CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, February 17, 2026

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

THE CITY COUNCIL HAS RESUMED PUBLIC MEETINGS 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_EUCfpV6eQya3PYFTvssxfw
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 NEGOTIATORS:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director
Katherine Buck, Waterfront & Economic Development Manager
Mike Cook, Information Technology Director

PROPERTY: Portions of the Redondo Beach Police Pier Substation and International Boardwalk Parking Structure (portions of APN #s: 7503-002-913 and 7503-033-905)

NEGOTIATING PARTY: Crown Castle Fiber LLC

UNDER NEGOTIATION: Price and Terms

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).

Two potential cases

F.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.8.

NEGOTIATOR:
Mike Witzansky, City Manager
Andy Winje, Public Works Director

PROPERTY:
Portion of Vail Avenue (White Circle) public right of way adjacent to properties along the 3400 block of Johnston Avenue
(Adjacent APNs: 4151-007-023, 4151-007-022, 4151-007-043, 4151-007-042, 4151-007-045, 4151-007-041, 4151-007-040, 4151-007-039, 4151-007-038, and 4151-007-037)

NEGOTIATING PARTY:
Owners of the Adjacent APNs

UNDER NEGOTIATION:
Both Terms and Conditions

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:
Daniel Mendoza-Conner v. City of Redondo Beach, et al.
Case Number: 23TRCV00481

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
Elizabeth Hause, Community Services Director
Greg Kapovich, Waterfront & Economic Development 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.6. 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

Greg Kapovich, Waterfront & Economic Development 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

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 FEBRUARY 17, 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. JANUARY 20, 2026 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30538-30550 IN THE AMOUNT OF $19,158.64, PD. 2/13/26
DIRECT DEPOSIT 307372-308003 IN THE AMOUNT OF $2,412,465.23, PD. 2/13/26
EFT/ACH $470,954.48, PD. 2/9/26 (PP2602)

ACCOUNTS PAYABLE DEMANDS
CHECKS 123446-123663 IN THE AMOUNT OF $4,015,937.57
EFT CA DEPT OF TAX AND FEE ADMIN $12,589.00

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

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

1. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH 1736 FAMILY CRISIS CENTER FOR SHELTER AND COUNSELING SERVICES IN AN AMOUNT NOT TO EXCEED $10,864 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

2. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH DISABILITY COMMUNITY RESOURCE CENTER FOR INDEPENDENT LIVING SERVICES IN AN AMOUNT NOT TO EXCEED $7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

3. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH VENICE FAMILY CLINIC FOR BEHAVIORAL HEALTH SERVICES IN AN AMOUNT NOT TO EXCEED $7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

4. APPROVE A LEASE AGREEMENT BETWEEN THE BEACH CITIES HEALTH DISTRICT (BCHD) AND THE CITY OF REDONDO BEACH FOR UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE, REDONDO BEACH, CA TO SERVE AS OFFICE SPACE FOR THE ALTERNATIVE CRISIS RESPONSE (ACR) TEAM IN AN AMOUNT NOT TO EXCEED $2,725.07 FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026

CONTACT: JOY FORD, CITY ATTORNEY

5. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CLEAR RECOVERY CENTER LLC TO LICENSE AND USE OFFICE SPACE AT BEACH CITIES HEALTH DISTRICT (BCHD) UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE, REDONDO BEACH, CA IN AN AMOUNT NOT TO EXCEED $1.00 PAYABLE TO THE CITY FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026

CONTACT: JOY FORD, CITY ATTORNEY

H.6. APPROVE THE SIXTH AMENDMENT TO THE AGREEMENT WITH TATA COMMUNICATIONS (US) INC. TO EXTEND THE AGREEMENT THROUGH DECEMBER 31, 2027

APPROVE AN AGREEMENT WITH GU HOLDINGS (GOOGLE) FOR THE OPERATION OF TELECOMMUNICATIONS NETWORK FACILITIES IN THE CITY'S RIGHT OF WAY FOR A TERM ENDING DECEMBER 31, 2027

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. ACCEPT AS COMPLETE THE RESIDENTIAL STREET REHABILITATION PROJECT, CYCLE 2 PHASE 4, JOB NO. 40190, AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER, AND AUTHORIZE RELEASE OF THE RETENTION UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AND NO CLAIMS BEING FILED UPON THE PROJECT

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. APPROVE THE SECOND FUNDING AMENDMENT FOR PROJECT #9200000000M460209 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE NORTH REDONDO BEACH BIKEWAY EXTENSION - INGLEWOOD AVENUE PROJECT NO.41260

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.9. APPROVE AN AMENDMENT TO THE MEASURE M FUNDING AGREEMENT #9200000000M460208 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE NORTH REDONDO BEACH BIKEWAY EXTENSION - FELTON LANE TO INGLEWOOD AVENUE - PROJECT AND RESET THE CITY ENGINEER'S AUTHORIZATION LIMIT FOR CONSTRUCTION CLOSEOUT COSTS FOR THE PROJECT TO $125,000

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.10. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2602-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING RETIRED ANNUITANT, COMMUNICATIONS SUPERVISOR NICOLE BAVIS TO RECEIVE THE AUTHORIZED SALARY INCREASE TO PERFORM EMERGENCY MEDICAL DISPATCH DUTIES AS REQUIRED OF THE COMMUNICATIONS

SUPERVISOR CLASSIFICATION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 7522.56 & 21224

CONTACT: STEPHEN SPRENGEL, CHIEF OF POLICE

H.11. APPROVE A SECOND AMENDMENT TO THE AGREEMENT WITH SOUTHSTAR ENGINEERING & CONSULTING, INC. FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE KINGSDALE AVENUE RESURFACING (BETWEEN GRANT AVENUE AND 182ND STREET) PROJECT, JOB NO. 40880, INCREASING THE COMPENSATION AMOUNT BY $14,980 FOR A NEW NOT TO EXCEED TOTAL OF $433,206

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.12. APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE USE OF PROPOSITION C 40% DISCRETIONARY FUNDS BY BEACH CITIES TRANSIT FOR THE TERM OCTOBER 1, 2024 THROUGH JUNE 30, 2028

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.13. RECEIVE AND FILE THE CITY TREASURER'S SECOND QUARTER, FISCAL YEAR 2025-26 REPORT

CONTACT: EUGENE SOLOMON, CITY TREASURER

H.14. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE REDONDO BEACH UNIFIED SCHOOL DISTRICT TO HELP FUND CITY PROVIDED SCHOOL RESOURCE POLICE OFFICER SERVICES FOR THE TERM JULY 1, 2025 THROUGH JUNE 30, 2027

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

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. PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF A DENIAL BY THE PLANNING COMMISSION OF AN EXEMPTION DECLARATION, CONCESSIONS REQUESTED UNDER STATE DENSITY BONUS LAW, AND A COASTAL DEVELOPMENT PERMIT, TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE

AFFORDABLE TO VERY LOW INCOME AND 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074

PROCEDURES:
1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Adopt the attached resolution by title only, waiving further reading.

ADOPT BY TITLE ONLY RESOLUTION CC-2602-010 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL, THEREBY APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(E) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY AND HEREBY APPROVED UNDER STATE DENSITY BONUS LAW

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING ASSIGNMENTS OF GENERAL FUND BALANCE FOR FISCAL YEAR 2024-25, WHICH ENDED JUNE 30, 2025

ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2602-009, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING TO RE-BUDGET DEPARTMENTAL CARRYOVER REQUESTS AND CARRY OVER UNEXPENDED BALANCES AS OF JUNE 30, 2025 FOR DONATIONS, GRANTS, AND CAPITAL PROJECTS

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE FORMAT AND TIMING OF THE CITY'S NEXT STRATEGIC PLANNING SESSION

RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025

CONTACT: LUKE SMUDE, 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 NEGOTIATORS:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director
Katherine Buck, Waterfront & Economic Development Manager
Mike Cook, Information Technology Director

PROPERTY: Portions of the Redondo Beach Police Pier Substation and International Boardwalk Parking Structure (portions of APN #s: 7503-002-913 and 7503-033-905)

NEGOTIATING PARTY: Crown Castle Fiber LLC

UNDER NEGOTIATION: Price and Terms

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).

Two potential cases

R.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.8.

NEGOTIATOR:
Mike Witzansky, City Manager
Andy Winje, Public Works Director

PROPERTY:
Portion of Vail Avenue (White Circle) public right of way adjacent to properties along the 3400 block of Johnston Avenue
(Adjacent APNs: 4151-007-023, 4151-007-022, 4151-007-043, 4151-007-042, 4151-007-045, 4151-007-041, 4151-007-040, 4151-007-039, 4151-007-038, and 4151-007-037)

NEGOTIATING PARTY:

Owners of the Adjacent APNs

UNDER NEGOTIATION:
Both Terms and Conditions

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:
Daniel Mendoza-Conner v. City of Redondo Beach, et al.
Case Number: 23TRCV00481

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
Elizabeth Hause, Community Services Director
Greg Kapovich, Waterfront & Economic Development 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.6. 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
Greg Kapovich, Waterfront & Economic Development 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 1 p.m. (Open Session) on Tuesday, February 24, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Administrative Report

F.1., **File #** 26-0202 **Meeting Date:** 2/17/2026

TITLE

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

AGENCY NEGOTIATORS:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director
Katherine Buck, Waterfront & Economic Development Manager
Mike Cook, Information Technology Director

PROPERTY: Portions of the Redondo Beach Police Pier Substation and International Boardwalk Parking Structure (portions of APN #s: 7503-002-913 and 7503-033-905)

NEGOTIATING PARTY: Crown Castle Fiber LLC

UNDER NEGOTIATION: Price and Terms

Administrative Report

F.2., **File #** 26-0206 **Meeting Date:** 2/17/2026

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

Two potential cases

Administrative Report

F.3., **File #** 26-0229 **Meeting Date:** 2/17/2026

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

NEGOTIATOR:
Mike Witzansky, City Manager
Andy Winje, Public Works Director

PROPERTY:
Portion of Vail Avenue (White Circle) public right of way adjacent to properties along the 3400 block of Johnston Avenue
(Adjacent APNs: 4151-007-023, 4151-007-022, 4151-007-043, 4151-007-042, 4151-007-045, 4151-007-041, 4151-007-040, 4151-007-039, 4151-007-038, and 4151-007-037)

NEGOTIATING PARTY:
Owners of the Adjacent APNs

UNDER NEGOTIATION:
Both Terms and Conditions

Administrative Report

F.4., **File #** 26-0230 **Meeting Date:** 2/17/2026

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:
Daniel Mendoza-Conner v. City of Redondo Beach, et al.
Case Number: 23TRCV00481

Administrative Report

F.5., **File #** 26-0225 **Meeting Date:** 2/17/2026

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
Greg Kapovich, Waterfront & Economic Development 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

Administrative Report

F.6., **File #** 26-0224 **Meeting Date:** 2/17/2026

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
Greg Kapovich, Waterfront & Economic Development 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

G.1., **File #** 26-0191 **Meeting Date:** 2/17/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting

Administrative Report

H.1., **File #** 26-0192 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF FEBRUARY 17, 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	February 17, 2026	4:30 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: February 13, 2026

Administrative Report

H.2., **File #** 26-0164 **Meeting Date:** 2/17/2026

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 #** 26-0165 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:

A. JANUARY 20, 2026 ADJOURNED AND REGULAR MEETING

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk

Minutes
Redondo Beach City Council
Tuesday, January 20, 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

Liaison Bodkin reported no eComments and one Zoom attendee.

F. RECESS TO CLOSED SESSION – 4:34 P.M.

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
Greg Kapovich, Waterfront & Economic Development 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.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director
Elizabeth Hause, Community Services Director
Jane Chung, Assistant to the City Manager

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
239 & 245 N. Harbor Drive, Redondo Beach, CA 90277
(portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, BeachLife LLC - LA28 Event

UNDER NEGOTIATION:
Terms

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:
Silas Dettelbach by Guardian Ad Litem, Berna Dettelbach, individually and Spencer Dettelbach, individually v. City of Redondo Beach; and DOES 1-50, inclusive
Case Number: 24TRCV01457

F.4. 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 Police Officers' Association - Police Management Unit.

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, Community Services Director Elizabeth Hause, Assistant to the City Manager Jane Chung, Human Resources Director Diane Strickfaden, and Outside Legal Counsel Dana McCune.

Motion by Councilmember Waller, seconded by Councilmember Castle, to recess to Closed Session at 4:33 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 6:19 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 Laura Diaz, Records Mgmt. Supervisor

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky stated no reportable action but Assistant to the City Manager Jane Chung joined them for items F.1, F.3 and F.4.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Obagi, seconded by Councilmember Waller, to adjourn to the Open Session at 6:19 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 6:20 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 Laura Diaz, Records Mgmt. Supervisor

C. SALUTE TO THE FLAG AND INVOCATION

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

Aurora, 2nd 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 THE REDONDO UNION HIGH SCHOOL BOY'S CROSS COUNTRY TEAM FOR WINNING THE 2025 CIF DIVISION ONE STATE CHAMPIONSHIP

Mayor Light called up Coach Bob Leetch to recognize the achievement made by the RUHS Boys' Cross Country Team; stated the team captured the CA State Cross Country Division 1 Championship earning the first State Cross Country Title in RUHS history; noted that the race was held at Woodward Park Course in Fresno and the team posted the sixth fastest time in Division 1 State Meet history, beat their own team record by a minute and 19 seconds, and qualified for one of only 22 invitations to the Nike National Championships; reported that the team placed 13th overall in the National Championships, finished as the highest ranked team from California, and marked the first time the RUHS Cross Country Team program qualified for the Nike National Championships since 2012; presented, on behalf of the City Council, himself, and the citizens of Redondo, Certificates of Recognition to the RUHS Boys' Cross Country Team for their historic State Championship and national performance; reported that it is finals week and only two of the team members could make it that evening: Gavin Hasson and

Mario Montoya.
Coach Bob Leetch spoke of his years growing up and raising his own family in Redondo Beach; voiced his appreciation for the leadership in Redondo Beach, spoke highly of the School District, and provided some statistical information on the amount of training his team had put out during the season and summer; noted that the team maintained GPA's of 4.0 or higher; stated that he is very proud to win their first State Championship and noted it was due to the hard work of the team and the support of the families and City; stated that Mario Montoya is the fastest sophomore in the history of the state and Gavin Hasson is the team captain.

Mayor Light read off the names of the athletes that could not be there that evening.

D.2. CEREMONIAL SWEARING IN OF POLICE CHIEF STEPHEN SPRENGEL

City Clerk Manzano introduced herself and announced she would be swearing in the new Police Chief Stephen Sprengel; asked Chief Sprengel to come to the podium and administered the Oath.

City Manager Witzansky stated Police Chief Sprengel has been on the job for about a month and spoke of his deep ties to the community and the City.

Police Chief Sprengel introduced his wife, Nicole, of 28 years and his father, a retired RBPD lieutenant; thanked the Mayor, City Council, City Manager, City Attorney, and City management for the opportunity and support; spoke of his family's background in civil service; gave special thanks to Captain Mendence, Kirsten and the whole organization for their support; spoke highly of the City and the organization as a whole.

Mayor Light moved onto the announcements and AB1234 Travel expenses; reported he has a trip next week for the US Mayors' Conference in Washington, DC and will be out of town Tuesday through Friday, spoke to 80 kids at Parras Middle School last Friday, attended the In-N-Out Car Cruise that weekend and the MLK celebration at California Surf Club; reported a meeting he had last week with Cal Cities and noted they would be going to Sacramento to support the City's bill regarding the housing situation; announced the Metro C-line extension meeting would be on Thursday.

Councilmember Obagi announced the joint District 3 and District 4 meeting would take place on Saturday at 9:00 a.m. at the North Redondo Branch Library and BCHD and CEO Tom Bakaly would be joining; spoke about the Metro Board of Directors meeting regarding the final determination of the C-line extension to Torrance and asked for everyone's help to fill the bus that would be taking people to the meeting; stated it would be leaving at 7:20 a.m. from the Redondo Beach Transit Center; stated it would be a great opportunity for the City to get the train down Hawthorne Blvd.; reported that Supervisor Holly Mitchell made a written motion to align the train down Hawthorne Blvd and that is what they have been working towards.

Councilmember Kaluderovic echoed Councilmember Obagi regarding the Metro C-line;

reiterated that it is the deciding day on Thursday and asked that people donate their time to go to that meeting to show support.

Councilmember Castle reported attending the In-N-Out Car Show at Seaside Lagoon and north parking lot down at the Pier; stated it was held by a foundation called Slave to Freedom and Fights Against Addiction and Human Trafficking and it raised over $600,000; reported attending the MLK celebration at the California Surf Club; gave recognition to the Class of 28 and 29 who did a beach cleanup in celebration of MLK Day; announced he is planning a Pier cleanup for later that spring but the date and time are TBD.

Councilmember Waller reported attending a status meeting on the Avenue A ramp with representatives from LA County, the Mayor, and City Manager last week; stated the schedule of the ramp has not changed but the County promised to try to accelerate it, noted the Coastal Commission and CEQA process may take up to 18 months; mentioned that the Coastal Commission is having the County clean up some work that they had done without permitting; summarized the timeline as entitlements would happen in the spring of 2026, plan check in the summer of 2026, bidding in the winter of 2026, and construction 2027 through 2028; commented that it was 2021 when it was shut down and it has gone very slowly; reported attending the NRBBA mixer last week at Trusted Gut, attended the Clean Power Alliance Board of Directors Meeting last week where they approved an approximate 20% reduction in rates; stated if anyone had any questions they could contact Clean Power Alliance on their website at cleanpoweralliance.org/contactus; reported attending the Cruise Into Freedom show last week; announced he will be attending the California Cities Mayor and Councilmembers Academy from Wednesday through Friday that week and reported he will have expenses to go along with that; stated he would also be a part of the City's Housing Community and Economic Development Committee to advocate for more local control and help with preventing Builders' Remedy projects and other housing issues.

Mayor Light added along with the meeting with the County they mentioned the poor conditions of the other ramps going down the beach and the County said they have a plan but they have not seen it yet.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Obagi, seconded by Councilmember Waller, to pull up P.1 for discussion right after Blue Folder Items.

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

Laura Diaz reported four Blue Folder items for J.1, N.1, and two items for P.1.

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

Motion carried 5-0 by voice vote.

P.1. APPROVE LETTER TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) REGARDING THE CITY'S SUPPORT OF THE HAWTHORNE ALTERNATIVE FOR THE PROPOSED C LINE EXTENSION TO TORRANCE PROJECT

CONTACT: JOY A. FORD, CITY ATTORNEY

Councilmember Behrendt recused himself from the discussion and deliberations (left the Chambers at 6:50 p.m.)

Councilmember Obagi stated that he and Councilmember Kaluderovic drafted a letter with the help of the City Attorney and outside legal counsel; thanked the City Attorney for making herself available to them; spoke about the importance of Redondo Beach demonstrating that they are against the ROW and are in favor of the Hawthorne alignment and will be strong partners in advancing the Hawthorne option; noted that the Hawthorne option does cost more money and that the letter they crafted shares that the City will help expedite any necessary local approvals required to extend the C-line down Hawthorne Blvd, that the City will work with Caltrans, that they will work with neighboring cities on expediting permits for the Hawthorne Blvd alignment, and they will lobby for funding from the state and other jurisdictions for the C-line extension to be built; stated they have heard concerns from Torrance about business interruption and loss when the constructions is taking place and said they want to express that the City would be willing to provide business interruption funds to cover any losses to businesses during construction; reported that they would be pursuing funds for first and last mile improvements to get people expediently to the stop on Hawthorne Blvd. and Artesia Blvd.; hoped that the rest of the Council, except for Councilmember Behrendt, and the Mayor will sign the letter.

Mayor Light pointed out that, on top of saving the residents from the environmental impacts that they would get from a ROW option, Caltrans' own numbers show that ridership goes up by about a million rides a year by going down Hawthorne Blvd.; noted that this is an investment in infrastructure that will last for multiple generations.

Councilmember Kaluderovic stated there has been talk that they don't want the extension but said it is something they want for the residents and they want it in the right place which is on Hawthorne Blvd.

Councilmember Waller stated at the Clean Power Alliance Board meeting he spoke to

Supervisor Horvath and emphasized to her that when people argue against the ROW they are arguing for Hawthorne and that nobody is opposed to the Metro; stated she understands that they are supportive of the Business Interruption Fund money; reported that he will not be able to attend the Thursday meeting.

Councilmember Obagi added that a Lawndale resident went around and interviewed businesses next to where the Metro stop would be on Hawthorne and reported that resident has gotten the support of several businesses for the Hawthorne alignment; stated that Paint N Pour wrote a letter in favor of the Hawthorne alignment.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to approve the letter.

Mayor Light invited public comments.

Niki Negrete-Mitchell, District 3, noted that she is a ROW stakeholder and wanted to thank the Council and Mayor for being consistent and having a professional presentation; agreed that businesses at Artesia and Hawthorne will benefit greatly from the Metro stop.

Mickey Johnson, President of NRBBA, voiced her support for the Hawthorne Blvd. alignment; stated it is good for the community and good for the businesses.

Laura Diaz reported no speaker cards, four Zoom attendees but no hands raised, and two eComments both in support for the item.

Motion carried 4-0-1 by voice vote. Councilmember Behrendt recused himself from the discussion and vote.

