opportunity to donate or sell your property at a fair market value to the U.S. Government were to arise at some point in the future, would you be interested in this possibility? Please note that the federal government would only consider property acquisition through willing sellers for donations or purchases.
8. Is there anything you would like us to know about your property?

In response to the Study, and to ensure that the City's interests are clearly communicated, staff drafted a resolution reaffirming the importance of Redondo Beach's waterfront and coastal resources. The Resolution outlines the City's priorities and values, including the significance of the waterfront as a public resource; the importance of maintaining municipal control over land use, operations, and long-term planning; and the need to preserve equitable, safe, and continuous coastal access. The Resolution also recognizes the community's continued satisfaction with waterfront operations despite substantial deferred maintenance needs and emphasizes the City's commitment to preserving and enhancing cultural resources, coastal amenities, and historic features. The City affirms its willingness to collaborate with regional, state, and federal partners while emphasizing the importance of retaining municipal authority to manage, operate, and plan for the waterfront in a manner that reflects local priorities and community needs.

Participation in the Study provides the City with an opportunity to ensure that these priorities are accurately represented. Any future action, such as creating a new national park unit, expanding an existing unit, or establishing a partnership-based management framework, would require separate congressional approval and additional public processes. Following Council review and direction on the draft Resolution, staff will finalize the document, schedule it for consideration of approval on May 19, 2026, and submit the approved Resolution as part of the public comment period for the Study, which closes on May 23, 2026.

COORDINATION

The City Manager's Office coordinated this item with the Public Works Department, Community Services Department, Fire Department, and the Waterfront and Economic Development Department. The City Attorney's Office assisted with preparation of the draft Resolution.

FISCAL IMPACT

There is no fiscal impact associated with approval of the draft Resolution.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-XXXX-XX Reaffirming the Importance of Redondo Beach Waterfront and Coastal Resources

DRAFT
RESOLUTION NO. CC-XXXX-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REAFFIRMING THE IMPORTANCE OF REDONDO BEACH WATERFRONT AND COASTAL RESOURCES IN RESPONSE TO THE NATIONAL PARK SERVICE LOS ANGELES COASTAL SPECIAL RESOURCES STUDY

WHEREAS, the National Park Services (NPS) is conducting the Los Angeles Coastal Special Resource Study (Study), as authorized by Congress, to evaluate portions of the Los Angeles County coastline for potential national significant, suitability, and feasibility for inclusion in the National Park System or for forms of federal partnership or recognition; and

WHEREAS, the Study area includes a broad stretch of the Los Angeles Coastline, from the Ballona Wetlands to the Palos Verdes Peninsula, and seeks to understand the region's cultural, historical, ecological, and recreational resources, including those within the City of Redondo Beach; and

WHEREAS, the City of Redondo Beach (City) recognizes that the Study may influence future federal involvement, funding opportunities, and long-term planning considerations for this area, making it essential that the City's perspective, priorities, and operational realities are represented; and

WHEREAS, the City's waterfront is a significant public resource that provides recreational, cultural, economic, and environmental benefits to residents and visitors; and

WHEREAS, local management and control of the City's waterfront and coastal assets ensures that decisions regarding land use, operations, maintenance, and long-term planning remain accountable to the community; and the City affirms that equitable, safe, and continuous access to the coast must remain a top priority; and

WHEREAS, the City's waterfront holds a rich history, including the heritage of Native American communities who inhabited the Redondo area before 1784, living from the sea and utilizing the salt flats located near the present-day Southern California Edison facility and Seaside Lagoon; and

WHEREAS, the City recognizes the historical significance of the Redondo Beach Pier, including its origins as the former Monstad Pier, and acknowledges the cultural value this resource has held for residents, visitors, and future generations; and

WHEREAS, the City supports and maintains essential waterfront and coastal amenities, including recreational programming, community events, economic development activities, with the goal of adding new coastal amenities identified in the King Harbor Public Amenities Plan, and Harbor Patrol services that contribute to community identity, public safety, and the vitality of the local economy; and

WHEREAS, despite the tens of millions of dollars in deferred maintenance needs, residents continue to express satisfaction with the current operations and maintenance of the waterfront area; and

WHEREAS, the City acknowledges the importance of preserving, protecting, and enhancing cultural resources, coastal amenities, and historic features as part of a comprehensive vision for the waterfront; and

WHEREAS, the City values collaboration with regional, state, and federal partners, while emphasizing the importance of retaining local control to manage, operate, and plan for the waterfront in a manner that reflects local priorities and community needs.

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

SECTION 1. The City of Redondo Beach reaffirms the importance of its waterfront and coastal resources and expresses interest in participating in the National Park Service Los Angeles Coastal Special Resources Study to ensure that the City's history, community values, and operational responsibilities are fully considered.

SECTION 2. The City of Redondo Beach affirms its continued commitment to local management and control of the waterfront, prioritizing public access, cultural resource protection, community and recreational activities, and economic development initiatives that strengthen the waterfront as a vibrant, accessible, and community centered public space.

SECTION 3. The Redondo Beach City Council directs staff to continue evaluating strategies, partnerships, and funding opportunities, including those that may emerge from the Study, to address deferred maintenance, enhance climate change resilience within the harbor, strengthen local management and control, and preserve cultural and historical assets, and ensure the waterfront remains a safe, welcoming, and sustainable amenity for all.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
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- 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 12th day of May, 2026, 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

DRAFT