Councilmember Behrendt returned to the Chambers at 6:58 p.m.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF JANUARY 20, 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 CONTACT

H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: NONE

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30510-30524 IN THE AMOUNT OF $19,522.52, PD. 1/16/26
DIRECT DEPOSIT 306125-306744 IN THE AMOUNT OF $2,507,684.16, PD. 1/16/26
EFT/ACH $9,785.75, PD. 12/19/25 (PP2526)
EFT/ACH $471,969.31, PD. 1/12/26 (PP2526)

ACCOUNTS PAYABLE DEMANDS
CHECKS 123038-123287 IN THE AMOUNT OF $3,223,569.19
REPLACEMENT DEMANDS 123036-123037

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.5. RECEIVE AND FILE THE ANNUAL SINGLE AUDIT REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2024

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.6. ACCEPT AS COMPLETE THE PORTOFINO WAY SEWER PUMP STATION PROJECT, JOB NO. 50210 AND YACHT CLUB WAY SEWER PUMP STATION PROJECT, JOB NO. 50260, AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECTS WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER, AND AUTHORIZE THE RELEASE OF RETENTION UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED ON THE PROJECT AND ACKNOWLEDGE THE ASSESSMENT OF LIQUIDATED DAMAGES FOR 277 DAYS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE A THREE-YEAR AGREEMENT WITH YUNEX LLC TO PROVIDE TRAFFIC SIGNAL MAINTENANCE SERVICES FOR AN ANNUAL COST OF $200,612 AND A TOTAL AMOUNT NOT TO EXCEED $601,836

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. APPROVE A THREE-YEAR AGREEMENT WITH WGJ ENTERPRISES, INC., DBA PCI STRIPING, TO PROVIDE CITYWIDE STREET STRIPING SERVICES FOR A TOTAL COST NOT TO EXCEED $700,000

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.9. APPROVE A SECOND AMENDMENT TO THE ON-CALL CONSULTING SERVICES AGREEMENT WITH DAVID EVANS AND ASSOCIATES, INC. TO

EXTEND THE TERM THROUGH JANUARY 22, 2028 AND INCREASE THE CONTRACT AMOUNT BY $100,000 FOR A NEW NOT TO EXCEED TOTAL OF $350,000

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.10. REJECT ALL BIDS FOR THE PALLET SHELTER EXPANSION 2025 PROJECT, JOB NO. 2200/2201 AND DIRECT STAFF TO REVISE THE SCOPE OF THE PROJECT AND RE-ADVERTISE THE UPDATED CONSTRUCTION DOCUMENTS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.11. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE FOR TOBACCO GRANT PROGRAM FUNDS IN THE AMOUNT OF $43,872 FOR THE TERM NOVEMBER 21, 2025 THROUGH JUNE 30, 2029 FOR TOBACCO RELATED ENFORCEMENT ACTIVITIES

ADOPT BY TITLE ONLY, RESOLUTION NO. CC-2601-004 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, TO ACCEPT GRANT FUNDS IN THE AMOUNT OF $43,872 FROM THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE, OFFICE OF ATTORNEY GENERAL, TOBACCO GRANT PROGRAM, APPROVING THE MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIA DEPARTMENT OF JUSTICE FOR THE TOBACCO GRANT PROGRAM, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

ADOPT BY 4/5THS VOTE AND TITLE ONLY, RESOLUTION NO. CC-2601-005 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2025-2026 BUDGET MODIFICATION TO APPROPRIATE $43,872 IN STATE OF CALIFORNIA DEPARTMENT OF JUSTICE TOBACCO GRANT PROGRAM AWARD FUNDS TO THE INTERGOVERNMENTAL GRANTS FUND

CONTACT: STEPHEN SPRENGEL, CHIEF OF POLICE

H.12. APPROVE THE AGREEMENT WITH ZOLL MEDICAL CORPORATION FOR EXTENDED WARRANTY AND PREVENTATIVE MAINTENANCE FOR NINE ZOLL X SERIES DEFIBRILLATORS/HEART MONITORS FOR AN AMOUNT NOT TO EXCEED $39,528 AND THE TERM FEBRUARY 1, 2026 TO JANUARY 31, 2029

CONTACT: PATRICK BUTLER, FIRE CHIEF

H.13. APPROVE A SIDE LETTER AGREEMENT AMENDING THE JULY 1, 2024 TO JUNE 30, 2028 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDONDO BEACH AND THE REDONDO BEACH FIREFIGHTERS' ASSOCIATION AMENDING ARTICLE XI AND ADDING SECTION 25, TITLED STRIKE TEAM DEPLOYMENTS

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

H.14. APPROVE LEASES AND ADDENDUMS FOR FIVE (5) SINGLE ROOM OCCUPANCY UNITS TO SERVE AS BRIDGE HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS FROM THE BEACH CITIES FOR THE AMOUNT NOT TO EXCEED $27,321.25 FOR THE TERM OF FEBRUARY 1, 2026 THROUGH JUNE 30, 2026 LOCATED AT 126 WEST D STREET, WILMINGTON, CALIFORNIA 90744 BETWEEN THE CITY OF REDONDO BEACH AND SWAMI INTERNATIONAL APPROVE AMENDMENT FOR THIRTEEN (13) LEASES, A LEASE SWAP FOR UNIT 17 TO UNIT 23 ALONG WITH A MUTUAL RESCISSION AND RELEASE AGREEMENT FOR UNIT 17

CONTACT: JOY A. FORD, CITY ATTORNEY
STEPHANIE JOHNSON, QUALITY OF LIFE PROSECUTOR

H.15. RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Motion by Councilmember Castle, seconded by Councilmember Waller, to approve items H.1 through H.15 on the Consent Calendar.

Mayor Light invited public comments.

Jim Mueller, regarding H.9, stated the contract with Evans is an on-call contract that was initiated in 2024 and being extended until 2028; voiced his concern about the Consent Calendar often being used to get Council to authorize multi-year extensions of sole sourced contracts and for large amounts with very little questioning; stated a survey of local economy reveals many civil engineering firms capable of doing the work Evans is doing and finds no justification for refraining from a new RFP for the services; noted that the Budget & Finance Commission is in the middle of an investigation of change orders on CIP contracts since there seem to be consistent overruns and the use of the Consent Calendar to extend sole source contracts is worth a close look as are all the procurement procedures; asked the Council to reject this Consent Calendar item and direct staff to initiate an RFP for the services.

Laura Diaz reported four Zoom attendees, but no hands raised and two eComments: one opposed on H.8 and one opposed on H.9.

Motion carried 5-0 by voice vote.

Laura Diaz read H.11 adopt by title only Resolution No. CC-2601-004, and adopt by 4/5ths vote and title only Resolution No. CC-2601-005

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Eugene Solomon spoke about a recent referral to staff, to place as a Charter amendment on the ballot term limit, increases for members of the Council; stated that in recent history that idea was very unpopular and stated in 2014, Measures BE and CM were both proposed amendments to increase term limits for members of the Council, the Mayor, and the School District; reported that Measure CM was defeated 66.67% to 33% and Measure BE was defeated 64% to 35%; noted that it was discussed by the Charter Review Committee and not forwarded to the Council for action; encouraged everyone to go to the January 2024 meeting where the previous City Attorney, Mike Webb, explained the unpopularity of the idea; questioned why, at a time when the City is experiencing fiscal restraints and have other items with greater priority, would the City put it on the agenda for June; noted that several Councilmembers such as Behrendt, Waller, and Castle have served on the School Board/District and Budget and Finance Commission and Mayor Light served on the Planning Commission, the Harbor Commission and in the GPAC; opined that eight years should be enough time to get their priorities done; read a quote from former Redondo Beach Mayor, Steve Aspel, that said once someone is Mayor for life it stifles new ideas and stifles young people; stated he doesn't think it is a good idea to extend term limits or put it on the ballot.

Maria Larisa Yasol asked the Council to consider the established historic landmark principles used by coastal cities throughout California in regards to the King Harbor entrance sign; stated other coastal cities prioritize preserving character defining features of historic gateways; reported Carmel intentionally avoids modern logos and standardized branding on historic structures in order to protect authenticity and sense of place; stated the King Harbor sign is passed under by neighboring cities as part of their shared coastal history and will sense the loss if its historic character is altered; opined that the sign can be rehabilitated instead of redesigned; urged the Council to treat the King Harbor sign as a historic public asset and preserve its original character.

Jim Mueller provided a status update on the Farmers' Market committee; thanked the Mayor for his support and reference to sponsoring organizations; noted that the committee is putting together their sponsoring levels and that public support is very strong; reported that they have over 1400 signatures on their petition and two interested sponsors.

Dr. Andy Lesser, resident and neighborhood watch block captain, stated earlier that day,

a cement truck spilled cement on Pearl St. while working on a job site on Gertruda Ave.; he said he spoke to a person at the job site that acknowledged the spill but didn't send someone immediately over to clean it so he called Public Works and Public Works sent someone over immediately; thanked Public Works for their quick response to the incident; spoke of another incident that happened on Wednesday evening where he witnessed a person driving suspiciously, he called 911 and told the dispatch what he was witnessing, and stated dispatch handled the situation very well and the person was soon pulled over, handcuffed, and taken away for a DUI; spoke of the choices for police chief, noted how difficult the choice was, and gave kudos to the City Council and City Manager for their choice in Steve Sprengel.

Niki Negrete-Mitchell, District 3, referenced the motion by Supervisor Mitchell, Tim Sandoval, and Jackie Dupont-Walker; stated how amazing it was that they have been heard; reported that she received an action alert: Stand up Thursday to support the Hawthorne Blvd alignment; read the message from the action alert; stated that she is blown away that they were actually listening and urged everyone to show up to the Transit Center on Kingsdale on Thursday, January 22nd at 7:20 a.m.

Desiree Galassi asked the Council to reconsider the action they have taken to replace the character defining features of the King Harbor sign; stated that, in the Preservation Program for Landmark Properties, the Secretary of the Interior Standards for Rehabilitation requires that elements deteriorated beyond repair must be replaced like for like in color, materials, and design; recalled, in the two times it has been replaced, that a similar preservation process was followed and appears as an intentional act to preserve the original interpretation of the sign; stated if they consider the standard regarding acquired history the current image is undeniably historic; questioned the Council's decision to pursue landmark designation after the fact instead of now and since they would have to submit historical photos of the sign later; stated that the argument for replacing the image with a graphic rather than something that closely resembles the original 1967 sign's image is weak; voiced her concern that the sign will be denied for landmark designation if the City strips the sign of character defining features and would lose the ability to qualify for grants and revenue generating potential of a landmark; asked that one of the Councilmembers consider rescinding the prior motion so that the discussion on how best to save the historic resource can be continued.

Montserrat Ruiz Salvat, 15 year resident, explained that parking between the Esplanade on Catalina all the way down to Nob Hill has become increasingly difficult to find parking when they get home; asked if there is any way to establish 2-hour parking, except for residents, on the Esplanade; stated another problem for her neighborhood is the noise level; spoke of the gunfire like sounds coming from tailpipes and that enforcement of the decibel slots is not being enforced; voiced her concern over her husband's heart condition and that of other elderly residents on Esplanade; wondered what enforcement could be done or what the City could do for the residents of that area.

Mickey Johnson, President of NRBBA, announced that it is the 44th year for Springfest and that this year they would be launching a pilot program that integrates high school

students in the planning and execution of the event; reported that the idea came from Robin Garfield who runs Springfest and his goal is to create a Springfest internship where students could earn community service hours, learn real world skills, and strengthen their resumes and college applications; provided some background into the idea, noting that Robin Garfield and RUHS teacher Mr. Soo Hoo partnered together to make it into a full-graded classroom experience involving 175 students; reported that NRBBA members mentored and coached the students in the classrooms, had them present their ideas "Shark Tank" style, and will be implementing the strongest concepts during Springfest in April; stated that Lawndale HS students will also receive credit for their participation on the BeachLife entertainment stage; reported that the NRBBA currently has 19 student interns from RUHS, Mira Costa, Bishop Montgomery, and Lawndale HS and thanked Robin Garfield for her leadership in making it all happen.

Wayne Craig, District 1, referenced his brother's history on the Council for the city of Torrance and his help as an advisory for transportation issues in the early 90's; reported that his brother told him they had looked at the ROW and Hawthorne rail line options back then and concluded that the Hawthorne route was the best location; suggested that the Council mention this to their fellow elected and hoped that they could get it approved.

Paul Moses reported he had a receive and file.

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

Motion carried 5-0 by voice vote.

Paul Moses, District 2, stated that the City undertook a discretionary action when it voted to approve the final design of the King Harbor Gateway sign replacement project; reported that it triggered the California Environmental Quality Act but there is no evidence in the record that the City conducted any environmental review or preliminary review for the project as required by CEQA guidelines Section 15060; stated there was no discussion of CEQA in the Staff Report or any corresponding documents uploaded to the City's website for the hearings conducted on November 4th and December 9th and the City has not prepared or filed a Notice of Exemption for the project; stated the project is not subject to the Common Sense Exemption since it cannot be seen with certainty that the project will not have a significant effect on the environment and provided the definition of substantive adverse change as defined by CEQA; reported that the City is subject to litigation exposure if it does not rescind its action and comply with CEQA.

Darryl Boyd (via Zoom), District 3, asked if fireworks were still illegal for Redondo Beach residents; referenced a non-resident, business owner's New Year's Eve fireworks celebration that occurred in the Marina and questioned how that was allowed to take place; asked the Mayor if he spoke to LA County regarding the decibel levels and enforcement at Dominguez Park, stated it is similar to the situation of the 500 to 600 North Prospect Ave area.

Nancy Skiba (via Zoom), District 4, congratulated and thanked Jim Mueller and his group for their work in bringing the farmers' market to North Redondo and the Artesia area; thanked the Mayor and Council for their assistance as well; voiced her support for more classic car shows and cruises in Redondo Beach.

Laura Diaz reported no one else online 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 ON THE GENERAL PLAN-LAND USE ELEMENT UPDATE WITH A FOCUS ON THE BUILDING INTENSITY (FLOOR AREA RATIO) LIMITS FOR THE PUBLIC/INSTITUTIONAL (PI) AND "OTHER" NON-RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Marc Wiener provided some background on the item; stated that they are in their final stages to adopt the General Plan Land Use Element; noted they had broken up larger topics into separate individual discussion items and reported they had discussed historic preservation a few weeks ago and prior to that Artesia and Aviation; stated that evening's discussion would be the land use element but focused on the FAR allowances that are identified within the elements and some of the land use designations; turned the presentation over to Planning Manager Sean Scully.

Planning Manager Scully noted that they started working on the General Plan update in 2016 for the land use element, open space and conservation element, safety element, and noise element; stated that, on May 18, 2021, the City Council met to discuss land use and FAR designations for all the properties within the City or all the different land uses and directed FAR to be set at 0.75 for all PI sites including BCHD and 1.25 for City Hall and the Annex; stated in October 2024 staff presented to the City Council the land use element and in November 2024 it was determined to bifurcate the land use element update and move ahead with the housing element implementation; reported that those items were adopted and the EIR was certified; showed a map that featured all the residential changes that were made as part of the housing element implementation; stated that the land use element contains all the policies for land use decisions, sets all the FAR allowances for all the land use designations in the City; reported that all the proposed FAR change areas that evening are for all the PI land use designations and other non-residential special policy areas: AACAP area, industrial areas north of Manhattan Beach Blvd (I-1 and I-3 designated properties), the larger commercial shopping centers along PCH, and all the PI properties Citywide; reported that the AACAP

areas are going from 0.6 to 1.5, both the SPA 5a and 5b are going from 0.5 to 1.0, the Industrial I-1 and I-3 are going from 0.7 to 1.0; stated that currently the General Plan does not have a FAR designation for the PI designation and state law requires every General Plan land use designation to identify either its residential density or its building intensity for non-residential; reported that even though the General Plan doesn't have an FAR some of the City's zoning designations for the PI designations have a FAR; noted the City Hall property has an FAR of 1.25, the public ROW has 0.1 and the P-PRO has 0.25; reported that all the other PI zones do not have an identified FAR.

Community Development Director Wiener clarified that the slide for public zones that have a FAR cap is in the City's zoning code/municipal code but not currently identified in the General Plan.

Planning Manager Scully provided a map of the City showing all the PI designations and reported that the majority of them do not have an FAR and they are proposed to be changed to either a 0.75 or 1.25 FAR.

Some discussion regarding the Kensington property followed.

Planning Manager Scully provided a comparative analysis slide of existing versus proposed and noted that it is in their Administrative Report; provided a separate slide with the breakdown of the current existing conditions on the BCHD property which is 0.58 FAR, 432,000 sq. ft. and the existing building floor area is about 250,000 sq. ft.; stated that Council, as part of the certification of the EIR, directed staff to conduct an additional analysis to see if any additional FAR could be accommodated at the BCHD site; reported that an addendum was certified on December 3, 2024 that studies up to a 1.25 FAR; noted the recommendation is to set the FAR for BCHD property between a 1.0 and 1.25.

Councilmember Obagi commented that December 3, 2024 Staff Report stated City Council adopted an addendum to the final PEIR that approves an option of but does not commit the City to approving up to a 1.25 FAR cap; asked if there was a way to establish a maximum FAR of 1.0 with the ability to go to 1.25 subject to approval by the Planning Commission or design review so they can control the sizing scale to the surrounding neighborhood.

Discussion followed.

Community Development Director Wiener said it could work if the General Plan established the max at 1.25 and set the baseline zoning code at 1.0 and the additional 0.25 would be discretionary and subject to certain standards.

Councilmember Castle asked, for example, if someone came to the City asking for a variance to the zoning from 0.75 to 1.25 would that be possible.

Community Development Director Wiener said with the framework he just mentioned it would not be a variance, it would be an allowance subject to certain criteria or standards;

stated a variance, which is a deviation from the zoning allowance, would not be issued for additional square footage for a building but to get relief from setbacks or some other development standard that poses a challenge.

Planning Manager Scully stated the Planning Commission's recommendations concerning the PI land use designation are:

- Amend the FAR for the PI land uses from 0.75 to 0.5 for all properties except:
    - City Hall, the Annex site, all City Fire and Police station properties (which would have a FAR of 1.25).
- Eliminate the proposed Public/Utility (U) land use designation for the AES and SCE transmission tower corridor properties and maintain the existing land use designation of "P" Public or Institutional for those properties.
- Amend the land use designation from "OS" (Parks and Open Space) to "PI" (Public/Institutional) at the School District owned properties identified as: 1) Lincoln Elementary School fields and blacktop area, 2) Alta Vista Elementary School fields, and 3) the former Franklin School site

Councilmember Behrendt asked if used under the Surplus Land Act with the construction on those lands would they be allowed to have the higher FAR.

Planning Manager Scully said they would change from an OS designation to the PI designation which, as proposed, be 0.75.

Councilmember Behrendt asked with the .75, if the property ever converted under the Surplus Lands Act, would that subsequent development on that land be able to avail itself of the 0.75 FAR.

Planning Manager Scully responded that they would but through the process and amendment to the land use designation it could change the density or intensity of the building; confirmed, as it stands with the PI proposed designation, they would have a 0.75 FAR.

Councilmember Behrendt noted it seems more in character for parks and open space to stay as such and if so, asked if it would maintain a 0.2 FAR.

Planning Manager Scully stated he was correct.

Community Development Director Wiener added that the recommendations were originally recommended from staff to the Planning Commission; stated the reason for the first one is because the AES site is in flux, staff conferred with the City Attorney and felt it would be best to just retain the current designation for that site.

Discussion followed with Councilmember Obagi asking if the designation would be U, City Manager Witzansky stating it would remain unchanged, and Community Development Director Wiener clarifying that it would remain as P and not changed to U.

Community Development Director Wiener stated school sites are currently designated PI, which only allow school and government type activities; spoke of the concerns raised by the school, regarding their ability under the open space designation, to be able to construct new facilities or build things that would serve the school, reported that the City investigated the issue and pursuant to state law the schools would trump local zoning as it pertains to education; stated it may have to go through a rezoning process because it is affected by state laws such as the Surplus Land Act and others.

City Manager Witzansky added that a rezoning would likely ensue Article 27 vote; stated if the PI zone remains, and the School District declared a particular site surplus and proceeded with a Kensington type project, it would follow an Article 27 vote on the specific nature of the project which would likely include a zoning and other density changes; stated they don't see the PI zone necessarily allowing for housing or some other alternative use so they don't think that caps placed on that PI would be relevant.

Councilmember Behrendt asked Director Wiener if the School District has indicated that they don't think they are subject to the FARs.

Community Development Director Wiener stated they have requested that the designation be maintained as PI because what is proposed in the draft land use element is to convert the designation of those properties to open space; added that the School District's concern is if it is changed it would limit their ability to expand the school or build new facilities.

City Manager Witzansky clarified that staff's recommendation is to maintain the designation of PI in the school zone areas.

More discussion followed regarding the cap. City Manager Witzansky stated that regardless of the designation the FAR cap will not apply in the event that a school-related facility is built.

Mayor Light commented that if the School District ever came up with something the City could switch it back.

More discussion followed. City Manager Witzansky pulled up the map so they could be specific on where the OS would apply.

Planning Manager Scully pulled up the map and pointed out the location of the Alta Vista playgrounds and fields; noted that it is not the school facility site but it is owned by the School District, and the City is proposing it have a PI designation similar to what the school facilities would have next door.

Councilmember Behrendt voiced his concern about converting field space for recreational activity into something other than open space; stated that he felt that they have an obligation to protect the residents who are their constituents.

Community Development Director Wiener stated staff can provide follow up analysis on it at the next discussion of the land use element and provide statues that allow the school to override zonings.

Councilmember Behrendt felt that would be helpful.

More discussion followed regarding the map and if it each area in question could be blown up for the next discussion.

Councilmember Obagi pointed out that the City is at a deficit for open space and that the School District can do what they want on their property regardless of the changes because they are regulated by state law, questioned why the School District would want the City to convert it to PI rather than preserve it as open space.

City Manager Witzansky stated it is to avoid it going to exclusive designation as open space.

Councilmember Obagi asked why they would want to keep it as PI and not have it converted to open space when it doesn't apply to them.

Community Development Director Wiener stated that the School District has expressed concern about it and that it is not consistent with what is in the General Plan; suggested they table the item and come back with more information.

Mayor Light stated some of the confusion is that the zoning map does not match the General Plan map and even if they did what was being proposed the maps won't match.

Community Development Director Wiener reported that there are two maps, one for the General Plan and the actual zoning map; stated most of the sites are in harmony but there are some that conflict; said if the Council wishes staff could bring the zoning map with the land use map to take a look at the discrepancies.

Mayor Light said the confusion is that they are now introducing OS in the General Plan where it was just formerly PI and wondered how they overlay that.

Planning Manager Scully stated the intent was to create a General Plan designation that better matched what the zoning designation was.

More discussion followed.

Councilmember Obagi asked how often the General Plan is required to be updated.

Community Development Director Wiener reported that there is no statutory requirement for the land use element but that it is recommended that the General Plan be updated every 20 years; stated that the housing element is the only one that has a statutory requirement of every eight years.

Councilmember Obagi commented that they need to think about what the state is doing with the cities and what they are doing to the density that is being added to the cities and how that will impact what institutions they will need to account for all the new residents who will be coming in against their will.

Planning Manager Scully went back to the presentation and presented the rest of the Planning Commission's recommendations on other non-residential land use designations:

- Amend the FAR for the C-4 designated properties along PCH from 1.0 to 0.5 and develop a comprehensive plan for the PCH corridor.
- Within the Mixed-Use zoning district for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

Planning Manager Scully presented the major changes in allowable land use regarding Article 27; listed the proposed FAR amendments that were before the Council that evening that require an Article 27 vote, which are:

- The increase from 0.6 to 1/5 in the AACAP
- The increase from 0.7 to 1.0 in the I-1 and I-3 designations north of Manhattan Beach Blvd.
- The change from C-2 to C-4 within the PCH North and Central SPAs
- The identification of a FAR of 0.75 or 1.25 for the proposed PI locations
- All other changes proposed are classified as a "Minor Change in Allowable Land Use" which are not subject to a vote.

Councilmember Behrendt asked Planning Manager Scully to explain how they came up with the 1.0 for the tech district.

Planning Manager Scully responded that in 2021 Council had identified an intention to allow for increased development intensity for the Northrop Grumman area in the industrial areas for potential job growth and to ensure that there was opportunity to expand the industries in that area.

More discussion followed regarding if 1.0 was adequate to allow for growth.

Councilmember Kaluderovic stated before they put it on the ballot some outreach should be done.

City Manager Witzansky cautioned that doing anything beyond one, they would have to study which would be an 18-month effort; recommended they proceed with the one and then come back with subsequent action later at another date.

Mayor Light disagreed with the last bullet point regarding the minor change in allowable land use are not subject to a vote; reported that he and Bill Brand authored it and when they wrote it put a cumulative impacts clause that says that when you bundle the minor

changes with all other changes that have occurred over the last five years that it has to be treated as a major change in land use if it triggers an increase; noted that it is based off “as built” not what it was zoned for and since they are proposing all of it in parallel they are cumulative impacts and they all need to be included in the vote.

Planning Manager Scully did not disagree but stated the changes that they are discussing that are not listed are all name changes and the FAR are exactly the same.

Mayor Light asked that the changes mentioned are not substantive to the General Plan or the underlying zoning.

Planning Manager Scully responded that was correct.

Mayor Light asked if they could see all the other changes, but he didn’t mean that evening.

Planning Manager Scully said yes, they could itemize those.

Community Development Director Wiener wanted to note on the fourth bullet that they did the addendum to the EIR that only studied up to 1.25 at the BCHD property; stated the rest of the PI, that were set at 0.75 in the original land use element draft, would be capped at 0.75 unless they update the EIR.

More discussion followed.

Councilmember Castle noted the study they did on BCHD was up to 1.25 but asked what the Planning Commission recommended.

Community Development Director Wiener reported they recommended 0.5.

Mayor Light commented that would be less than what is there today.

City Manager Witzansky stated they would not suggest the Planning Commission’s recommendation for that reason.

Councilmember Obagi asked if Fire Station 2 is part of the 0.75 PI.

City Manager Witzansky stated that they feel they have adequate coverage at 0.75 at the two Fire Station locations and referenced the table on the slide.

Discussion followed.

Planning Manager Scully provided a slide mapping all the locations of the major changes in allowable land use which included all the C-N in the AACAP area, the C-4 along PCH and the industrial locations north of Manhattan Beach Blvd and the PI; stated staff recommendations for Council action as:

- Set the FAR cap for PI Zones and the BCHD site
- Set the FAR cap for the I-1 and I-3 designations north of Manhattan Beach Blvd.
- Change from C-2 to C-4 within the PCH North and Central special Policy Areas
- Maintain the existing land use designation of “P” Public or Institutional for the AES and SCE transmission tower and amend the land use designation from “OS” to “PI” at the School District owned properties

Mayor Light asked what the build out FAR is for the School District sites; wondered if the recommendation for the 0.75 is for consistency or because of what was discussed in 2021.

Planning Manager Scully stated it is for consistency.

Mayor Light commented that is a lot of growth and if they put 0.75 across all school property that would be the biggest impact on everything since they are down between 0.2 to 0.3.

Councilmember Behrendt said if they put open space at 0.2 that would be consistent with what it is now.

Planning Manager Scully continued with staff’s recommendations to provide direction on the two Article 27 vote options:

- Option 1: Adopt LUE update and conduct a special election in late summer 2026
- Option 2: Bifurcate LUE update. Council approves AACAP FAR on March 3rd for a special election in June 2026. Council approves the balance of LUE FAR changes in late summer 2026.
  Note: Option 2 would come at an additional election expense of approximately $300,000 but would allow for an expedited implementation of the AACAP.

City Manager Witzansky added staff knows how important it is to get the AACAP done and they teed up Fehr & Peers to potentially conduct the Article 27 related analysis that would be necessary for them to accelerate and host the election in June but stated the City can’t afford two elections right now; reported that $280,000 has been set aside for a single City run special election which they can conduct this summer, for them to consolidate the election into June with the County would be $307,000 and they would still be subject to the secondary actions on the remainder of the General Plan elements (two elections); voiced his concern over the inability to fund two elections and, therefore, bifurcate the two actions.

Mayor Light asked if the cost included the publication of the Measure DD, Article 27 data for two elections versus one.

City Manager Witzansky stated there would be some additional incremental costs to study it separately.

More discussion followed regarding having to publish two separate publications and having two separate Article 27 analyzes, the confusion it would cause to the public having two elections, and AACAP and budgetary considerations and constraints.

Councilmember Behrendt asked the approximate incremental increase would be to having two Article 27 analyzes if they bifurcate out the AACAP.

Community Development Director Wiener stated it would be an additional $20,000 to $30,000.

Councilmember Behrendt commented that there seems to be two reasons why they would not bifurcate AACAP for June election: 1) the City does not have the funding set aside for it and it makes sense to consolidate and do all the Article 27 at a later date such as August, and 2) there has to be an Article 27 analysis and workup for AACAP and Director Wiener is involved.

City Manager Witzansky clarified that staff is very involved in helping Fehr & Peers and Placeworks as well; stated it is an intensive effort.

Councilmember Behrendt spoke of wanting the AACAP but not wanting to rush it and the likelihood of having a June election being unlikely; asked that if there was any feasible way to make it all happen fiscally could they proceed.

City Manager Witzansky explained what would need to happen and the steps that would need to follow; noted that the analysis would have to drop effectively on February 1st.

Councilmember Behrendt stated based on staff's recommendation and everything he has heard a June election would be difficult.

Mayor Light added that Fehr & Peers felt a vehicle miles traveled analysis would need to be done, which is a CEQA requirement.

City Manager Witzansky stated he has learned that the VMT analysis calls for an intensive AI based model to be done which takes about six weeks for the data to come out.

More discussion followed. City Manager Witzansky stated staff feel better about a summer Article 27 exclusive discussion election.

Councilmember Castle referenced the two different recommendations made by the Planning Commission and staff regarding the BCHD FAR; reported he is receiving numerous concerns from residents that live near the hospital about the scale of the proposed projects; asked how staff got to 1.0 to 1.25.

Community Development Director Wiener responded that the FAR limit is to accommodate the project that BCHD is currently working on.

City Manager Witzansky added that they wanted to make sure they are incentivizing revitalization and reinvestment; noted that they are sensitive to the concerns of the community but that the concerns are best addressed through the design review process for each application; compared the logic to the AACAP and stated BCHD is also trying to revitalize the area; stated if they were to artificially lower the FAR cap it would be a big challenge for BCHD.

Councilmember Waller referred back to the FARs for the school sites and stated he found 0.21 to 0.35; stated he felt it made sense to retain the “P” on AES and whatever is chosen for BCHD should be uniform for the other PI type places; commented that since a study was not done for anything larger than 0.75 that is an issue and an added cost; commented that BCHD has been a good partner to the schools and seniors and have facilities that promote healthy living so giving them extra square footage with a higher FAR makes sense to him.

Councilmember Behrendt noted that people still have an opportunity to vote on it through Article 27.

City Manager Witzansky added that there will be several ballot measure questions associated with Article 27 action.

Mayor Light referred back to the square footage table for PI zones and more discussion followed regarding underlying zoning and General Plan zoning; disagreed with all PIs needing to be the same.

City Manager Witzansky commented that the Civic Center is a unique apparatus and it is fair to isolate and treat the zoning and caps differently than other sites since it serves multiple functions.

Mayor Light noticed Planning Commission members in the audience and asked if any of them would feel comfortable representing the Planning Commission and provide input on the discussion.

Wayne Craig and another member of the Planning Commission came forward.

Shiela Lamb stated the Commission’s perspective was that the existing square footage is adequate for the property that is there regardless of if it was the school or BCHD; added that they did not think there is a need to increase the intensity and that projections for growth for the School District is low; stated they were also concerned about the open space and they didn’t want to jeopardize the spaces that are being used for sports.

Wayne Craig stated BCHD is at 0.58 and could go larger if they wanted to and the School District could as well; said the Commission wanted to ensure that the public had a say in trying to preserve open space; pointed out that BCHD and the School District could both apply for a larger project, it just needs to go through the proper review process and public hearing.

Mayor Light asked the two Planning Commissioners, after hearing the City staff's rationale on why they don't want to change the site, were they okay with it from a personal standpoint and not speaking on behalf of the whole Commission.

Wayne Craig said the Planning Commission did not look at it because it wouldn't be in play for a long time and it is still in litigation and zoned for parkland with power generation.

Shiela Lamb added that they were discouraged from looking at it.

Mayor Light asked the Commissioners if they felt that Alta Vista should be zoned to the PI.

Wayne Craig explained that there was some property on the map that was incorrectly categorized as open field but belonged to the school and that was why they were changing the designation; recalled it was at Anderson Park and the map put it as part of the City but it was School District property so they changed it.

Mayor Light commented that it was more surgical in nature than what is being discussed that evening.

Shiela Lamb commented that the recommendation by City staff to go with the PI was a quandary to the Commission and they were conflicted because the parks and open space are precious and they didn't want to see them decreased; noted that Redondo Beach is park poor and as the state increases the City's density it is going to get smaller; felt it is important when they have the opportunity to preserve spaces that they do that.

Councilmember Waller commented on the former Franklin Park site being half the Friendship Foundation and half being a park; asked the Commissioners if they were looking at the whole site being open space or parts of it.

Wayne Craig stated it was parts of it and stated back in 2024, they were specifically talking about Anderson Park because there was a park, open field, and a school and that the map had it reversed; provided more explanation and details regarding what was on the map and the discussion they had regarding the sites.

Councilmember Waller stated that staff need to fix some of the school maps; explained that the point of his question was to make sure the Commissioners were talking about the open space of the schools and not the school properties.

City Manager Witzansky felt they should bring the item back with more detailed maps so they can go through what is currently designated, what was conceptualized and proposed, and what is being recommended; stated at the time request was made by the District, they were in the environmental review stage and there were questions about fairness in zoning designations, consistency, and other elements that had been presented; noted that it hadn't been revisited since then and the next Staff Report can include it and they can have a more specific idea of each of the locations.

Mayor Light asked if staff could bring back the underlying zoning.

Councilmember Obagi asked if Mr. Bakaly could speak about the current plan for BCHD and his thoughts on the FAR limit.

Tom Bakaly, BCHD, reported BCHD have selected Continental Development and Mar Ventures as their preferred developer; noted they have proposed something consistent with the EIR and it is under the 1.25 FAR, which was a stipulation in their RFP; stated they have the higher FAR of the three proposals but they provide more community benefit and that is the trade-off; commented that they are struggling with treating square footage as an intensity of use and that all square foot is not created equal; explained that some have more intensity of use and impacts than others and they are going from a medical office building use (high traffic, high impacts) to a residential care for the elderly (low impacts) and that requires more square footage; asked Council, when they look at the current proposal with the higher FAR, that they consider how much it provides: more community benefits, more opportunity for BCHD to deliver wellness programs, health programs, and will create a better campus.

Councilmember Obagi asked what their proposed FAR is for the project.

Tom Bakaly responded that it is approximately 1.0 or slightly under 1.0, which was publicly disclosed; stated that they would like a uniform 1.25 FAR but would expand on that when he makes his comments later.

Mayor Light asked if they had a proposed different measure of intensity than FAR.

Tom Bakaly stated they did suggest, in a letter that was sent to him, that could be covered by height or something that gives a little more room to move; commented that the City is struggling because they are hard coding these things into their General Plan that require a vote; argued that if they went with more general parameters and used what has been working which is a CUP for BCHD that would be great; noted that schools are not subject to a CUP and that is why they have a disparity; suggested the City could do something with height or coverage because currently there is no FAR cap on the BCHD property and the City could come in with some general parameters and address the issue of impacts through the CUP process.

Councilmember Obagi spoke of his experience at BCHD when attending his daughter's pediatric appointments; noted that there are several patient rooms at the site, and with many parents doing the same thing, there are many cars going in and out of the facility daily; stated if that is converted to an elderly care facility he can’t imagine the elderly residents generating as much traffic as the current medical uses; stated he is highly sensitive to the concerns people have regarding the potential size and massing on the property to the extent of it becoming very tall.

Mayor Light asked the City Manager to clarify what they are asking from Council that

evening.

City Manager Witzansky stated that is a very fundamental decision, but staff is also looking for direction on the matters as Council is prepared to give, noted that they can come back and continue the discussion if they take the non-bifurcated route.

Mayor Light asked if they could do it in multiple motions.

City Manager Witzansky responded that Council could do that.

Discussion followed regarding the cost of the elections, if a special election is done in the fall or if they wait for the November statewide election, which would be a cost savings of about $50,000, and on the content of their motions but specifically regarding Article 27.

City Manager Witzansky explained the key for staff is to do the singular election for Article 27 and they need direction on all the major change items; noted the longer it takes staff to get that direction, the longer it takes them to do the analysis.

Councilmember Behrendt asked the City Clerk and City Attorney if Council is able to separate out the individual questions on each of the items; stated there are a lot of different issues, and it would seem to make sense to separate questions on the ballot if permissible.

City Manager Witzansky stated the preliminary response is yes they can; reported that when Council initially gave him the estimates it was up to five ballot measure related questions at the $280,000 City run election.

City Clerk Manzano concurred.

Mayor Light added as long as the five are capped by the DD analysis.

Mayor Light asked what Council thought of the FAR cap for PI zones.

Councilmember Behrendt suggested putting it at a range of 1.0 to 1.25 for the BCHD site and then letting the voters ultimately decide on it.

Councilmember Obagi asked Mr. Bakaly to come up to answer another question; asked when Mr. Bakaly stated his partner proposed 1.0 for the project are they taking into consideration the floor area of the other buildings that are not affected by the change or is it for the whole property and reconstruction of the whole property.

Tom Bakaly stated 1.0 is for the entire campus but they are requesting a uniform 1.25 to be consistent with the other large property in the City for a lot of the reasons that staff cited that evening and would give them flexibility to address the health needs in the future.

Councilmember Obagi asked staff if they could pair a 1.25 FAR with zoning limitations on

intensity and design review, Planning Commission review, etc. and when it goes to a vote of the residents would it be a 1.25 or a 1.25 subject to the zoning limitations.

Community Development Director Wiener deferred the second question to the City Attorney and City Clerk; answered the first question that they could have a cap of 1.25 in the General Plan, adopt zoning standards that require the project meet certain criteria in terms of setback, neighborhood impacts, etc. to address the additional massing and there could be a reference in the General Plan to codify it; explained further that the City could adopt a zoning ordinance in the General Plan that states they can achieve up to 1.25 depending on how it is couched on the election.

City Attorney Ford stated it depends on what Council's intent is on what they are trying to accomplish and she would have to take a look at everything together to make the determination.

More discussion followed regarding what Council is trying to accomplish.

Community Development Director Wiener offered a suggestion; noted that the zoning ordinances are subject to Article 27 as well, so they could adopt a zoning ordinance that would also be wrapped into it; referenced what they are doing for the AACAP and how the Council reviewed the development standards for the AACAP and stated they could do the same for the BCHD property so it's not just a blanket 1.25 but would include development standards that go with it.

Councilmember Obagi supported that suggestion.

City Manager Witzansky stated that they reviewed the letter and took it under advisement; felt under the law they could adopt a similar approach but FAR cap is how they have studied the issue, how they conducted the environmental, how they have traditionally set standards and cap standards in the City's General Plan and zoning code; stated to deviate from that wouldn't work on the whole but identifying development standards that might help mitigate impact and concerns could be brought to Council as part of a zoning ordinance consideration.

Councilmember Behrendt noted that BCHD is in District 3 adjacent to District 2 and he would like to hear from those Councilmembers.

Councilmember Kaluderovic stated, from her understanding, the proposal is listing it as 1.25 in the General Plan with development standards through a zoning ordinance and wrapped into one question for the residents would be a good compromise; added that it would give the residents security of the intensity and give the City tools to hear from residents and respond as needed.

City Manager Witzansky commented that he likes the idea from a policy standpoint but warned Council, given their direction, that it would take some to draft the ordinance due to the level of work that would be needed to construct it; stated he felt it is worthwhile.

More discussion followed to clarify the direction.

Community Development Director Wiener stated his thought was that the 1.0 would be by right but discretionary and anything above the 1.0 would be subject to stricter criteria if they look to exceed that floor area and any future project at the site; commented that they could also proceed the way the City Manager recommended or explore various options.

Councilmember Castle stated under the current plans they are under the 1.0 threshold, and it is similar to what Director Wiener said making the extra 2.5 almost like a bonus if they meet certain thresholds and have 1.0 as of right so that way it protects them and gives them some options down the road; supported that approach.

City Manager Witzansky clarified that they don't want to set minimums for FAR just maximums on the builds; stated if they go down that route staff will do more research on options.

Mayor Light confirmed that Council agreed on 1.25 for City Hall and the Annex and asked for input on the school properties and everything else.

Councilmember Kaluderovic wanted clarification that it is irrelevant for them to set a FAR for the school properties since the state is the governing body for it.

City Manager Witzansky stated as it relates to school related development, but where it wouldn't is if the school decided to build something under the PI zone or the open space designation and that is where the cap would apply.

More discussion followed.

Mayor Light cautioned, if it is with the housing mandates, the FAR today does matter because that's the point of departure for the bonuses.

City Manager Witzansky stated, if they go through a Surplus Land Act disposition, he didn't think a PI cap for FAR for property turning into a housing project will apply.

Community Development Director Wiener stated it would make more sense to defer the question of the 0.75 until they bring back the analysis on the school properties and the open space.

Council agreed with Community Development Director Wiener suggestion to bring that back.

Councilmember Obagi stated they should go with staff's recommendation for FAR 0.75 for other properties.
Council agreed with that.

Mayor Light asked about the FAR cap for the I-1 and I-3 and asked Councilmember Kaluderovic if she was okay with going through an EIR.

Councilmember Kaluderovic stated she was fine with that and fine with the AES as is.

Councilmember Behrendt commented that he will look into it further and let them know if there is an issue.

City Manager Witzansky asked if there were any concerns on the C-2 to C-4.

Councilmember Obagi stated he didn't recall them discussing it but asked if it was to induce redevelopment similar to Artesia Blvd.

Planning Manager Scully said yes, it is the same principle to allow for intensification and revitalize some of the shopping centers along PCH.

Council agreed with that.

Mayor Light stated everyone was good with AES and SCE to be left alone and confirmed OS would be brought back; summarized the motion as option 1: the BCHD at 1.25 with underlying zoning limits, 1.25 for City Hall and the Annex, 0.75 for the other PI zones, except for the school which they will come back on.

City Manager Witzansky clarified it should be except for those that had been designated OS, the park and open space, which had been designated in the original draft as OS; stated the recommendation for the actual school facility is 0.75.

The Mayor, Council, and staff agreed to table that item until they come back with a full description.

Mayor Light confirmed everyone was good with the 0.7 to 1.0 for the industrial zone, leaving AES and SCE alone, and come back with the OS zoning discussion.

Councilmember Obagi added they are all fine with the C-2 to C-4 and 1.0 FAR.

Councilmember Behrendt stated he would do some research on the Manhattan Beach Blvd item with the people in that area.

Councilmember Behrendt stated he was fine to have the Manhattan Beach Blvd. set at 1.0 FAR.

Councilmember Obagi seconded the motion, but Councilmember Behrendt asked before they vote, what the entire footprint of the Annex encompassed.

Discussion followed and the table of the PI FAR Analysis was put on the screen; noted it is 221,000 sq. ft. which encompasses the Annex, the parking area around the Annex and

other areas under lease or optionally under the lease and the Auditorium; more discussion followed that they would need to have a graphic or research it more to confirm what is included with the Annex.

Planning Manager Scully believed it includes the parking, the grass area, the Annex, and the Auditorium and if it doesn't then they will have to revise it and bring it back.

Councilmember Obagi left the Chambers around 9:08 p.m.

Councilmember Behrendt seconded the motion.

Mayor Light invited public comments.

Maria Larisa Yasol questioned their decision on keeping the AES as public; stated, as they consider updates to the General Plan land use element and building intensity standards for public and non-residential land including the AES site, she wanted to be clear that ownership housing must be explicitly required in the plan; reported that California Government Code 65583 requires cities to affirmatively further Fair Housing by planning for meaningful housing choice, avoiding concentration, and providing access to opportunity; stated that ownership housing is essential to those goals and that ownership access in Redondo Beach has been limited; spoke about public and institutional lands being limited community assets and if these sites are used to satisfy the housing element obligations the City must not eliminate ownership by policy design or by intensity assumptions that make ownership impossible; stated that the AES site is a landmark and its future should be guided by clear General Plan policy that requires a mix of ownership and rental housing.

Tom Bakaly, BCHD, stated they support the motion with the 1.25 and are looking for a uniform FAR; voiced his concern about new zoning requirements or things that are attached to the General Plan, noted they have had discussions about it for years and they don't think the General Plan is the place to put those specific restrictions; stated the City has the CUP process, which has been working, and the site has CUPs; commented that they don't want to build buildings and piss off their neighbors, they want to provide health services through their property and generate revenue that allows them to have programs like Allcove and older adult services; reported that they are in negotiations with a developer and that makes them nervous to hear about what the underlying restrictions might be on the zoning specific to BCHD; reaffirmed that they support the 1.25 and hoped that the existing CUP process would give the public the confidence they need to approve the General Plan; reminded everyone that the BCHD project is not subject to DD but the General Plan is and they have to be careful with that; urged caution and more direction to staff related to how they put in place underlying zoning restrictions.

Councilmember Obagi back in the Chambers around 9:13 p.m.

Mayor Light asked to make a comment before Mr. Bakaly took his seat; stated he felt

Council tried to accommodate Mr. Bakaly's earlier comment by going to a 1.25 because that is what they studied in the EIR and are clean from that perspective but then Mr. Bakaly stated there are other ways to measure intensity or define intensity.

Tom Bakaly stated what they are saying is instead of the FAR, instead of having that firm cap.

Mayor Light said the City has to have some basis for the City's EIR.

City Manager Witzansky stated that is the way the City studied it and that has been the basis in setting the City's standard and what would keep the process consistent for the City; noted that what Mr. Bakaly is saying is true, there are other ways to set a development cap other than FAR but that is not have the City has historically done and that is not what they have studied.

Yash Jha, senior at Mira Costa HS, Co-Chair and peer counselor of the Youth Advisory at Allcove, reported that he is not compensated or paid by the BCHD in any way; stated he believes in the services that BCHD provides and if those services are inaccessible it would be detrimental to the community; said he observes students every day who are chronically overwhelmed, anxious, and exhausted struggling with hygiene, nutrition, and carrying mental health burdens far beyond what anyone should normalize; noted that he has been burdened by them himself and at one point needed institutional treatment; felt that the BCHD is the only agency tangibly fighting the issues on a public health front and at Allcove hundreds of students receive early mental health support that prevents escalation to emergency rooms, psychiatric holds, or to long term impairment; reported that year they have already filled out two safety plans for two students at risk of harming themselves or others; stated that suicide, depression, and anxiety are health issues that are emerging disproportionately in youth and elderly and are two populations that the BCHD uniquely targets in their prevention services in Allcove; felt it is imperative to support a uniform FAR at 1.25.

Mark Nelson stated that that evening's meeting was one of the most disorganized meetings he's been to in a long time; spoke of the FAR being changed, the BCHD FAR being changed, and the certified EIR states 312,000 sq. ft. but now it is 250,000 sq. ft.; agreed with the need to bring more information because they do not have what they need; stated that BCHD services a large out of district audience, Allcove is serving 91% non-resident people, 50% of the services from BCHD is to non-district people, and BCHD's own research shows that 80% of the RCFE will be out of district people; stated all those externalities come and destroy their neighborhoods; pointed out that both the Annex and the Civic Center have 1.25 FAR already, as noted by City Manager Witzansky, so they are not part of Article 27 and that the Annex is P-SF (school facility) and, according to their argument, it should go up to 1.25; commented that BCHD is getting special treatment; mentioned Measure BC needed two thirds and got less than 50% so half the people don't want BCHD to purse the plan it wants; stated he doesn't feel they should be voting on it.

Geoff Gilbert reported the BCHD campus is next door to his home; stated he and the

residents on his block on Diamond St. oppose any changes to the FAR for the BCHD project; commented that if you give a developer a 1.0 to 1.25 FAR they will go to 1.25 and possibly more or try to change zoning laws; pointed out that BCHD is a lobbyist for the developer and numerous people have tried to develop on the property; stated that long after BCHD is gone the group will still be operating and it is not actually a BCHD thing; reported that Allcove is a good thing but it is a County project and BCHD operates it but are obligated to the County; commented that they could put a Home Depot there because they just want the rent money to operate for their future projects; asked that before Council commits to 1.0 to 1.25 that they see the project; stated that they have angered the residents because of the size and the scope of the development and because they have lied and want to do something that will severely hurt the neighborhood.

Bob Pinzler stated when he sat on the Council there were many days when they would deal with decisions made by previous Councils and wonder what they were thinking; believed that when you consider allowing substantially increased density, permitted by the zoning code, for property owned by public entities a look into the future is worthwhile, and a look into the past can enlighten that search; stated that in the 70's and 80's the City's schools experienced a decline in student population which left the School District with surplus properties; reported that the School District decided to build an independent living facility for seniors in North Redondo and maintain a portion of the land for a park; noted that the senior living building is one of the most densely populated sites in North Redondo but juxtaposed with the park but now the Council are putting the mechanism into place to enable use of that park portion at a density similar to the senior living facility; stated the same density could be permitted in all such public land across the City which will threaten any possible use of those areas for needed open space in a park or City; commented that years from now future Councils, assailed by their constituents about the lack of places for air and sun, will look at each other and ask what this Council was thinking; stated that Council has a choice to not commit unforced errors and asked them not to be a shill for BCHD; stated that the City needs open space and does not need incentives for public agencies to add to rampant densification; commented that at least the voters will get to speak on the zoning changes since the Charter requires it and urged voters to say no so that they don't lose the Redondo Beach they know and love; stated that November is the time to put it on the ballot and not August.

Wayne Craig, District 1, stated they need to be clear about what was being discussed that evening regarding FARs within the General Plan; commented that Police and Fire provide First Responder emergency services and City Hall runs those critical operations and BCHD and the School District do not; stated that those distinctions matter and that is why the Planning Commission classified those entities differently; reported that the state requires that the City adopt a FAR and the Planning Commission arrived at 0.5 for non-City industrial institutional property for one critical reason: to preserve the public's right to be heard and above that level any future project proposal has to come to a public hearing and if raised higher that right disappears; stated that bearing a higher FAR, the General Plan strips residents of meaningful input and forces an all or nothing vote on a Citywide election; commented that if they do that they are just like the legislators in Sacramento imposing housing mandates that take away local control; noted that he provided

examples of what a 1.25 FAR on school property would look like in the Blue Folder; spoke of the constitutional oath they all took to represent the people and agreed with Bob Pinzler that decisions they make today will be questioned by future Councils; stated that nothing in the recommended FAR prevents development, it simply guarantees transparency, accountability, and a public hearing; opined that the choice is clear for them to stand with the Planning Commission's recommendation, public input, and with the residents they took an oath to represent.

Shiela Lamb, District 4 and 30-year resident, stated that the BCHD is requesting the up zoning in order to generate revenue for services that residents have clearly chosen not to fund, as shown in the failed bond measure; commented that when public land is permanently up zoned to compensate for a lack of public support it raises a trust issue with the public; opined, if the purpose of the request that evening was revenue generation for services that the public did not support, it should be stated plainly and weighed carefully before permanently altering public land in a way that cannot be easily undone; asked the Council to consider these questions:

1) Are we being asked to change the use of public land in order to generate revenue for services that the public has explicitly chosen not to fund? If so, is that appropriate and trustworthy use of public authority?
2) Does this proposal respect the outcome of the public vote or does it functionally work around it?
3) Are we making a land use decision based on community need or a financial decision driven by administrative survival?
4) If this becomes our model, what kinds of future uses of public land become easier, and which become harder to defend?

Shiela Lamb spoke of uncertainty nationally and people being wary of institutions so the need for transparency is more important; stated that the residents have clearly spoken that they do not support additional revenue generation for BCHD; asked that the Council honor the wishes of the residents.

Ann Wilson (via Zoom) asked how they got from a Planning Commission recommendation of 0.5 and a GPAC recommendation of a 0.75 to a staff recommendation of 1.25 FAR and why the staff recommendation was withheld from the Staff Report; spoke of staff's rationale of BCHD having the same level FAR as City Hall was based on trying to accommodate their supposed project and asked "What is the project?"; stated months ago BCHD sent out a Request for Expression of Interest, not an RFP, and have not shown any plans for their development; said what is known is how the CEO (Tom Bakaly) characterized the project that evening is not how it has been portrayed in BCHD board meetings; spoke of what was mentioned in BCHD's studies but that BCHD's presentation did not match that and that the inherent traffic has not been studied by their EIR or the City's EIR; stated that their two planned 10,000 sq. ft. medical buildings have never been studied and that the General Plan motion sounds half baked; commented that the residents urge the Council to take the time and consideration needed; spoke of the need for public land and open space and stated that once they give up public land to the

massive, out of scale level of density being discussed, they can never get that open space back.

Darryl Boyd (via Zoom), District 3 and 32-year resident of 500 to 600 North Prospect Ave., stated that the residents don't want what he is selling and that BCHD has been a terrible neighbor for years; stated that the residents of Redondo Beach voted no with Measure BC and BCHD needs to respect their wishes; commented that the Mayor and City Council, especially Councilmember Kaluderovic, needs to start standing up for their constituents and taxpaying residents; voiced his opposition to the overdevelopment of BCHD and no to anything above 0.5 or 0.75 FAR.

Marcy Guillermo, District 1, strongly requested that City Council accept the Planning Commission's recommendation for a 0.5 FAR for BCHD and surplus School District properties; stated BCHD planned overdevelopment with 100% private developer should not be supersized and noted that BCHD is a public agency and the Artesia corridor is a business corridor so they do not share the same goals; felt BCHD should be required to dedicate half of their existing acreage to open space and explained why; agreed with the comments made by Sheila Lamb, Wayne Craig, and Bob Pinzler and urged the Council to study the item more before they vote.

Laura Diaz reported no more speakers and 39 eComments: 16 in support and 22 opposed.

Mayor Light stated they have a motion in front of them but asked if anyone wanted to change the motion or add a substitute motion after hearing the public testimony.

Councilmember Obagi said he felt there is merit to both sides of the debate but felt the opposition had it wrong when they say that Measure BC was voted down 47%; clarified that the residents' reason was because they did not want to pay out of their own pockets to fund BCHD and that is specifically why they said they voted for Measure FP and Measure SD; noted that BCHD did not get the bond money so they had to come up with a different way to get the financing they needed; pointed out that BCHD is just running the organization to make economic use of it to fund their services and all three beach cities highly value the services they provide; stated that even if Council goes with a FAR of 1.25, it will still go to the residents for a vote; reported that Tom Bakaly noted BCHD's roll out of the first Healthy Living Campus was too big and felt that they learned their lesson from it and will take that into account along with the concerns of the community with the next campus; stated that people are saying to keep the FAR limit where it is but that there is no FAR limit at this time on the property but one needs to be set and that a balance needs to be weighed between threats of discrimination against this public entity and the demands of concerned residents; pointed out that BCHD is a democratic institution and anyone could run for the Board if they wanted to have some control; explained further that he does not want to limit the value of the publicly owned property by limiting the FAR to 0.7 because ultimately it would hurt the City; felt the right balance would be a 1.0 to 1.25 FAR with some limitations on intensity to protect against size and massing.

Councilmember Behrendt stated that he agreed with a lot of what Councilmember Obagi just said; asked to confirm the motion is 1.0 FAR by right up to 1.25 subject to defined conditions that were addressed that evening and, if staff faces any challenges in crafting it, Council will hear about it and the conditions can be recalibrated.

Community Development Director Wiener said he envisioned bringing a draft back to the City Council similar to what they did with the AACAP standards, then take it back to the Planning Commission, and then bringing it back to Council for adoption; noted that they would be able to receive public input during the process on the standards to ensure that it addresses the concerns of the surrounding neighborhood.

Councilmember Behrendt asked if it was normal to go back to the Planning Commission with the item.

Community Development Director Wiener stated it is required because it is a zoning amendment and that is a statutory requirement under state law.

Councilmember Behrendt asked if they do a straight 1.0 or 1.25 without conditions if that would not need to go to the Planning Commission.

Community Development Director Wiener confirmed it would not need to go back to the Planning Commission in that case because the Planning Commission has already reviewed the General Plan and they had their recommendation on the FAR; felt that the standards that seek to minimize impacts, mass, and scale could be fairly concise to just ensure that there is criteria that is discretionary when reviewing any future projects at the site.

Councilmember Behrendt asked for the City Manager's input.

City Manager Witzansky stated it will add at least two months to the timeline and just depended on whether or not Council want that process complete before the vote or leading up to the vote; stated he didn't believe the land use parameters that would serve to limit the development would be subject to Article 27 so Council could proceed with the cap and move that to ballot, and then work on the parameters until the actual ballot consideration; noted that if Council want the zoning ordinance to be part and parcel to the ballot measure then they will need to take the extra time.

More discussion followed regarding what should be part of the ballot measure and confirmed that there is no cap of any kind currently.

Community Development Director Wiener offered another option and said it is possible that they could include the standards in the general plan under the allowance where it discusses FAR so it may not need to go into the zoning ordinance; stated that staff could take a closer look at it; clarified that, what City Manager Witzansky had referred to is, it doesn't necessarily need the traffic analysis that is based on FAR, so they would be able

to prepare it in time for the election and it should not be impacted by the traffic analysis that Article 27 requires.

City Manager Witzansky said it does depend on if Council wants the traffic analysis to reflect the reduced development opportunity based on the parameters and how Council wants to set up the Article 27 ballot measure.

Councilmember Behrendt asked if they did a 1.15 FAR for BCHD would it still entail the additional analysis, impacts, and other delays.

City Manager Witzansky stated it would allow staff to move directly to the Article 27 traffic analysis associated with the 1.15 FAR cap.

More discussion followed regarding Article 27 related analysis.

City Manager Witzansky stated the easiest way to proceed with Article 27 is to have it apply to simply the FAR cap standard with the traditional CUP process; cautioned if done that way they don't have the benefit of fully understanding, when they get to ballot, how that affects Article 27 impacts; noted that anything that delays the FAR cap decision on the BCHD campus will affect the timeline for the AACAP consideration.

More discussion followed.

Mayor Light stated he thought they picked 1.25 along with applying standards to try to limit intensity.

More discussion followed regarding the decisions they had already discussed.

City Manager Witzansky stated anything that includes subsequent development standards in a zoning ordinance update that would be part and parcel of the ballot measure is going to create time delay.

More discussion ensued.

Mayor Light clarified that the motion is 1.25 with some zoning ordinance changes that otherwise define intensity and asked if Council wanted to change that.

Council said no.

City Attorney Ford stated the question is, do you want those limits with the ballot measure or not and if not, then that is streamlined because they can change the ordinance in parallel, but if Council does want it part of the ballot measure, then they do have to go through the analysis and that would delay it.

Councilmember Obagi asked if the voters vote down the FAR limit of 1.25, or whatever it ends up being, are they subject to no FAR limits.

City Manager Witzansky responded affirmatively and stated it reverts back to the zero cap.

Councilmember Obagi asked if there was any height limit.

City Manager Witzansky stated currently no.

Councilmember Obagi stated it is clear to him that there needs to be some zoning regulations, it does not need to be on the ballot, but any development that comes into existence does need to be subject to some sort of zoning limitation.

Discussion followed that it could be run in parallel or even trail.

Councilmember Behrendt said he is in favor of trailing since AACAP has already been postponed.

Councilmember Kaluderovic asked Director Wiener to confirm he said that they don't need to do zoning but there are other ways of writing the standards into the General Plan as a more streamlined way to do it.

Community Development Director Wiener stated that the land use or the table within the General Plan could have some standards built into it that identifies the FAR limits; noted it would not have the same effect as the zoning ordinance but it would be something and they could direct future work on the zoning code be done to better regulate the intensity of the buildings; stated it made sense to update the zoning code because it is pretty open ended and there should be some parameters built around the FAR; commented that they were trying to get it on the ballot with standards but it could potentially cause delays so they could trail it.

Motion by Councilmember Obagi, seconded by Councilmember Behrendt, to move everything that the Mayor had already read out, to 1.25 FAR on the BCHD site, trail zoning regulations, and provide staff direction to develop zoning regulations and standards to apply to that site.

Mayor Light voiced his concern that if the voters do not pass it then there will be no FAR limit.

Motion carried 5-0 by voice vote.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, for a seven minute break at 10:00 p.m.

Motion carried 5-0 by voice vote.

Note: The video and sound resumed at 10:09 p.m. Per video Mayor and Councilmembers

are present.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED SECOND AMENDMENT TO THE CITY'S SOLID WASTE HANDLING SERVICES AGREEMENT WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, TO EXTEND THE TERM AND TO MODIFY RATE STRUCTURES, CERTAIN SOLID WASTE PROGRAMS, AND OTHER TERMS OF THE AGREEMENT

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Public Works Director Winje introduced the item and noted it will specifically cover decisions regarding the rate structure that has been proposed and other topics of concern; announced that Andrea Delap would be giving the presentation and acknowledged that members of HF&H and Athens were in the audience.

Andrea Delap, Public Works Department, provided some background and current status of the Athens Services Agreement which noted that the City has been in partnership with Athens since 2011 and is in its seventh of nine years of a first amendment that was signed in 2019; stated since that signing numerous regulatory and operational changes impacting hauler services including waste to energy facility closures (SERRF), landfill closures, and the requirement of Athens to collect three streams to comply with SB1383; stated initially Athens approached the City advising of the need to consider a second amendment to the agreement due to the closure of SERRF, then Athens came back in March 2025 to acknowledge changes that were needed to accommodate the three stream collection, and reported in May 2025 staff brought a proposed second amendment to Council for their consideration; reported that at that Council meeting they provided Council with some key provisions in the proposal which were included in their Admin Report; said it was important to note that in the proposed changes single-family residential rates and multi-family units less than four units are not impacted by any of the proposed rate structure adjustments; reported that, during that meeting, City Council requested staff to conduct a review and analysis of a revised second amendment which included engaging a consultant to assist in those efforts; stated that Council approved a scope of work with HF&F consultants in July 2025 and went over the scope of work; pointed out that the full HF&F report was attached to that evening's Admin Report and highlighted a few of the key areas; stated that staff recommended Option 2 since it keeps the refuse rates for both multi-family and commercial at the lower end of the rate range across the cities surveyed and streamlines the pricing structure.

Councilmember Behrendt commented that the rates under Option 2 for multi-family units could go up as high as 36% on certain circumstances.

Andrea Delap said as part of the study comparable services of other cities in the region were acquired and HF&F found that Redondo Beach meets or exceeds service levels in all of the reviewed areas; noted that the focus that evening is on the rate restructuring aspects of the proposed amendment but there are other proposed changes to the terms

highlighted in the Admin Report and staff would like direction from Council on any provisions that evening that are to be included in the second amendment to be brought back at a later Council meeting; concluded the presentation with the recommendation for Council to: 1) Direct staff to negotiate second amendment rate changes using Option 2 structure, 2) provide input to staff regarding proposed changes to other terms, and 3) to return to City Council with a draft second amendment and a request to initiate a Proposition 218 process.

City Manager Witzansky stated they have gone through the process and felt it has been validated that their current contract with Athens is among the best in the industry; reported their final analysis and recommendation is to move to the Option 2 structure; commented that it would make their contract rate structure more consistent with other cities in the region and an extended amendment with Athens is in the City's best interest but pointed out that the transition would have some rate impacts on the 8 to 10 unit multi-family structure which would go to the commercial model; encouraged the Athens representatives to speak to the plan they have in place to help address the transitions and help mitigate that impact; stated an amendment with Athens will help secure the City's services into the future and protect rates for residents long term; noted staff has spent 6 to 8 month evaluating the draft agreement and strongly recommended it and they will need to come back with drafting and would like input that evening on any other items the Council would like to focus on outside of the Option 2 rate structure.

Gary Clifford, Senior Executive VP of Athens Services, introduced Senior Executive Christian Warner who is responsible for compliance, John Bierly who runs operations in the Redondo Beach area, and Sharon Shapiro-Fox who is the VP in the City; explained a few ways they could help multi-family customers mitigate the impact by downsizing waste containers to have recycling containers; stated it is their goal to not have people come back to the City Council with issues so they do their best to work out those issues in the field to make sure the customer and the City are taken care of; noted that they do monitor the behaviors and do audits to make sure the right things happen.

Christian Warner added that their recycling coordinators go out to meet with multi-family accounts annually at a minimum and look at the entire waste stream at that account so they can recommend changes to reduce trash, increase organics, and increase recycling to mitigate bills; explained that they found 70% of Redondo Beach's waste stream is recyclable and only 30% should go to landfill, noted that is if everybody hand sorted every piece of trash and they share that information with people to help them put the right thing in the right barrels which would mitigate their overall bill.

Councilmember Obagi noted there is concern about the 10-year exclusive rofl off phase; asked how they can protect against excessive roll off fees and keep them fair and equal.

Christian Warner explained that the City will go through a five-year phase out process of phasing out the current roll off haulers that are there, so for the first five years of the ten years, everyone still has the right to go bid it out to different roll off haulers so really it is only the last five years of the proposed term; reported that they can not set a roll off rate,

they have to meet with the City to decide the roll off rate, and bring it to Council for approval just like all the rate sheets; stated each year thereafter the contract already has a written formula for an annual rate adjustment.

Councilmember Obagi asked if Athen's rate in the exclusive roll off cities less or more than Athen's roll off rate in the non-exclusive cities.

Christian Warner replied it's both, some are higher and some are lower.

Councilmember Obagi asked if they could assign that a roll off rate be the average of the last fifth year, during the wind down of the other roll off players offering services in the City and tie that metric.

Christian Warner felt that was a fair option to explore and said it would be a good idea, if they move forward, to have that discussion now so there would be no surprises in five years.

Councilmember Behrendt commented that the Athens agreement is the biggest franchise agreement that the City has with any vendor and touches almost every person in the City; spoke positively about the services Athens has provided over the years and stated he is confident that Andy Winje and Andrea Delap could handle the negotiations; referenced Option 2 was the more reasonable approach, noted that five units or more have the characteristics of a commercial operation and Option 2 is streamlined, easiest to track, to follow, and ensure that the City is getting the services that they are contracting for; stated he would be comfortable directing staff to engage in negotiations with Athens for additional terms for the second proposed amendment agreement, start the 218 process, and move forward; reported that the agenda packet had 27 items and a summary and wanted to cover a few of them; stated that whatever staff negotiates they need to negotiate and secure the most resident and business friendly terms for the City since people and staff can change; referenced the exclusive roll off rates and explained that, under the current franchise agreement, the big construction containers around the City may not be Athens and voiced his concern over handing exclusive right to one entity; stated he wanted to make sure that the rates negotiated are fair and reasonable to the building community and businesses and suggested building in a mechanism to ensure that the rate is reasonable, fair, at market, and hasn't been manipulated; stated that the Staff Report had a recommendation to not include the South Bay Galleria into the exclusivity that is being asked and agreed with staff that it made sense since they are not currently within their exclusive franchise with Athens; voiced his opinion that the current warning system Athens currently uses to notify customers that everything has to be in the containers works well and stated receiving an extra fee or suspension of service prior to warning residents would not be a good idea; mentioned a few other items that they should go over but his last item of focus was the 10-year term, noted that they have two years left on the current term, and stated they would add seven or eight to the 10-year term with the City having two five-year options at the City's discretion; inquired about doing something where staff has control to evaluate Athens service so they have some control if there are any problems.

Councilmember Obagi stated that he agreed with most, if not all, of what Councilmember Behrendt said; brought up page 623 and 624 of the proposed second amendment terms of the agenda packet; voiced concern about the removal of the notification process prior to the assessment of fees, adjustment of service, and asked staff to push back on that item; stated he understood the liquidated damages on the divergence as the diversion amount is being changed but questioned any other adjustments to other liquidated damages; asked that the City Attorney review the terms of the contract to make sure that the City maintains its position relative to holding Athens accountable for lack of performance; suggested that, regarding the roll off, staff take into account the rates of roll off providers at the time immediately prior to Athens having exclusivity in the City, as well as rates of cities adjacent so they can reach an average; stated he was okay with the exclusivity on the Galleria and asked staff why they were against it.

City Manager Witzansky explained that the Galleria ownership is currently going through several changes with new builders, developers, and owners and each will present different projects; noted there is a lot of uncertainty so forcing them into the agreement with Athens when they don't know what types of terms and services they need would be difficult; hoped that when Athens presents to the Galleria that the Galleria chooses Athens as their preferred hauler but didn't want to push them at that time.

More discussion followed regarding the inclusion of the Galleria.

Councilmember Waller supported Option 2; spoke about his experiences with the warning system as a resident and stated he appreciates the warning; supported the roll off exclusivity and felt the idea of a five-year transition for the Galleria is a good idea to give them time to figure it out.

Councilmember Kaluderovic asked Athens about the warning system and stated she assumed it was a mechanism to change behavior.

Gary Clifford, Athens, stated it is an opportunity to educate their customers and spoke about situations they have to impact customers about the behaviors in treating the earth well and recycling; commented that they like the warning system and they will have the discussion on best practices with City staff.

Councilmember Kaluderovic asked, in regard to points brought up about the proposed terms, if he could speak on what works for Athens.

Gary Clifford stated they have modeled it on a 10 year depreciation and amortization to maximize the City's rate but he would like to go longer; reported that discussions went back and forth with staff and they ended up on a 10 plus five plus five; said his argument is that 10 is about the limit of taking equipment to a location, so the minimum is 10 years for them; pointed out that the City's contract has a lot built in where if Athens doesn't do a good job it doesn't have to be 10 years.

Mayor Light stated he didn't feel setting a date for the Galleria is the best thing to do and that if they want to, and it works for all parties, then they can be added.

Public Works Director Winje added not knowing what the Galleria will be when the City wants to start service puts questions in his mind about the Prop 218 procedure; agreed with the Mayor that it's a bit premature to think about adding them in.

City Manager Witzansky stated a logical time to add a customer is when they have to reboot the Prop 218 process; felt they would have the opportunity to amend when the Galleria has a defined ownership structure and a defined plan.

Councilmember Behrendt asked Public Works Director Winje to mention some of the decision points Public Works will have discretion over in the contract.

Public Works Director Winje clarified that Councilmember Behrendt was referring to disputes about the service levels or service package that might be recommended by Athens and not agreed to by the resident; stated he felt it's important for staff to maintain that control and they will argue for that in the negotiation.

Councilmember Behrendt assured staff that the Council will support them in the negotiations and asked that the City Attorney be involved to ensure that the City is protected.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to approve Option 2 and to engage Athens in negotiating the additional terms of their proposed second amendment, start the Prop 218 process and negotiate according to what was heard that evening from the Council regarding exclusive roll off, excluding the Galleria, and the warning system.

Mayor Light invited public comments.

Laura Diaz reported no attendees on Zoom and no eComments.

Motion carried 5-0 by voice vote.

N.3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN AMENDMENT TO THE AGREEMENT FOR PROJECT SERVICES WITH GRIFFIN STRUCTURES, INC. TO SERVE AS THE CITY'S OWNER'S REPRESENTATIVE AND PROGRAM MANAGER THROUGHOUT PHASE 1 OF THE PROGRESSIVE DESIGN BUILD PROCESS ASSOCIATED WITH MEASURE FP IMPLEMENTATION FOR A COST OF $877,000, AND A NEW NOT TO EXCEED CONTRACT TOTAL AMOUNT OF $1,027,000, FOR THE TERM JANUARY 20, 2026 TO SEPTEMBER 30, 2027

APPROVE A REQUEST FOR QUALIFICATIONS/PROPOSALS FOR PROGRESSIVE DESIGN BUILD SERVICES TO RECONSTRUCT FIRE

STATIONS 1 AND 2

APPROVE A REQUEST FOR QUALIFICATIONS/PROPOSALS FOR PROGRESSIVE DESIGN BUILD SERVICES TO REBUILD THE POLICE DEPARTMENT HEADQUARTERS AND RENOVATE THE POLICE ANNEX FACILITY

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Smude provided an overview of the item and a presentation; reported that Measure FP was approved in 2024 and authorized $93,350,000 in General Obligation Bonds to be used to replace Fire Stations 1 and 2, the Main Police Station, and to renovate the Police Annex facility; stated previous actions were in July 2025 when the City approved the agreement with Griffin and then in December 2025 the City had a Measure FP overview and update where Council approved Progressive Design Build (PDB) and Council directed staff to return with revised RFQ/Ps and updated contract documents; provided a brief overview of where the City was at in the project life cycle and stated that they are now getting ready to enter into Phase One which is the pre-construction phase; noted that the pre-construction phase is integral to Measure FP implementation and, if they elect to approve the proposed amendment with Griffin, Griffin will help the City in selecting the PDB entity or entities; explained that in Phase One Griffin would help define the scope for the Measure FP projects and then they will have the PDB entity design, architect, and engineer the projects with staff working with them; noted that staff would refine preliminary designs, establish budgets, schedules, identify potential risks, and then develop the guaranteed maximum price; reported that the cost to have Griffin continue as the City's partner for Phase One would be an additional $877,000 in addition to their original contract of $150,000; informed Council that Phase One completion to get to the guaranteed maximum price is estimated to take place in June 2027; explained and provided details on how they refined the RFQ and the draft contract given Council's request; reported that they had a preliminary outside counsel review from RWG further refine the legal template and basis of the documentation; stated that staff's recommendation for Council is that they approve the proposed amendment to the agreement with Griffin for Phase One services and approve the RFQ/P documents and draft contract for release to the market.

City Manager Witzansky thanked staff and the Griffin reps for advancing the documents based on Council's direction; felt they have better templates in place and were ready to advance the documents with the ability to make final revisions as they enter into discussions with prospective candidates.

Mayor Light provided some comments and felt the improvements addressed his main concerns.

Councilmember Behrendt agreed with the Mayor on the improvements made; asked if they could make an adjustment to the location of the Police HQ to give the bidder some flexibility; suggested they could keep the communications depot where it is.

City Manager Witzansky reported hearing from several of the Councilmembers regarding it and that staff brainstormed on adjusting the language to make it clear that they have the ability to do that; asked for Luke Smude's document to be put on the screen and showed staff's proposed red lines under the Police Facility, key goals and objectives area; reported they updated the title to reflect Feasible Consolidation and stated their primary goal is to have as many efficiencies in it as possible and referenced that it could occur in both the Civic Center or Annex site; stated they also added "Respondents shall be prepared to explore alternative scope distributions between the locations" to provide for optimal and integrated facility or facilities; felt it captured what they have heard from Council and are good additions to the RFP and proposed that they include it with the final RFP that is released.

More discussion followed regarding the language of the document; Councilmember Behrendt asked that section 2.2 be looked at closer and City Manager Witzansky stated they could add a caveat to cover his concern.

More discussion followed regarding what could be done at the locations and that the responsive design firms understand what they are looking for within the available resources.

Councilmember Castle asked, regarding the next phase, at what point will the City do the bond offering.

City Manager Witzansky said, tentatively, they are looking at fall or winter of this year for the issuance and whether they do it in a tranche or tranches they will need to evaluate when they get closer.

Councilmember Waller asked at what point do they need to set up the bond oversight committee.

City Manager Witzansky stated they will probably set it up before they issue but it doesn't really need to be in place until the bond proceeds are being spent since their whole role it is to oversee, confirm the expenditures and conform to Measure FP's parameters; noted that would be the third or fourth quarter of this year.

More discussion followed.

Motion by Councilmember Castle, seconded by Councilmember Waller, to approve the amendment as proposed with Griffin and to direct the release of the two RFPs as amended.

Laura Diaz reported no Zoom attendees and no eComments.

Motion carried 5-0 by voice vote.

O. CITY MANAGER ITEMS - None

P. MAYOR AND COUNCIL ITEMS

P.1. Pulled by Councilmember Obagi and placed after Blue Folder Items.

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Waller referenced the King Harbor sign, specifically the center icon piece.

Discussion followed regarding the sign contract coming back to Council, what the price would include, and that Council could adjust the scope of work.

Councilmember Obagi asked if they could have a discussion about what form the next Strategic Planning would take.

City Manager Witzansky responded yes, they could discuss the scope of it.

R. RECESS TO CLOSED SESSION - None

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
Greg Kapovich, Waterfront & Economic Development 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.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Greg Kapovich, Waterfront & Economic Development Director

Elizabeth Hause, Community Services Director
Jane Chung, Assistant to the City Manager

PROPERTY:
Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon
239 & 245 N. Harbor Drive, Redondo Beach, CA 90277
(portions of APN #s: 7503-029-900 and 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, BeachLife LLC - LA28 Event

UNDER NEGOTIATION:
Terms

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:
Silas Dettelbach by Guardian Ad Litem, Berna Dettelbach, individually and Spencer Dettelbach, individually v. City of Redondo Beach; and DOES 1-50, inclusive Case Number: 24TRCV01457

R.4. 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 Police Officers' Association - Police Management Unit

S. RECONVENE TO OPEN SESSION – None

T. ADJOURNMENT – 11:17 P.M.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to adjourn the meeting.

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, February 3, 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 #** 25-1731 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

PAYROLL DEMANDS
CHECKS 30538-30550 IN THE AMOUNT OF $19,158.64, PD. 2/13/26
DIRECT DEPOSIT 307372-308003 IN THE AMOUNT OF $2,412,465.23, PD. 2/13/26
EFT/ACH $470,954.48, PD. 2/9/26 (PP2602)

ACCOUNTS PAYABLE DEMANDS
CHECKS 123446-123663 IN THE AMOUNT OF $4,015,937.57
EFT CA DEPT OF TAX AND FEE ADMIN $12,589.00

EXECUTIVE SUMMARY

Approval of Payroll and Accounts Payable

ATTACHMENTS

- 02172026_RECOMMENDATION_TO_APPROVE
- 02172026_VENDOR_INVOICE_LIST

RECOMMENDATION TO APPROVE
PAYROLL AND ACCOUNTS PAYABLE
COUNCIL MEETING FEBRUARY 17, 2026

a. Payroll Demands

- **Checks 30538-30550, $19,158.64, Pd.2/13/26**
- **Direct Deposit 307372-308003, $2,412,465.23, Pd.2/13/26**
- **EFT/ACH $470,954.48, Pd. 2/9/26 (PP2602)**

b. Accounts Payable Demands

- **Checks 123446-123663, $4,015,937.57**
- **EFT California Dept. of Tax and Fee Admin. $12,589.00**

I hereby approve and authorize for payment the above demands.

Mike Witzansky
City Manager

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12675 #1 ALL SAFE & SECURE										
01-26-CRB		01/30/2026	10333327	02172026	123446	120.00	02/09/2026	INV	PD	FINGERPRINTS JANUARY 2026
8892 3V SIGNS & GRAPHICS, LLC.										
16126		02/02/2026	10333705	02172026	123447	363.83	02/13/2026	INV	PD	CONSTRUCTION SITE SIGNS
45 ACCO ENGINEERED SYSTEMS INC										
20777691	7181	01/14/2026	10333295	02172026	123448	8,840.00	02/14/2026	INV	PD	REPLACE A/C COMPRESSOR ST
10623 ADLERHORST INTERNATIONAL LLC										
124461		02/04/2026	10333611	02172026	123449	210.00	02/28/2026	INV	PD	BOARDING K9 NYX 1/15/26-1
12200 AGA ENGINEERS, INC.										
25435-IN	7132	12/31/2025	10333222	02172026	123450	710.00	02/09/2026	INV	PD	On-Call Task Orders (ref
8759 ALAN'S LAWNMOWER & GARDEN CENTER										
103681	7221	01/21/2026	10333160	02172026	123451	12,911.50	02/01/2026	INV	PD	PURCHASE STAND-ON MOWER (
117257		01/07/2026	10333164	02172026	123451	489.29	02/01/2026	INV	PD	SHOVELS FOR PARKS
117258		01/07/2026	10333163	02172026	123451	180.34	02/01/2026	INV	PD	YELLOW CHAIN LOOP FOR PAR
120083		01/27/2026	10333239	02172026	123451	248.74	02/27/2026	INV	PD	LANDSCAPE BLADES FOR PARK
120272		01/29/2026	10333240	02172026	123451	342.28	02/01/2026	INV	PD	FERTILIZER FOR PARKS
						14,172.15				
12747 ALL CITY MANAGEMENT SERVICES INC										
PS-INV103289	7113	01/23/2026	10333630	02172026	123452	7,666.36	02/09/2026	INV	PD	CROSSING GUARD SERVICES 1
11750 ALLIED UNIVERSAL SECURITY SERVICES										
186869		12/19/2025	10333803	02172026	123453	1,464.93	02/10/2026	INV	PD	USHER SERVICES FOR DANCE
186870		12/24/2025	10333804	02172026	123453	1,542.31	02/10/2026	INV	PD	USHER SERVICES FOR GOLDEN
186872		12/24/2025	10333805	02172026	123453	1,281.36	02/10/2026	INV	PD	USHER SERVICES FOR DANCER
189295		01/13/2026	10333573	02172026	123453	5,344.04	02/05/2026	INV	PD	USHER SERVICES FOR ENCORE
189297		01/28/2026	10333575	02172026	123453	10,733.26	02/05/2026	INV	PD	USHER SERVICES FOR STARBO
189298		02/04/2026	10333576	02172026	123453	2,315.53	02/05/2026	INV	PD	USHER SERVICES FOR VIBE J
						22,681.43				
144 AMERICAN CITY PEST CONTROL INC.										
PESTFAC-0126		01/30/2026	10333342	02172026	123454	877.00	02/28/2026	INV	PD	PESTFAC - 012026
PESTHABOR - 0126		01/30/2026	10333346	02172026	123454	601.00	02/28/2026	INV	PD	PESTHABOR - 012026
						1,478.00				
12924 AMERICAN GUARD SERVICES INC										
#INV184841	7060	12/31/2025	10333591	02172026	123455	16,648.46	02/09/2026	INV	PD	Dec 2025 American Guard S
176 AMERICAN TEXTILE MAINTENANCE COMPANY										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
21376678	7019	01/23/2026	10333513	02172026	123456	292.51	02/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
21378690	7019	01/27/2026	10333515	02172026	123456	264.76	02/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
21380906	7019	01/30/2026	10333517	02172026	123456	292.51	02/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
21382944	7019	02/03/2026	10333518	02172026	123456	296.03	02/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
						1,145.81				
197 ANIMAL CARE EQUIPMENT & SERVICES										
139601		01/27/2026	10333445	02172026	123457	359.15	02/05/2026	INV	PD	ANIMAL CARRIER BOXES
139800		02/04/2026	10333456	02172026	123457	45.80	02/05/2026	INV	PD	ANIMAL CONTROL GLOVES
						404.95				
213 AQUA-FLO										
SI2614299		09/15/2025	10333490	02172026	123458	292.00	10/15/2025	INV	PD	IRRIGATION PARTS FOR PARK
SI2622148		09/25/2025	10333494	02172026	123458	2,655.30	10/25/2025	INV	PD	IRRIGATION PARTS FOR DOMI
SI2626495		10/06/2025	10333495	02172026	123458	215.51	11/06/2025	INV	PD	MODULE KIT FOR PARKS
SI2636618		10/22/2025	10333496	02172026	123458	222.30	11/22/2025	INV	PD	IRRIGATION PARTS FOR PARK
SI2636619		10/22/2025	10333498	02172026	123458	481.43	11/22/2025	INV	PD	IRRIGATION PARTS FOR PARK
SI2681393		01/23/2026	10333256	02172026	123458	1,917.77	02/06/2026	INV	PD	IRRIGATION SUPPLIES - PAR
SI2684857		01/30/2026	10333499	02172026	123458	562.03	02/28/2026	INV	PD	IRRIGATION PARTS FOR PARK
						6,346.34				
11606 ARCHITERRA, INC.										
34900	7105	01/31/2026	10333434	02172026	123459	1,067.00	02/09/2026	INV	PD	SCE ROW WEST OF PCH LANDS
2825 AT&T										
310796864301072026		01/07/2026	10333634	02172026	123460	144.74	02/10/2026	INV	PD	MONTHLY CHARGES 310 796-8
12925 BKF ENGINEERS										
26010900	6945	01/23/2026	10333225	02172026	123461	79,769.25	02/09/2026	INV	PD	TS COMMUN. NETWORK SYSTEM
26020230	6945	02/04/2026	10333593	02172026	123461	102,945.00	02/09/2026	INV	PD	TS COMMUN. NETWORK SYSTEM
						182,714.25				
11059 BLACKSTONE PUBLISHING										
2224585		01/29/2026	10333397	02172026	123462	140.00	02/28/2026	INV	PD	AUDIOVISUAL
3121 BLUE DIAMOND										
4352839		10/13/2025	10333187	02172026	123463	2,320.87	11/10/2025	INV	PD	SHEET ASPHALT; 3/8 MAX PG
4459478		01/19/2026	10333162	02172026	123463	3,458.60	02/10/2026	INV	PD	AC 3/8 FINE; SHEET ASPHAL
4463330		01/26/2026	10333161	02172026	123463	1,194.69	02/10/2026	INV	PD	AC 3/8 FINE; AC 1/2 FINE
4465715		01/31/2026	10333341	02172026	123463	2,769.98	02/10/2026	INV	PD	SHEET ASPHALT, AC FINE, E
						9,744.14				
411 BORDEN DECAL COMPANY										
0096814		01/29/2026	10333439	02172026	123464	125.86	02/05/2026	INV	PD	PERMIT VALIDATORS
12270 BROXTERMANN, THOMAS J.										

VENDOR INVOICE LIST

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Y327034		02/05/2026	10333536	02172026	123465	150.00	02/05/2026	INV	PD	STC COURSE G FLORES
7067 CALIFORNIA BUILDING STANDARDS COMMISSION										
FOURTH QTR GREEN FEE		01/22/2026	10333184	02172026	123466	1,144.49	01/28/2026	INV	PD	4TH QTR GREEN FEES
6104 CALIFORNIA TRANSIT ASSOCIATION										
17568		02/05/2026	10333590	02172026	123467	3,500.00	02/09/2026	INV	PD	CTA Public Transit System
577 CALIFORNIA WATER SERVICE										
0125637138-01092026		01/09/2026	10333310	02172026	123468	1,272.89	01/28/2026	INV	PD	500 FISHERMAN WHARF 12/9-
0125637138-12092025		12/09/2025	10333309	02172026	123468	1,949.23	12/29/2025	INV	PD	500 FISHERMAN WHARF 11/6
2211933964-01092026		01/09/2026	10333212	02172026	123468	8,627.97	01/28/2026	INV	PD	N HARBOR DR, W TORR BL PI
2211933964-12092025		12/09/2025	10333208	02172026	123468	5,378.93	02/09/2026	INV	PD	180 HARBOR DR, W TORR RB
2754759120-01062026		01/06/2026	10333213	02172026	123468	5,942.69	01/26/2026	INV	PD	MANHATTAN, ARTESIA, GRANT
2754759120-12042025		12/04/2025	10333207	02172026	123468	6,624.29	02/09/2026	INV	PD	MANHATTAN BEACH, ARTESIA,
6428284669-12312025		12/31/2025	10333216	02172026	123468	17,525.41	01/20/2026	INV	PD	HUNTNT, TORR BL, INGLEWOO
9779295077-01132026		01/13/2026	10333215	02172026	123468	18,375.57	02/02/2026	INV	PD	TORRANCE, HARBOR DR, ELEN
9779295077-12042025		12/04/2025	10333209	02172026	123468	30,799.54	02/09/2026	INV	PD	TORRANC BL, MORGAN, ELENA
9968051525-01092026		01/09/2026	10333217	02172026	123468	1,903.34	01/28/2026	INV	PD	PORTOFINO, MARINA WAY 12/
9968051525-12092025		12/09/2025	10333211	02172026	123468	3,352.18	12/29/2025	INV	PD	PORTOFINO, MARINA WAY 11/
						101,752.04				
15028 CANON USA INC										
6014502127	6916	01/27/2026	10333125	02172026	123469	8,351.24	01/27/2026	INV	PD	PER PAGE COPY CHARGES FOR
15020 CENGAGE LEARNING INC										
999102097511		01/23/2026	10333405	02172026	123470	86.40	02/22/2026	INV	PD	BOOKS
999102146051		01/27/2026	10333403	02172026	123470	155.56	02/26/2026	INV	PD	BOOKS
						241.96				
13232 CENICEROS, ANGELICA										
CNOACENICEROS		02/05/2026	10333562	02172026	123471	301.00	02/05/2026	INV	PD	TRAVEL REIMBURSEMENT CNOA
15474 CHARLES DUNN REAL ESTATE SERVICES INC										
020426		02/04/2026	10333707	02172026	123472	2,725.07	02/09/2026	INV	PD	ACR/BCHD Lease 021726 - 0
13000 CHARTER COMMUNICATIONS										
187587301012126		01/21/2026	10333632	02172026	123473	149.99	02/09/2026	INV	PD	MONTHLY CHARGES ACCT 1875
188420501012126		01/21/2026	10333629	02172026	123473	268.24	02/19/2026	INV	PD	MONTHLY CHARGES ACCT 1884
						418.23				
13251 CHOICE MEDIATION										
13126		02/09/2026	10333720	02172026	123474	1,031.25	02/09/2026	INV	PD	11/25 - 1/26 Mediation Se
705 CITY OF REDONDO BEACH										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
01/20/2026		12/31/2025	10333234	02172026	123475	227,418.96	02/09/2026	INV	PD	WC 12/01/2025 - 12/31/202
8617 CITY OF REDONDO BEACH										
25-999904		12/31/2025	10333235	02172026	123476	313.00	02/09/2026	INV	PD	FIRST RESPONDER FEES
709 CITY OF TORRANCE										
00020000009601011226		01/12/2026	10333333	02172026	123477	55.10	02/12/2026	INV	PD	17300 HAWTHORNE BLVD 11/1
725 CLEAN ENERGY										
CE12828562	7192	01/23/2026	10333149	02172026	123478	4,746.92	03/03/2026	INV	PD	CNG M&O DECEMBER 2025
CE12829688	7056	02/05/2026	10333589	02172026	123478	20,400.62	02/09/2026	INV	PD	Jan 2026 CNG FUEL FOR TRA
						25,147.54				
12849 CLEAR INC										
January2026		02/03/2026	10333777	02172026	123479	8,680.00	02/09/2026	INV	PD	1/26 Services
14427 CLIFTONLARSONALLEN LLP										
L261013592	7118	01/14/2026	10333370	02172026	123480	8,846.25	02/04/2026	INV	PD	FY 24-25 AUDIT SERVICES
15452 COAST LAW GROUP LLP										
37793		02/06/2026	10333778	02172026	123481	3,230.00	02/09/2026	INV	PD	1/26 Metro C Line Extensi
4810 COHEN, TODD										
WINTER2026		01/30/2026	10333276	02172026	123482	4,900.00	01/30/2026	INV	PD	WINTER2026 TENNIS CLASSES
8889 COMMLINE, INC.										
0504380-IN		08/12/2025	10333643	02172026	123483	500.00	09/11/2025	INV	PD	RADIO MAINTENANCE
0510411-IN		10/06/2025	10333648	02172026	123483	990.29	11/05/2025	INV	PD	RADIO MAINTENANCE
0524261-IN		01/27/2026	10333460	02172026	123483	685.00	02/05/2026	INV	PD	RADIO REPAIR SERVICE TICK
0525102-IN		02/02/2026	10333654	02172026	123483	2,626.36	03/04/2026	INV	PD	RADIO MAINTENANCE
						4,801.65				
11863 COMMUNICATION STRATEGIES										
4134	7052	01/31/2026	10333347	02172026	123484	393.75	02/03/2026	INV	PD	PROVIDE TECH CONSULT SERV
10780 COMPANY NURSE, LLC										
43021		01/31/2026	10333329	02172026	123485	860.00	02/09/2026	INV	PD	COMPANY NURSE TRIAGE SERV
14587 CONTROL GROUP COMPANIES LLC										
4012716		01/27/2026	10333683	02172026	123486	725.55	02/05/2026	INV	PD	PARKING ENFORCEMENT COIN
15098 COOK, MIKE										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
MISACCON25-53841		01/30/2026	10333268	02172026	123487	538.41	01/30/2026	INV	PD	MIKE COOK MISAC CONFERENC
3648 COUNTY OF L.A. DEPT. OF PUBLIC WORKS										
26011204110		01/12/2026	10333165	02172026	123488	6,803.20	02/12/2026	INV	PD	SHARE OF TRAFFIC SIGNAL M
14767 CR ASSOCIATES										
0012772	6720	01/26/2026	10333226	02172026	123489	34,505.00	02/09/2026	INV	PD	DESIGN FOR NRB BIKE PATH
0012773	6720	01/26/2026	10333227	02172026	123489	8,873.75	02/09/2026	INV	PD	DESIGN FOR NRB BIKE PATH
						43,378.75				
8372 CULLIGAN OF SANTA ANA										
2003147		07/31/2025	10333623	02172026	123490	43.82	02/09/2026	INV	PD	08/2025 WATER SERVICE PIE
2007578		08/31/2025	10333617	02172026	123490	43.82	02/09/2026	INV	PD	09/2025 WATER SERVICE PIE
2012834		09/30/2025	10333619	02172026	123490	43.82	02/09/2026	INV	PD	10/2025 WATER SERVICE PIE
2018240		10/31/2025	10333616	02172026	123490	43.82	02/09/2026	INV	PD	11/2025 WATER SERVICE PIE
2023722		11/30/2025	10333620	02172026	123490	43.82	02/09/2026	INV	PD	12/2025 WATER SERVICE PIE
2029032		12/31/2025	10333624	02172026	123490	45.13	02/09/2026	INV	PD	01/2026 WATER SERVICE PIE
2029069		12/31/2025	10333677	02172026	123491	46.41	01/31/2026	INV	PD	CH WATER COOLER 1/1-1/31/
2033320		01/27/2026	10333597	02172026	123491	161.17	02/09/2026	INV	PD	WATER DISPENSER INSTALLAT
2033669		01/31/2026	10333609	02172026	123491	105.55	02/09/2026	INV	PD	02/2026 WATER SERVICE INV
2034290		01/31/2026	10333606	02172026	123491	45.13	02/09/2026	INV	PD	02/2026 WATER SERVICE PIE
2034293		01/31/2026	10333658	02172026	123491	35.56	02/19/2026	INV	PD	EQUIPMENT - REVERSE OSMOS
2034329		01/31/2026	10333331	02172026	123491	46.41	02/20/2026	INV	PD	CH DRINKING WATER 2/1-2/2
2034344		01/31/2026	10333608	02172026	123491	314.65	02/09/2026	INV	PD	02/2026 WATER SERVICE DIS
						1,019.11				
893 CUMMINS CAL PACIFIC, INC.										
X4-260190672		01/09/2026	10333358	02172026	123492	320.32	02/09/2026	INV	PD	116-15 COLLAR, GASKET OIL
X4-260190861		01/14/2026	10333355	02172026	123492	219.42	02/14/2026	INV	PD	UNIT 121-17 O-RING AND CL
X4-260190899		01/14/2026	10333356	02172026	123492	442.30	02/14/2026	INV	PD	UNIT 121-17 KIT, SPEED SE
						982.04				
8839 DANCE 1 STUDIO										
D1-006		02/09/2026	10333722	02172026	123493	976.50	02/09/2026	INV	PD	WINTER 2026 CLASSES - DAN
919 DANIELS TIRE SERVICE										
200560313		01/14/2026	10333141	02172026	123494	1,128.88	02/10/2026	INV	PD	STOCK TIRES
200560600		01/20/2026	10333201	02172026	123494	532.02	02/20/2026	INV	PD	STOCK CART TIRES
200560715		01/20/2026	10333199	02172026	123494	821.61	02/20/2026	INV	PD	STOCK TIRES
200560991		01/22/2026	10333202	02172026	123494	172.52	02/22/2026	INV	PD	UNIT 615-19 TIRES
200561388		01/29/2026	10333354	02172026	123494	1,405.15	02/10/2026	INV	PD	STOCK TIRES
						4,060.18				
15389 DASH CONSTRUCTION COMPANY INC										
PP01A	7258	02/03/2026	10333645	02172026	123495	53,228.50	02/09/2026	INV	PD	AVIATION ARTESIA INTERSEC
PP01B	7258	02/03/2026	10333646	02172026	123495	572,401.38	02/09/2026	INV	PD	AVIATION ARTESIA INTERSEC

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						625,629.88				
6062 DAVE BANG ASSOCIATES, INC.										
CA60175		01/30/2026	10333500	02172026	123496	149.63	03/01/2026	INV	PD	GENERAL EATON REPLACEMENT
960 DEMCO, INC.										
7755909		01/27/2026	10333392	02172026	123497	488.17	02/26/2026	INV	PD	PRINTING SUPPLIES
966 DEPARTMENT OF CONSERVATION										
FOURTH QTR FEES		01/22/2026	10333183	02172026	123498	5,255.78	01/28/2026	INV	PD	4TH QTR SMIP FEES
12283 DEVIL MOUNTAIN WHOLESALE NURSERY										
INV641282		01/12/2026	10333158	02172026	123499	57.07	02/11/2026	INV	PD	PLANTS FOR CIT HALL
983 DFM ASSOCIATES										
2026-ELECTION-CODE		02/09/2026	10333699	02172026	123500	225.22	02/11/2026	INV	PD	2026 CALIFORNIA ELECTIONS
11884 DIAMOND ENVIRONMENTAL SERVICES LP										
0006732227		02/02/2026	10333300	02172026	123501	330.35	02/12/2026	INV	PD	SANI UNI PORTOFINO WAY 2/
1012 DOOLEY ENTERPRISES, INC.										
71261	7257	01/28/2026	10333684	02172026	123502	5,656.88	02/09/2026	INV	PD	POLICE DEPARTMENT AMMUNIT
10748 DOUG & SONS PEST CONTROL										
52585		01/07/2026	10333364	02172026	123503	200.00	02/09/2026	INV	PD	MONTHLY PEST/BAIT MAIN LI
52621		01/14/2026	10333362	02172026	123503	75.00	02/13/2026	INV	PD	MONTHLY PEST/BAIT FIRE ST
52778		01/14/2026	10333361	02172026	123503	75.00	02/13/2026	INV	PD	MONTHLY BAIT FIRE STATION
52779		01/14/2026	10333360	02172026	123503	55.00	02/13/2026	INV	PD	MONTHLY PEST/BAIT LIBRARY
52879		01/19/2026	10333365	02172026	123503	82.00	02/19/2026	INV	PD	MONTHLY PEST/BAIT ALTAVIS
52936		01/07/2026	10333363	02172026	123503	82.00	02/09/2026	INV	PD	MONTHLY PEST/BAIT POLICE
53033		01/19/2026	10333367	02172026	123503	105.00	02/19/2026	INV	PD	MONTHLY PEST/BAIT OLD LIB
						674.00				
15470 DUPREE, JAKE										
2600036		02/05/2026	10333710	02172026	123504	3,398.12	02/13/2026	INV	PD	REFUND OF A WITHDRAWN PER
13715 DXP ENTERPRISE, INC.										
55318893		08/20/2025	10332862	02172026	123505	287.04	01/26/2026	INV	PD	SEASIDE LAGOON PUMP PARTS
1055 EASY READER										
RD26-001	7031	01/08/2026	10333415	02172026	123506	90.00	02/09/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-005	7031	01/15/2026	10333404	02172026	123506	135.00	02/09/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-006	7031	01/29/2026	10333400	02172026	123506	262.00	02/09/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-007	7031	01/29/2026	10333395	02172026	123506	200.00	02/09/2026	INV	PD	LEGAL ADS PUBLISHING

CITY OF REDONDO BEACH

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
RD26-008	7031	01/29/2026	10333398	02172026	123506	65.00	02/09/2026	INV	PD	LEGAL ADS PUBLISHING
						752.00				
1085 ELLIS ENVIRONMENTAL MANAGEMENT, INC.										
25-695		01/09/2026	10333246	02172026	123507	1,215.50	02/08/2026	INV	PD	SAMPLING FOR ASBESTOS AND
15317 ES OPCO USA LLC										
CINV105360679		10/29/2025	10333520	02172026	123508	559.33	11/28/2025	INV	PD	PARKS SUBDUE MAXX FUNG FO
CINV105360850		10/29/2025	10333524	02172026	123508	467.01	11/28/2025	INV	PD	PAGEANT FUNG FOR PARKS
CINV105409054		12/10/2025	10333523	02172026	123508	1,151.72	01/09/2026	INV	PD	CHEETAH PRO HERB AND PENE
						2,178.06				
1133 ESRI INC.										
900183228		01/26/2026	10333435	02172026	123509	2,450.00	02/25/2026	INV	PD	ARCGIS ANNUAL SUBSCRIPTIO
9987 EXCELSIOR ELEVATOR										
38176		12/12/2025	10333509	02172026	123510	1,095.00	01/12/2026	INV	PD	MONTHLY ELEVATOR MAINT 12
15469 FLORES, ANGEL FRANCISCO										
TEAMSTERS 12/21/2025		12/18/2025	10333459	02172026	123511	348.25	02/09/2026	INV	PD	TEAMSTERS WATER DISTRIBUT
10479 FLYING LION, INC.										
2854	6524	02/01/2026	10333605	02172026	123512	1,029.99	03/03/2026	INV	PD	02/2026 DRONE SERVICES
11070 FRAME, ERIK										
ADPP FEB 2026		02/05/2026	10333687	02172026	123513	4,543.16	02/09/2026	INV	PD	ERIK FRAME ADPP PAYMENT F
10191 FRONTIER										
2091885137-1335496		01/27/2026	10333124	02172026	123514	13,354.96	01/27/2026	INV	PD	2091885137-01132026
3103744140-01092026		01/27/2026	10333128	02172026	123514	157.04	01/27/2026	INV	PD	3103744140
						13,512.00				
15408 GALLS LLC										
033876920		01/27/2026	10333438	02172026	123515	142.26	02/26/2026	INV	PD	UNIFORM ACCESSORIES
033924681		01/31/2026	10333444	02172026	123515	826.17	03/02/2026	INV	PD	UNIFORM ACCESSORIES
033952284		02/03/2026	10333660	02172026	123515	150.14	03/05/2026	INV	PD	UNIFORM ACCESSORIES
						1,118.57				
15467 GCP WW HOLDCO										
INV3010000348		01/30/2026	10333394	02172026	123516	338.13	03/16/2026	INV	PD	WORKBOOTS FY 25/26 - HECT
INV3010000352		01/30/2026	10333396	02172026	123516	348.08	03/16/2026	INV	PD	WORKBOOTS FY 25/26 - ALFR
						686.21				
14454 GENERAL CODE LLC										

CITY OF REDONDO BEACH

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PG000044565		12/26/2025	10333694	02172026	123517	2,260.00	02/09/2026	INV	PD	MUNICIPAL CODE SUPPLEMENT
7023 GEOSYNTEC										
667147	7271	12/29/2025	10333314	02172026	123518	12,614.50	02/09/2026	INV	PD	FIFTH AMENDMENT GREEN STR
671607	5993	01/22/2026	10333315	02172026	123518	6,965.50	02/09/2026	INV	PD	FULTON PLAYFIELD PLANNING
672065	6791	01/23/2026	10333313	02172026	123518	1,821.00	02/09/2026	INV	PD	ENVIRONMENTAL SUPPORT SER
						21,401.00				
1334 GLADWELL GOVERNMENTAL SERVICES, INC.										
5987	6850	01/09/2026	10333696	02172026	123519	850.00	02/04/2026	INV	PD	CITY CLERK ORGANIZATIONAL
6345 GOLD COAST TOURS, INC.										
442217		01/29/2026	10333257	02172026	123520	1,540.00	01/29/2026	INV	PD	442217 SENIOR EXCURSION M
3706 GOLDEN STATE WATER										
48470300004-01122026		01/12/2026	10333218	02172026	123521	273.99	02/09/2026	INV	PD	INGLEWOOD PKW SE/LAWNDALE
54719000009-01092026		01/09/2026	10333219	02172026	123521	152.92	02/09/2026	INV	PD	REDONDO BB, ARTESIA, LAWN
77298524149-012926		01/29/2026	10333332	02172026	123521	386.50	02/02/2026	INV	PD	16214 INGLEWOOD AVE IRR 1
						813.41				
4144 GOVERNMENTJOBS.COM, INC.										
INV-144382	7270	09/08/2025	10333451	02172026	123522	8,320.00	02/09/2026	INV	PD	NEOGOV SUBSCRIPTION
6424 GRAFFITI CONTROL SYSTEMS										
17717	7207	02/02/2026	10333602	02172026	123523	5,633.50	03/04/2026	INV	PD	01/2026 GRAFFITI REMOVAL
1416 HAAKER EQUIPMENT COMPANY										
INV27562		01/23/2026	10333198	02172026	123524	201.08	02/23/2026	INV	PD	UNIT 803 - WATER TANK FLO
9540 HARRISON, RYAN										
CNOAHARRISON		02/05/2026	10333541	02172026	123525	318.20	02/05/2026	INV	PD	TRAVEL REIMBURSEMENT CNOA
1453 HDL, COREN & CONE										
SIN058944		01/27/2026	10333369	02172026	123526	5,008.50	02/04/2026	INV	PD	CONTRACT SERVICES PROPERT
15404 HERO (HOUSING, EMPOWERMENT, RECOVERY,										
010626		01/27/2026	10333678	02172026	123527	12,401.04	02/09/2026	INV	PD	112325 - 010326 ACR Servi
8637 HI-WAY SAFETY, INC.										
181178		01/12/2026	10333157	02172026	123528	1,052.60	02/11/2026	INV	PD	ORANGE CONES FOR PARKS
1509 HOM-WONG, DAISY										
MISAC25-175167		01/30/2026	10333267	02172026	123529	1,751.67	01/30/2026	INV	PD	DAISY HOM EXPENSE REPORT

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
15259 HORIZONS CONSTRUCTION COMPANY INTERNATIONAL INC.										
143548.00A	7210	11/26/2025	10333565	02172026	123530	37,705.39	12/26/2025	INV	PD	PIER ORGANICS COMPACTOR E
3519 HUNTINGTON BEACH HONDA										
20260031-1	6872	01/27/2026	10333153	02172026	123531	32,651.34	02/27/2026	INV	PD	PURCHASE THREE HONDA POLI
20260031-2	6872	01/27/2026	10333155	02172026	123531	32,651.34	02/27/2026	INV	PD	PURCHASE THREE HONDA POLI
20260031-3	6872	01/27/2026	10333156	02172026	123531	32,651.34	02/27/2026	INV	PD	PURCHASE THREE HONDA POLI
						97,954.02				
12157 ILAND INTERNET SOLUTIONS CORPORATION										
71302026		01/27/2026	10333132	02172026	123532	3,161.34	01/27/2026	INV	PD	1000215849-3448573
8433 INGRAM LIBRARY SERVICES										
93892664		01/21/2026	10333412	02172026	123533	31.56	02/20/2026	INV	PD	BPPKS
93892665		01/21/2026	10333420	02172026	123533	83.01	02/20/2026	INV	PD	BOOKS
93892666		01/21/2026	10333416	02172026	123533	125.83	02/20/2026	INV	PD	BOOKS
93892667		01/21/2026	10333418	02172026	123533	107.95	02/20/2026	INV	PD	BOOKS
93892668		01/21/2026	10333419	02172026	123533	42.82	02/20/2026	INV	PD	BOOKS
93892669		01/21/2026	10333414	02172026	123533	117.83	02/20/2026	INV	PD	BOOKS
93892670		01/21/2026	10333410	02172026	123533	1,014.25	02/20/2026	INV	PD	TEEN BOOKS
93927331		01/22/2026	10333409	02172026	123533	720.27	02/21/2026	INV	PD	BOOKS
93927332		01/22/2026	10333421	02172026	123533	657.49	02/21/2026	INV	PD	BOOKS
94051433		01/28/2026	10333424	02172026	123533	84.56	02/27/2026	INV	PD	BOOKS
94051434		01/28/2026	10333427	02172026	123533	73.96	02/27/2026	INV	PD	BOOKS
94051435		01/28/2026	10333422	02172026	123533	103.90	02/27/2026	INV	PD	BOOKS
94051436		01/28/2026	10333428	02172026	123533	21.52	02/27/2026	INV	PD	BOOK
94174341		02/02/2026	10333429	02172026	123533	51.50	03/03/2026	INV	PD	BOOKS
						3,236.45				
12138 INSIGHT PUBLIC SECTOR SLED										
1101340256	7199	01/27/2026	10333134	02172026	123534	5,374.77	01/27/2026	INV	PD	AudioCodes Mediant 800C E
1619 INTERSTATE BATTERIES OF CALIF COAST, INC										
130116292		01/20/2026	10333255	02172026	123535	716.84	02/20/2026	INV	PD	STOCK BATTERIES
130116364		01/27/2026	10333194	02172026	123535	1,151.28	02/28/2026	INV	PD	STOCK - BATTERIES - 01/27
130116380		01/28/2026	10333193	02172026	123535	588.45	02/28/2026	INV	PD	STOCK - BATTERIES - 01/28
						2,456.57				
15462 JOE MAR POLYGRAPH										
25-052-RBPD		12/27/2025	10333486	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH J SAHAGIAN 12/2
25-053-RBPD		12/28/2025	10333480	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH K MADDOX 12/27/
25-054-RBPD		12/30/2025	10333487	02172026	123536	2,000.00	02/05/2026	INV	PD	POLYGRAPH SERVICE 12/29/2
26-001-RBPD		01/06/2026	10333488	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH A BARAJAS 01/05
26-002-RBPD		01/07/2026	10333489	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH W MARSH FOLLOWU
26-003-RBPD		01/14/2026	10333504	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH B SABOSKY 01/13
26-004-RBPD		01/21/2026	10333522	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH B SABOSKY FOLLO
26-006-RBPD		01/28/2026	10333526	02172026	123536	250.00	02/05/2026	INV	PD	POLYGRAPH K FLASKERUD 01/

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						3,750.00				
3585 JONES, NANCY										
JANUARY2026		01/29/2026	10333258	02172026	123537	2,113.00	01/29/2026	INV	PD	JANUARY2026 FARMERS MARKE
15198 JUDICIAL COUNCIL OF CALIFORNIA										
012126		01/21/2026	10333767	02172026	123538	7,665.71	02/09/2026	INV	PD	1/26 Jud. Council of CA P
4943 KIMBALL MIDWEST										
104107910		01/20/2026	10333138	02172026	123539	297.78	02/09/2026	INV	PD	STOCK FOR SHOP TOOLS/GLOV
1749 KING HARBOR MARINE CENTER										
40293		09/22/2025	10333175	02172026	123540	678.78	10/22/2025	INV	PD	BOAT 801 MAINTENANCE
40385		11/06/2025	10333176	02172026	123540	2,280.00	02/09/2026	INV	PD	BOAT 808 MAINTENANCE
40406		11/25/2025	10333177	02172026	123540	1,717.83	12/25/2025	INV	PD	BOAT 808 MAINTENANCE /PAR
40484		12/31/2025	10333179	02172026	123540	626.42	01/31/2026	INV	PD	BOAT 801 MAINTENANCE
						5,303.03				
14134 KIS										
86016	7024	01/30/2026	10333275	02172026	123541	1,062.67	01/30/2026	INV	PD	REMOTE MANAGEMENT SERVICE
8444 KRONOS INCORPORATED										
I10010054707		02/01/2026	10333449	02172026	123542	900.00	03/03/2026	INV	PD	UKG TELESTAFF CLOUD 1/1/2
10899 LA UNIFORMS										
30725		01/06/2026	10333462	02172026	123543	110.19	02/05/2026	INV	PD	UNIFORM CONTRERAS CADET
30730		01/06/2026	10333463	02172026	123543	85.94	02/05/2026	INV	PD	UNIFORM ALTERATION CAPT M
30759		01/08/2026	10333466	02172026	123543	704.17	02/05/2026	INV	PD	UNIFORM BODENHAMER TRAFFI
30782		01/10/2026	10333467	02172026	123543	307.43	02/05/2026	INV	PD	UNIFORM WESTPHAL TRAFFICE
30884		01/16/2026	10333468	02172026	123543	192.85	02/05/2026	INV	PD	UNIFORM SHIGIO VIP
30902		01/17/2026	10333469	02172026	123543	13.23	02/05/2026	INV	PD	NAME TAG MITCHELL VIP
30912		01/19/2026	10333470	02172026	123543	706.74	02/05/2026	INV	PD	UNIFORM LT LONG
30944		01/20/2026	10333472	02172026	123543	227.00	02/05/2026	INV	PD	UNIFORM COOK K9
30948		01/21/2026	10333476	02172026	123543	345.13	02/05/2026	INV	PD	UNIFORM WARREN PATROL
30949		01/21/2026	10333475	02172026	123543	708.18	02/05/2026	INV	PD	UNIFORM CAMPBELL PATROL
30956		01/21/2026	10333484	02172026	123543	204.95	02/05/2026	INV	PD	UNIFORM M DELERY K9
30957		01/21/2026	10333478	02172026	123543	13.00	02/05/2026	INV	PD	UNIFORM ALTERATION LT LON
31130		01/29/2026	10333479	02172026	123543	688.79	02/05/2026	INV	PD	UNIFORM MANTIKAS PATROL
31157		01/29/2026	10333481	02172026	123543	414.32	02/05/2026	INV	PD	UNIFORM RECINOS CSO III
31173		01/30/2026	10333482	02172026	123543	225.90	02/05/2026	INV	PD	UNIFORM FUENTES PIER
31199		01/31/2026	10333483	02172026	123543	482.67	02/05/2026	INV	PD	UNIFORM BANACH SERGEANT
						5,430.49				
1828 LANCE, SOLL & LUNGHARD, LLP										
72870	6244	01/31/2026	10333581	02172026	123544	8,363.25	02/04/2026	INV	PD	GASB ACCOUNTING SERVICES
3766 LANGUAGE LINE SERVICES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11837736		01/31/2026	10333531	02172026	123545	4.70	02/05/2026	INV	PD	Language Services for Inm
14934 LAU, MELINDA										
2025-180-TRANSCRIPT		12/04/2025	10333393	02172026	123546	340.00	02/09/2026	INV	PD	TRANSCRIPT REVIEW/OVERSIG
2025-183-CC		12/19/2025	10333390	02172026	123546	1,275.00	02/09/2026	INV	PD	MEETING MINUTES FOR CITY
2025-185-TRANSCRIPT		12/29/2025	10333391	02172026	123546	425.00	02/09/2026	INV	PD	TRANSCRIPT REVIEW/OVERSIG
2025-191-CC		01/15/2026	10333389	02172026	123546	1,275.00	02/09/2026	INV	PD	MEETING MINUTES FOR CITY
2025-195-TRANS/OVER		01/21/2026	10333373	02172026	123546	467.50	02/04/2026	INV	PD	MINUTES TRANSCRIPT REVIEW
2025-198-TRANSCRIPT		01/28/2026	10333374	02172026	123546	552.50	02/04/2026	INV	PD	MINUTES TRANSCRIPT AND OV
						4,335.00				
15059 LCR EARTHWORK & ENGINEERING CORP										
PP06	6935	01/26/2026	10333229	02172026	123547	337,343.29	02/09/2026	INV	PD	RESI STREET REHAB,CYCLE 2
1858 LEAGUE OF CALIFORNIA CITIES										
45419-H5F5Q5		02/04/2026	10333384	02172026	123548	23,478.00	02/04/2026	INV	PD	DUES FOR 2026
11194 LEECH TISHMAN FUSCALDO & LAMPL INC.										
363118		10/07/2025	10333770	02172026	123549	3,611.00	02/09/2026	INV	PD	9/25 M. Taras Legal Fees
365449		11/06/2025	10333769	02172026	123549	5,037.50	02/09/2026	INV	PD	10/25 M. Taras Legal Fees
372083		01/19/2026	10333725	02172026	123549	82.50	02/09/2026	INV	PD	12/25 C. Garcia 20-150928
372084		01/19/2026	10333727	02172026	123549	3,497.50	02/09/2026	INV	PD	12/25 J. Pailet Legal Fee
372085		01/19/2026	10333746	02172026	123549	28,219.50	02/09/2026	INV	PD	12/25 D. Glenn Legal Fees
372086		01/19/2026	10333748	02172026	123549	13,103.00	02/09/2026	INV	PD	12/25 K. Deckers Legal Fe
372088		01/19/2026	10333734	02172026	123549	7,160.60	02/09/2026	INV	PD	12/25 C. Garcia 23-173817
372089		01/19/2026	10333771	02172026	123549	2,567.50	02/09/2026	INV	PD	12/25 M. Taras Legal Fees
372090		01/19/2026	10333772	02172026	123549	1,412.50	02/09/2026	INV	PD	12/25 Rangle PMQ Depositi
						64,691.60				
15363 LEGGINS CASTERLINE & COMPANY LLC										
179		12/31/2025	10333497	02172026	123550	3,266.25	02/05/2026	INV	PD	Professional services Dec
203		01/31/2026	10333501	02172026	123550	4,777.50	02/05/2026	INV	PD	Professional services Jan
						8,043.75				
7938 LEOTEK ELECTRONICS USA, LLC										
4116104229	7175	01/16/2026	10333148	02172026	123551	38,939.30	02/16/2026	INV	PD	STREETLIGHT FIXTURES-COBR
5953 LEXISNEXIS										
3096245131		01/31/2026	10333773	02172026	123552	1,474.00	02/09/2026	INV	PD	1/26 Monthly Library Char
8803 LEXISNEXIS RISK DATA MANAGEMENT										
1100259926		01/31/2026	10333614	02172026	123553	50.00	03/02/2026	INV	PD	01/2026 MONTHLY SUBSCRIPT
1884 LIEBERT CASSIDY WHITMORE										
313391		12/31/2025	10333236	02172026	123554	4,218.50	02/09/2026	INV	PD	CALPERS AUDIT

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1887 LIFE ASSIST, INC.										
2041554-1	7263	12/31/2025	10333440	02172026	123555	3,859.12	02/14/2026	INV	PD	PARAMEDIC SUPPLIES
2041554-2	7263	12/31/2025	10333548	02172026	123555	1,225.96	02/14/2026	INV	PD	PARAMEDIC SUPPLIES
2054436		01/27/2026	10333437	02172026	123555	434.70	03/13/2026	INV	PD	PARAMEDIC SUPPLIES
						5,519.78				
5225 LOS ANGELES COUNTY POLICE CHIEF'S ASSN.										
041426-041726		02/03/2026	10333326	02172026	123556	300.00	02/09/2026	INV	PD	LACPCA TRICOUNTY SPRING C
1951 LOS ANGELES COUNTY SHERIFF'S DEPT										
261600BL		01/22/2026	10333521	02172026	123557	1,725.18	02/05/2026	INV	PD	12/2025 JAIL MEAL SERVICE
15453 LUCKY'S AUTO CARE										
8001962		10/15/2025	10332943	02172026	123558	208.96	02/03/2026	INV	PD	FOUR WHEEL ALIGNMENT UNIT
8001963		10/16/2025	10332942	02172026	123558	208.96	02/03/2026	INV	PD	FOUR WHEEL ALIGNMENT UNIT
						417.92				
7847 MANNING & KASS, ELLROD, RAMIREZ, TRESTER LLP										
848283		11/17/2025	10333731	02172026	123559	7,004.50	02/09/2026	INV	PD	10/25 E. Carter v. G. And
849446		12/08/2025	10333732	02172026	123559	823.50	02/09/2026	INV	PD	11/25 E. Carter v. G. And
852686		01/12/2026	10333768	02172026	123559	5,720.00	02/09/2026	INV	PD	12/25 Estate of Jose Sosa
852693		01/12/2026	10333753	02172026	123559	1,292.50	02/09/2026	INV	PD	12/25 M. Rhoads Legal Fee
						14,840.50				
13815 MARANJE LLC										
2529	6747	02/05/2026	10333569	02172026	123560	13,500.00	02/05/2026	INV	PD	MURAL FOR PUBLIC WORKS WA
2084 MCCUNE & HARBER, LLP.										
132176		12/31/2025	10333755	02172026	123561	7,977.50	02/09/2026	INV	PD	12/25 J. Koyanagi Legal F
132177		12/31/2025	10333751	02172026	123561	10,948.44	02/09/2026	INV	PD	12/25 S. Dettelbach Legal
132178		12/31/2025	10333756	02172026	123561	3,303.50	02/09/2026	INV	PD	12/25 J. Shannon Legal Fe
132179		12/31/2025	10333759	02172026	123561	900.00	02/09/2026	INV	PD	12/25 Brimer Legal Fees
132180		12/31/2025	10333764	02172026	123561	156.00	02/09/2026	INV	PD	12/25 G. Mesch Legal Fees
132181		12/31/2025	10333765	02172026	123561	6,591.12	02/09/2026	INV	PD	12/25 L. Hardaway Legal F
						29,876.56				
2100 MDE, INC.										
1423		02/04/2026	10333612	02172026	123562	3,675.00	02/09/2026	INV	PD	ADORE SOFTWARE ANNUAL FEE
14908 MES SERVICE COMPANY LLC										
IN2423465	6402	01/21/2026	10333661	02172026	123563	3,202.70	02/20/2026	INV	PD	SIX SETS OF PPE UTILIZING
2127 MICHAEL J ARNOLD & ASSOCIATES INC										
15154	7247	02/04/2026	10333383	02172026	123564	84.00	02/04/2026	INV	PD	CONSULTANT SVCS FOR STATE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
15170	7247	02/04/2026	10333382	02172026	123564	3,500.00	02/04/2026	INV	PD	CONSULTANT SVCS FOR STATE
						3,584.00				
7177 MICHEL & ASSOCIATES, P.C.										
14210TS/8826QB		12/08/2025	10333735	02172026	123565	1,462.40	02/09/2026	INV	PD	10/25 P. Mack Legal Fees
14212TS/8824QB		12/08/2025	10333724	02172026	123565	10,638.41	02/09/2026	INV	PD	10/25 D. Mendoza-Conner L
14332TS		01/09/2026	10333736	02172026	123565	88.50	02/09/2026	INV	PD	11/25 S. Belavsky Legal F
14333TS/8867QB		01/09/2026	10333723	02172026	123565	1,821.79	02/09/2026	INV	PD	11/25 C. Blakeley Legal F
14334TS/8866QB		01/09/2026	10333737	02172026	123565	9,227.65	02/09/2026	INV	PD	11/25 G. Cooke Legal Fees
14335TS		01/09/2026	10333743	02172026	123565	2,009.50	02/09/2026	INV	PD	11/25 W. Corteza Legal Fe
14336TS		01/09/2026	10333728	02172026	123565	296.00	02/09/2026	INV	PD	11/25 P. MacDonald Legal
14337TS/8868QB		01/09/2026	10333729	02172026	123565	1,129.75	02/09/2026	INV	PD	11/25 P. Mack Legal Fees
14338TS/8865QB		01/09/2026	10333719	02172026	123565	1,971.15	02/09/2026	INV	PD	11/25 D. Mendoza Connor L
14340TS		01/09/2026	10333744	02172026	123565	503.00	02/09/2026	INV	PD	11/25 M. St. Laurent Lega
14343TS		01/09/2026	10333745	02172026	123565	4,941.00	02/09/2026	INV	PD	11/25 Stuver Insurance Le
						34,089.15				
2144 MIDWEST TAPE										
508340196		01/22/2026	10333401	02172026	123566	64.19	02/21/2026	INV	PD	AUDIOVISUAL
508371237		01/29/2026	10333402	02172026	123566	138.24	02/28/2026	INV	PD	AUDIOVISUAL
						202.43				
14388 MILLER MENDEL INC										
12168	7025	12/31/2025	10333535	02172026	123567	63.00	02/05/2026	INV	PD	10/2025 - 12/2025 BACKGRO
15478 MILTON JOHN HOPKINS V										
012126		01/21/2026	10333790	02172026	123568	112.68	02/09/2026	INV	PD	1/26 M. Hopkins PD Loss C
13349 MINUTEMAN PRESS REDONDO BEACH										
35089	6217	01/27/2026	10333130	02172026	123569	274.38	01/27/2026	INV	PD	Minuteman Press Printing
35090	6217	01/27/2026	10333129	02172026	123569	95.21	01/27/2026	INV	PD	Minuteman Press Printing
35114	6217	02/03/2026	10333317	02172026	123569	1,012.99	02/03/2026	INV	PD	Minuteman Press Printing
35117	6217	02/03/2026	10333318	02172026	123569	207.27	02/03/2026	INV	PD	Minuteman Press Printing
35118	6217	02/05/2026	10333527	02172026	123569	275.14	02/05/2026	INV	PD	Minuteman Press Printing
35119	6217	02/03/2026	10333322	02172026	123569	122.77	02/03/2026	INV	PD	Minuteman Press Printing
35120	6217	02/03/2026	10333319	02172026	123569	122.77	02/03/2026	INV	PD	Minuteman Press Printing
35130	6217	02/05/2026	10333528	02172026	123569	49.39	02/05/2026	INV	PD	Minuteman Press Printing
35131	6217	02/05/2026	10333530	02172026	123569	155.38	02/05/2026	INV	PD	Minuteman Press Printing
35132	6217	02/05/2026	10333532	02172026	123569	297.97	02/05/2026	INV	PD	Minuteman Press Printing
35133	6217	02/05/2026	10333534	02172026	123569	301.36	02/05/2026	INV	PD	Minuteman Press Printing
						2,914.63				
3566 MISSION LINEN & UNIFORM										
525114818		12/12/2025	10333173	02172026	123570	215.11	02/03/2026	INV	PD	NIT 8MILGLV - 12/12/2025
12750 MONTEILH, AUSTIN										
CNOAMONTEILH		02/05/2026	10333542	02172026	123571	301.00	02/05/2026	INV	PD	TRAVEL REIMBURSEMENT CNOA

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7834 MORROW-MEADOWS CORPORATION										
19850	5953	01/23/2026	10333311	02172026	123572	1,828.40	02/09/2026	INV	PD	TECH SUPPORT/EMGCY RESP S
8701 MOTOROLA SOLUTIONS, INC.										
8282267711	7251	01/21/2026	10333601	02172026	123573	32,834.41	02/20/2026	INV	PD	PURCHASE OF 3 MOTOROLA AP
8746 MURO, VICTOR										
FUELREIMBUR-2326		02/02/2026	10333330	02172026	123574	106.01	03/02/2026	INV	PD	UNIT 324 FUEL REIMBURSEME
14196 NAPA AUTO PARTS										
070488		01/20/2026	10333253	02172026	123575	147.39	02/09/2026	INV	PD	BRAKE PADS ROTORS - UNIT
070678		01/22/2026	10333147	02172026	123575	110.70	02/22/2026	INV	PD	UNIT 203 BRAKE PADS
071087		01/28/2026	10333195	02172026	123575	110.70	02/28/2026	INV	PD	UNIT 255 - BRAKE PADS - 0
071130		01/28/2026	10333302	02172026	123575	104.74	02/28/2026	INV	PD	UNIT 636 IGNITION COIL
071287		01/30/2026	10333303	02172026	123575	203.89	02/28/2026	INV	PD	UNIT 344 BRAKEPADS FRONT
						677.42				
6256 NATIONAL DATA & SURVEYING SERVICES										
26-020031		02/02/2026	10333450	02172026	123576	935.00	02/09/2026	INV	PD	VOLUME & SPEED TUBE MACHI
13479 NIAIA, INC.										
6815		02/01/2026	10333615	02172026	123577	125.00	02/09/2026	INV	PD	2026 MEMBERSHIP DUES IA
12120 NO FIRE INC. FIRE PROTECTION SERVICES										
4618		01/30/2026	10333296	02172026	123578	750.00	03/01/2026	INV	PD	FAP ANNUAL TEST AT 309 ES
4796 OCCU-MED,LTD.										
0126900		12/31/2025	10333232	02172026	123580	342.68	02/09/2026	INV	PD	PHYSICALS 1 PT EE DECEMBE
0126900.3		12/31/2025	10333231	02172026	123579	1,668.60	02/09/2026	INV	PD	PHYSICALS 5 PT EE DECEMBE
						2,011.28				
13029 ODP BUSINESS SOLUTIONS, LLC										
448518475001		12/22/2025	10333540	02172026	123581	1,035.03	01/22/2026	INV	PD	WALL CALENDAR AND GENERAL
451365203001		01/15/2026	10333289	02172026	123581	56.35	02/20/2026	INV	PD	INVESTIGATIONS OFFICE SUP
451543216001		01/16/2026	10333290	02172026	123581	47.99	02/20/2026	INV	PD	INVESTIGATIONS OFFICE SUP
451543216002		01/16/2026	10333291	02172026	123581	74.38	02/20/2026	INV	PD	INVESTIGATIONS OFFICE SUP
451558665001		01/08/2026	10333263	02172026	123581	-8.99	02/09/2026	CRM	PD	CREDIT MEMO OFFICE SUPPLI
452057999001		01/07/2026	10333550	02172026	123581	-292.39	01/07/2026	CRM	PD	DESK CALENDAR - CREDIT ME
4526683247001		01/28/2026	10333493	02172026	123581	131.26	02/05/2026	INV	PD	office supplies
452696454001		01/12/2026	10333775	02172026	123581	39.78	02/09/2026	INV	PD	1/26 Office Supplies
452838765001		01/16/2026	10333262	02172026	123581	17.97	02/09/2026	INV	PD	OFFICE SUPPLIES 01/16/202
453043564001		01/07/2026	10333552	02172026	123581	60.56	02/06/2026	INV	PD	WALL CALENDARS
454223561001		01/13/2026	10333704	02172026	123581	61.01	02/13/2026	INV	PD	OFFICE SUPPLIES
454236211001		01/13/2026	10333703	02172026	123581	139.56	02/13/2026	INV	PD	OFFICE DEPOT
454236212001		01/14/2026	10333702	02172026	123581	9.88	02/13/2026	INV	PD	OFFICE SUPPLIES
454236214001		01/13/2026	10333701	02172026	123581	25.23	02/13/2026	INV	PD	OFFICE SUPPLIES

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
454236216001		01/14/2026	10333700	02172026	123581	19.74	02/13/2026	INV	PD	OFFICE SUPPLIES
454379598001		01/06/2026	10333196	02172026	123581	503.00	02/06/2026	INV	PD	DESK CALENDARS 2026 - 01/
454498278001		01/14/2026	10333288	02172026	123581	11.61	02/13/2026	INV	PD	INVESTIGATIONS OFFICE SUP
454549594001		01/07/2026	10333371	02172026	123581	60.34	02/04/2026	INV	PD	CALENDARS
454688162001		01/08/2026	10333316	02172026	123581	175.16	02/09/2026	INV	PD	OFFICE SUPPLIES
454713525001		01/08/2026	10333261	02172026	123581	89.44	02/09/2026	INV	PD	OFFICE SUPPLIES 01/08/202
454713631001		01/08/2026	10333260	02172026	123581	40.60	02/09/2026	INV	PD	OFFICE SUPPLIES 01/08/202
454713632001		01/08/2026	10333237	02172026	123581	33.11	02/09/2026	INV	PD	OFFICE SUPPLIES 01/08/202
454758342001		01/27/2026	10333126	02172026	123581	146.54	01/27/2026	INV	PD	OFFICESUPPLIES JAN 2026
454832874001		01/27/2026	10333137	02172026	123581	226.96	01/27/2026	INV	PD	PAPER FOR OFFICE
455003269001		01/15/2026	10333200	02172026	123581	64.48	02/15/2026	INV	PD	TAPE; DISINFECT; INK; NOT
455027139001		01/15/2026	10333206	02172026	123581	59.53	02/15/2026	INV	PD	PTOUCH TZE 12MM LABEL MAK
455027139002		01/16/2026	10333205	02172026	123581	4.55	02/16/2026	INV	PD	HIGHLIGHTERS - 01/16/2026
455551805001		01/21/2026	10333375	02172026	123581	186.52	02/09/2026	INV	PD	OFFICE SUPPLIES
455552844001		01/21/2026	10333377	02172026	123581	9.63	02/09/2026	INV	PD	OFFICE SUPPLIES
455552848001		01/21/2026	10333378	02172026	123581	6.50	02/09/2026	INV	PD	OFFICE SUPPLIES
455552853001		01/21/2026	10333379	02172026	123581	41.04	02/09/2026	INV	PD	OFFICE SUPPLIES
						3,076.37				
14740 OLATHE FORD SALES INC										
T1101383	7191	11/19/2025	10333252	02172026	123582	70,016.44	02/09/2026	INV	PD	2026 CHEVY SILVERADO 1500
10183 ON THE WING FALCONRY										
781105	7033	02/02/2026	10333308	02172026	123583	14,014.00	02/09/2026	INV	PD	PEST BIRD ABATEMENT SERVI
14675 OOMA INC										
155422		01/27/2026	10333144	02172026	123584	66.00	01/27/2026	INV	PD	r232-0026501
169785		01/27/2026	10333146	02172026	123584	66.00	01/27/2026	INV	PD	R232-0026501
191414		02/03/2026	10333338	02172026	123584	65.85	02/03/2026	INV	PD	R2320026501
						197.85				
4643 ORION PLASTICS										
30218		01/28/2026	10333299	02172026	123585	4,944.24	02/28/2026	INV	PD	PLASTIC TRASH CAN LINERS-
2408 PV VILLAGE PET HOSPITAL										
775654653		12/12/2025	10333448	02172026	123586	10.00	02/05/2026	INV	PD	INJURED RACOON 12/12/2025
786340182		01/28/2026	10333446	02172026	123586	10.00	02/05/2026	INV	PD	INJURED OPPOSUM 01/28/202
						20.00				
12759 PARKMOBILE LLC										
US032-2026-000077		01/31/2026	10333464	02172026	123587	3,032.40	02/05/2026	INV	PD	01/2026 TRANSACTION FEES
14339 PEGASUS STUDIOS										
1116	6885	02/03/2026	10333321	02172026	123588	8,400.00	02/03/2026	INV	PD	CITY MEETINGS ACTIVATE AV
12236 PERFORMANCE TRUCK REPAIR INC.										
19711		12/12/2025	10333249	02172026	123589	2,225.16	01/12/2026	INV	PD	PUMP FOAM MOTOR - UNIT 11

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2485 PLAYPOWER LT FARMINGTON INC.										
1400302857		01/19/2026	10333506	02172026	123590	48.30	02/19/2026	INV	PD	DALE PAGE PARKETTE SUPPLI
2487 PLUMBER'S DEPOT										
PD-60036	7084	11/12/2025	10333241	02172026	123591	10,064.73	12/12/2025	INV	PD	SUCTION TRASH PUMPS & WHE
2510 POWERPHONE, INC.										
84686	7266	01/17/2026	10333604	02172026	123592	5,572.00	02/16/2026	INV	PD	EMD TRAINING ANNUAL FEE 2
8145 PROVIDENCE MEDICAL INSTITUTE										
07052025		07/05/2025	10333641	02172026	123593	1,300.00	02/09/2026	INV	PD	SART FORENSIC MEDICAL EXA
10446 PSYCHOLOGICAL CONSULTING ASSOCIATES, INC.										
901076		11/14/2025	10333533	02172026	123594	462.00	02/05/2026	INV	PD	PRE EMP PSYCHOLOGICAL N F
90504		01/30/2026	10333529	02172026	123594	231.00	02/05/2026	INV	PD	PRE EMP PSYCH LATE CANCEL
						693.00				
12024 QUADIENT, INC.										
17626243		01/29/2026	10333238	02172026	123595	192.89	01/29/2026	INV	PD	POSTAGE METER RED INK - 1
12665 QUALITY REFRIGERATION COMPANY INC										
0110994-IN	7264	11/11/2025	10333292	02172026	123596	5,940.21	12/11/2025	INV	PD	A/C MAINTENANCE AT PAC AN
0111081-IN	7264	11/11/2025	10333293	02172026	123596	5,394.45	12/11/2025	INV	PD	A/C MAINTENANCE AT PAC AN
0111115-CM		01/23/2026	10333172	02172026	123596	-1,855.38	02/23/2026	CRM	PD	CREDIT MEMO - DUP PAYMENT
0112111-IN		01/08/2026	10333167	02172026	123596	2,663.55	02/09/2026	INV	PD	SERVICE CALL AT CITY HALL
0112117-IN		01/13/2026	10333169	02172026	123596	1,635.91	02/13/2026	INV	PD	SERVICE CALL AT PAC - CON
0112132-IN		01/13/2026	10333170	02172026	123596	4,509.08	02/13/2026	INV	PD	SERVICE CALL AT MAIN LIBR
0112133-IN		01/08/2026	10333168	02172026	123596	1,075.00	02/09/2026	INV	PD	SERVICE CALL AT MAIN LIBR
0112146-IN		01/28/2026	10333272	02172026	123596	993.00	02/28/2026	INV	PD	SERVICE CALL AT PD FAILED
0112264-IN		01/28/2026	10333273	02172026	123596	3,273.97	02/28/2026	INV	PD	SERVICE CALL AT PAC - A/C
0112287-IN		01/20/2026	10333171	02172026	123596	2,226.32	02/09/2026	INV	PD	SERVICE CALL AT MAIN LIBR
0112304-IN		01/28/2026	10333274	02172026	123596	910.00	02/28/2026	INV	PD	SERVICE CALL FD#1 - WATER
0112337-IN		02/02/2026	10333328	02172026	123596	1,075.00	03/02/2026	INV	PD	SERVICE CALL AT MAIN LIBR
111179B-IN	7133	01/08/2026	10333166	02172026	123596	23,040.50	02/09/2026	INV	PD	CITY COUNCIL AND IT A/C R
						50,881.61				
12257 RACE COMMUNICATIONS										
RC2001047		02/03/2026	10333323	02172026	123597	2,040.00	02/03/2026	INV	PD	116719 - RC2001047 DEDICA
8230 RAYNE WATER SYSTEMS										
9258		01/31/2026	10333287	02172026	123598	138.00	02/28/2026	INV	PD	FS2 WATER SOFTENER 2/1-2/
2618 RED WING SHOE STORES										
011ST1-2143722		10/17/2025	10333627	02172026	123599	350.00	12/17/2025	INV	PD	BEN LEFLER WORKBOOTS 25/2

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
011ST1-2183653		11/10/2025	10333621	02172026	123599	305.05	12/10/2025	INV	PD	LUIS RODRIGUEZ WORKBOOTS
011ST1-2384748		11/10/2025	10333625	02172026	123599	267.06	12/10/2025	INV	PD	STEVEN SHELL WORKBOOTS 25
						922.11				
11539 REDONDO BEACH TRAVEL AND TOURISM										
11-12/25DISB		02/04/2026	10333368	02172026	123600	43,893.30	02/04/2026	INV	PD	NOV-DEC 2025 RBTMD DISB
9637 REGIONAL TAP CENTER										
6026728		02/05/2026	10333592	02172026	123601	566.00	02/09/2026	INV	PD	TAP City Hall Jan 2026
4742 ROBBIE FRENCH, INC.										
SUMMER2025		01/30/2026	10333279	02172026	123602	8,381.80	01/30/2026	INV	PD	SUMMER2025 SURFCAMP 1SUM0
14102 ROBERT HALF										
65755062	6812	12/29/2025	10333425	02172026	123603	388.80	02/09/2026	INV	PD	TEMPORARY STAFFING SERVIC
65809562	7093	01/13/2026	10333181	02172026	123603	1,309.50	01/28/2026	INV	PD	ROBERT HALF INC Contracto
65831350	6812	01/21/2026	10333417	02172026	123603	1,403.20	02/09/2026	INV	PD	TEMPORARY STAFFING SERVIC
65840843	7093	01/22/2026	10333180	02172026	123603	1,167.64	01/28/2026	INV	PD	ROBERT HALF INC Contracto
65842460	6812	01/26/2026	10333423	02172026	123603	1,008.55	02/09/2026	INV	PD	TEMPORARY STAFFING SERVIC
65863415	7093	01/29/2026	10333711	02172026	123603	1,309.50	02/13/2026	INV	PD	ROBERT HALF INC Contracto
65877391	7093	02/03/2026	10333713	02172026	123603	982.13	02/13/2026	INV	PD	ROBERT HALF INC Contracto
						7,569.32				
6661 ROBERTSON'S										
781474		01/13/2026	10333136	02172026	123604	1,521.77	02/10/2026	INV	PD	CONCRETE DELIVERY 101 W T
781580		01/20/2026	10333135	02172026	123604	2,653.33	02/10/2026	INV	PD	CONRETE DELIVERY 101 W TO
783012		01/22/2026	10333242	02172026	123604	1,068.11	02/10/2026	INV	PD	CONCRETE FOR 220 AVENUE G
785931		01/28/2026	10333381	02172026	123604	1,015.84	02/09/2026	INV	PD	CONCRETE FOR 526 AVENUE A
786106		01/29/2026	10333385	02172026	123604	872.76	02/10/2026	INV	PD	CONCRETE FOR RUBY ST & S
						7,131.81				
10155 RUBIO, JUAN										
CNOARUBIO		02/05/2026	10333543	02172026	123605	301.00	02/05/2026	INV	PD	TRAVEL REIMBURSEMENT CNOA
2779 SAFELITE GLASS CORP.										
05913-811152		01/20/2026	10333271	02172026	123606	92.00	02/20/2026	INV	PD	REPAIRED CHIP ON WINDSHIE
14800 SAFETYCENTRIC INC										
INV26630	7075	01/27/2026	10333139	02172026	123607	1,500.00	01/27/2026	INV	PD	CONTRACTOR FOR FIBER OPTI
2863 SEQUEL CONTRACTORS INC										
2	7145	02/04/2026	10333442	02172026	123608	498,399.26	02/09/2026	INV	PD	KINGSDALE RESURFACING 182
14762 SHARP PERFORMANCE INC										
1077	7139	01/26/2026	10333594	02172026	123609	75,600.00	02/25/2026	INV	PD	ANNUAL SUBSCRIPTION 11/5/

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8719 SHEYBANI, KERRI										
KSWINTER2026		01/30/2026	10333277	02172026	123610	784.00	01/30/2026	INV	PD	KSWINTER2026 BEACHYOGA 3A
2898 SIGNVERTISE										
12611		01/13/2026	10332556	02172026	123611	1,400.00	01/30/2026	INV	PD	STREET BANNERS FOR DECEMB
8862 SONSRAY MACHINERY										
RSA010564-1	7246	11/10/2025	10333151	02172026	123612	9,833.30	12/10/2025	INV	PD	EQUIPMENT RENTAL TO GRIND
14181 SOTO, DIANGELO										
TEAMSTERS 12/12/2025		01/05/2026	10333270	02172026	123613	92.00	02/09/2026	INV	PD	TEAMSTERS PW ADMINISTRATI
10381 SOUTH BAY FIRE, INC.										
199392		01/09/2026	10333294	02172026	123614	1,855.00	02/09/2026	INV	PD	5 YEAR CERTIFICATION FIRE
11210 SOUTH BAY FLEET SPECIALIST										
21992	7268	01/07/2026	10333359	02172026	123615	6,869.74	02/09/2026	INV	PD	REPAIRS TO PD VEHICLE UNI
2990 SOUTH BAY FORD										
530394	7267	01/16/2026	10333353	02172026	123617	7,102.53	02/16/2026	INV	PD	UNIT 370 TRANSMISSON REPA
573106		01/17/2026	10333248	02172026	123616	172.07	02/17/2026	INV	PD	WINDSHIELD WASHER HOSE &
573889		01/22/2026	10333142	02172026	123616	148.91	02/23/2026	INV	PD	UNIT 257-20 CENTER CAP FO
573970		01/22/2026	10333143	02172026	123616	60.17	02/22/2026	INV	PD	UNIT 203-22 HEATER BEND D
574283		01/26/2026	10333140	02172026	123616	83.91	02/26/2026	INV	PD	UNIT 645-19 WINDSHIELD WA
574577		01/27/2026	10333197	02172026	123616	14.59	02/27/2026	INV	PD	UNIT 247-22 LIGHT BULBS
574679		01/28/2026	10333192	02172026	123616	180.76	02/28/2026	INV	PD	UNIT 255-16 DOOR MIRROR G
						7,762.94				
9634 SOUTH BAY LANDSCAPING, INC.										
21923		01/31/2026	10333388	02172026	123618	2,280.00	02/28/2026	INV	PD	HARBOR LANDSCAPE MAINTENA
21924		01/31/2026	10333386	02172026	123618	1,392.00	02/28/2026	INV	PD	MONTHLY PIER LANDSCAPE 1/
21928		01/31/2026	10333387	02172026	123618	1,200.00	02/28/2026	INV	PD	MONTHLY MEDIAN LANDSCAPIN
						4,872.00				
3016 SOUTHERN CALIFORNIA EDISON										
600001012446-010926		01/09/2026	10333644	02172026	123619	71,844.50	01/29/2026	INV	PD	GRANT/FRANCISCA/ARTESIA/C
700062327897-010526		01/05/2026	10333671	02172026	123619	4,015.95	01/26/2026	INV	PD	280 MARINA WAY, FISHERMAN
700062327897-020326		02/03/2026	10333672	02172026	123619	4,000.86	02/23/2026	INV	PD	361 HARBOR DR, 280 MARINA
700062360940-011426		01/14/2026	10333651	02172026	123619	2,072.48	02/03/2026	INV	PD	N HARBOR DR, N CATALINA,
700062391656-010526		01/05/2026	10333673	02172026	123619	2,381.31	01/26/2026	INV	PD	BERYL/HARBOR, 350 PORTOFI
700062391656-020326		02/03/2026	10333676	02172026	123619	1,038.57	02/23/2026	INV	PD	BERYL/HARBOR, 350 PORTOFI
700062436318-011426		01/14/2026	10333655	02172026	123619	10,798.96	02/03/2026	INV	PD	101 TORRANCE BL./INT'L BO
700062474209-011226		01/12/2026	10333653	02172026	123619	3,904.84	02/02/2026	INV	PD	1624 MORGAN/ARMOUR/GOODMA
700063072575-011426		01/14/2026	10333647	02172026	123619	65,733.33	02/03/2026	INV	PD	700 JULIA, 2000 ARTESIA,
700165291478-011426		01/14/2026	10333652	02172026	123619	545.75	02/03/2026	INV	PD	205 YACHT CLUB WAY 12/11/

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
700354269811-012926		01/29/2026	10333657	02172026	123619	2,212.57	02/18/2026	INV	PD	1521 KINGSDALE AVE 12/26/
700464670763-012726		01/27/2026	10333650	02172026	123619	1,689.53	02/17/2026	INV	PD	1928 NELSON AVE 12/23/2
700464670763-122925		12/29/2025	10333649	02172026	123619	1,255.87	01/19/2026	INV	PD	1928 NELSON AVE 11/21-1
700470178747-011426		01/14/2026	10333656	02172026	123619	1,942.83	02/03/2026	INV	PD	ARTESIA, JUANITA, 190TH,
700634979323-010626		01/06/2026	10333675	02172026	123619	1,834.08	01/26/2026	INV	PD	4471 REDONDO BCH BL, AVE.
700634979323-020426		02/04/2026	10333674	02172026	123619	1,823.48	02/24/2026	INV	PD	412 CAMINO REAL, AVENUE H
Edison012926		02/05/2026	10333599	02172026	123619	1,393.57	02/09/2026	INV	PD	Edison 01.29.26
EdisonPED01292026		02/05/2026	10333603	02172026	123619	69.55	02/09/2026	INV	PD	Edison PED 01 29 2026
						178,558.03				
10631 SOUTHERN CALIFORNIA EDISON										
7701301465		02/04/2026	10333372	02172026	123620	5,410.61	02/04/2026	INV	PD	SCE FOR PARKS & PUBLIC RE
15303 SOUTHSTAR ENGINEERING & CONSULTING, INC										
746	7137	12/31/2025	10333224	02172026	123621	58,982.00	02/09/2026	INV	PD	AVIATION / ARTESIA NB RT
749	7170	01/28/2026	10333221	02172026	123621	51,790.00	02/09/2026	INV	PD	CONSTRUCTION MANAGEMENT F
						110,772.00				
3070 STANDARD INSURANCE										
DECEMBER 2025		12/01/2025	10333510	02172026	123623	9,599.96	02/09/2026	INV	PD	BENEFITS- EAP, ACTIVES, L
FEBRUARY 2026		02/01/2026	10333686	02172026	123626	9,598.32	02/09/2026	INV	PD	BENEFITS-LIFE, VOL, LIFE,
JANUARY 2026		01/01/2026	10333685	02172026	123625	9,598.32	02/09/2026	INV	PD	BENEFITS-LIFE, VOL, LIFE,
NOVEMBER 2025		11/01/2025	10333508	02172026	123622	9,549.42	02/09/2026	INV	PD	BENEFITS- EAP, ACTIVES, L
OCTOBER 2025		10/01/2025	10333516	02172026	123624	9,549.42	02/09/2026	INV	PD	BENEFITS- EAP, ACTIVES, L
						47,895.44				
15464 STANTON, JON										
20211244		01/15/2026	10333706	02172026	123627	3,475.80	02/13/2026	INV	PD	REFUND OF WITH DRAWN PERM
20211245		01/15/2026	10333708	02172026	123627	3,651.80	02/13/2026	INV	PD	REFUND OF A WITHDRAWN PER
20222261		01/15/2026	10333709	02172026	123627	188.96	02/13/2026	INV	PD	REFUND OF A WITHDRAWN PER
						7,316.56				
4061 STATE BAR OF CALIFORNIA										
BE3696C610745_2026_1		01/28/2026	10333712	02172026	123628	5,324.00	02/09/2026	INV	PD	2/26 State Bar Yearly Fee
13078 STEP CG, LLC										
S-INV118782	7256	01/21/2026	10333269	02172026	123629	2,105.00	01/30/2026	INV	PD	3-yr Renewal NetCloud IoT
3125 SUN BADGE CO.										
426009		11/11/2025	10333664	02172026	123630	344.09	01/30/2026	INV	PD	BADGES
10811 SUNBELT CONTROLS										
163033	7112	02/02/2026	10333281	02172026	123631	18,909.00	02/02/2026	INV	PD	WebCTRL Software Version
12287 SUNSHINE 11, LP										
013026		01/30/2026	10333695	02172026	123632	27,321.25	02/09/2026	INV	PD	5 Unit Rent & Insurance 0

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10365 T-MOBILE										
205379417-02192026		02/03/2026	10333336	02172026	123633	738.36	02/03/2026	INV	PD	FIRE MDCS 205379417 - NAS
267037237-0219261097		02/03/2026	10333339	02172026	123633	1,097.59	02/03/2026	INV	PD	267037237 COMMUNITY SVS
997675723-122200219		02/03/2026	10333340	02172026	123633	122.20	02/03/2026	INV	PD	997675723-02192026
99807481801212026		01/21/2026	10333642	02172026	123633	3,113.98	02/09/2026	INV	PD	MONTHLY FEES ACCT 9980748
998197361-02192026		01/21/2026	10333665	02172026	123633	93.30	02/19/2026	INV	PD	FIRE DEPT PHONES/INTERNET
99982833001212026		01/21/2026	10333626	02172026	123633	131.58	02/19/2026	INV	PD	MONTHLY CHARGES ACCOUNT 9
						5,297.01				
11819 TAKAHAMA, RUBY										
CCIAATAKA		02/05/2026	10333539	02172026	123634	401.50	02/05/2026	INV	PD	TRAVEL REIMBURSEMENT CCIA
14799 TDG ENGINEERING INC										
02LAX00343_9	6730	01/29/2026	10333436	02172026	123635	4,265.00	02/09/2026	INV	PD	REDONDO UNION HIGH ACCESS
14256 TEC-REFRESH INC										
635	7232	12/23/2025	10333133	02172026	123636	15,248.62	01/27/2026	INV	PD	FORTI ANALYZER VM SUB LIC
671	7260	02/03/2026	10333324	02172026	123636	255,840.00	02/03/2026	INV	PD	Tec-Refresh MDR Services
						271,088.62				
9290 TELECOM LAW FIRM, P.C.										
20328		01/26/2026	10333223	02172026	123637	2,721.00	02/09/2026	INV	PD	TELECOM CONSULTING SERVIC
11764 THE CHUKA FAMILY TRUST										
01292026		01/29/2026	10333230	02172026	123638	22,738.79	01/29/2026	INV	PD	1922 ARTESIA BLVD. LEASE
10837 THE FELDHAKE LAW FIRM										
57254		02/02/2026	10333679	02172026	123639	2,810.25	02/09/2026	INV	PD	1/26 ICRMA Legal Fees
9019 THOMSON REUTERS - WEST										
853220158		02/01/2026	10333714	02172026	123640	1,256.43	02/09/2026	INV	PD	2/26 Monthly Library Char
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119992001012126		02/03/2026	10333335	02172026	123641	1,446.35	02/03/2026	INV	PD	119992001 NETWORK SERVICE
188419101012126		02/03/2026	10333334	02172026	123641	3,314.03	02/03/2026	INV	PD	188419101 01212026 DEDICA
						4,760.38				
11361 TIREHUB, LLC										
56229070		01/27/2026	10333191	02172026	123642	1,195.97	02/27/2026	INV	PD	STOCK TIRES - 01/27/2026
56306542		01/30/2026	10333301	02172026	123642	296.96	02/28/2026	INV	PD	TIRES - UNIT 344
						1,492.93				
7130 TORRANCE AUTO REPAIR										

VENDOR INVOICE LIST

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0193199		01/30/2026	10333304	02172026	123643	4,342.11	02/28/2026	INV	PD	UNIT 107 - REPLACE BALL J
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34366		12/27/2025	10333638	02172026	123644	210.00	02/09/2026	INV	PD	12/2025 DUI BLOODDRAWS
34428		01/27/2026	10333640	02172026	123644	280.00	02/09/2026	INV	PD	01/2026 DUI BLOODDRAWS
						490.00				
6479 TRANSTECH ENGINEERS, INC.										
20261101	7110	09/30/2025	10333182	02172026	123645	51,248.20	01/28/2026	INV	PD	PLAN CHECK AND CONSULTANT
20261102	7110	01/14/2026	10333204	02172026	123645	21,565.05	01/28/2026	INV	PD	PLAN CHECK AND CONSULTANT
						72,813.25				
9342 TRANSUNION RISK AND ALTERNATIVE										
213833-202601-1		02/01/2026	10333348	02172026	123646	175.00	02/01/2026	INV	PD	INVESTIGATIONS MONTHLY TL
3261 TURF STAR INC										
FIN012400		12/31/2025	10333152	02172026	123647	27.28	02/09/2026	INV	PD	OVERDUE CHARGE - INV 1131
3283 ULINE										
203159314		01/21/2026	10333458	02172026	123648	1,473.57	02/05/2026	INV	PD	OFFICE CHAIRS FOR POLICE
3285 UNDERGROUND SERVICE ALERT										
1120250577		12/01/2025	10333228	02172026	123649	176.00	02/09/2026	INV	PD	83 RBCH NEW TKTS & MONTHL
120260583		02/01/2026	10333430	02172026	123649	270.15	02/09/2026	INV	PD	121 RBCH NEW TKTS & MONTH
						446.15				
13579 VEOLIA WTS SERVICES USA, INC.										
903627855 101017781		01/26/2026	10333432	02172026	123650	182.82	02/25/2026	INV	PD	EXCHANGE DI MIX BED
903627857 101017783		01/26/2026	10333433	02172026	123650	361.82	02/25/2026	INV	PD	EXCHANGE DI MIX BED
						544.64				
8088 VERIZON BUSINESS SERVICES										
73584668		02/03/2026	10333345	02172026	123651	3,204.70	02/03/2026	INV	PD	SV646027 73584668 CALNET
z1973688		01/27/2026	10333131	02172026	123651	40.55	01/27/2026	INV	PD	u0189628
						3,245.25				
3621 VERIZON WIRELESS										
6132463905		01/01/2026	10333637	02172026	123652	593.88	02/01/2026	INV	PD	PW CELL PHONES 12/25-1/1/
6133818708		01/18/2026	10333662	02172026	123652	1,114.43	02/10/2026	INV	PD	FIRE DEPT IPADS 12/19/25
6134436202		02/05/2026	10333519	02172026	123652	2,547.87	02/05/2026	INV	PD	4420003601-00002 dec 2 ja
						4,256.18				
14811 VESTIS UNIFORM AND WORK PLACE										
5860523826	6754	12/31/2025	10333559	02172026	123653	234.91	01/10/2026	INV	PD	12/31/2025 PARKS UNIFORM
5860523827	6754	12/31/2025	10333639	02172026	123653	463.54	01/31/2026	INV	PD	12/31/2025 PW YARD UNIFOR

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5860526343	6754	01/07/2026	10333613	02172026	123653	463.54	02/07/2026	INV	PD	1/7/2026 PW YARD UNIFORMS
5860528856	6754	01/14/2026	10333411	02172026	123653	164.68	02/14/2026	INV	PD	01/14/26 PIER UNIFORMS
5860528857	6754	01/14/2026	10333561	02172026	123653	234.91	02/14/2026	INV	PD	01/14/2026 PARKS UNIFORMS
5860528858	6754	01/14/2026	10333618	02172026	123653	463.54	02/13/2026	INV	PD	01/14/2026 PW YARD UNIFOR
5860533859	6754	01/28/2026	10333413	02172026	123653	164.68	02/28/2026	INV	PD	01/28/2026 PIER UNIFORMS
5860533860	6754	01/28/2026	10333563	02172026	123653	234.91	02/09/2026	INV	PD	01/28/2026 PARKS UNIFORMS
5860533861	6754	01/28/2026	10333622	02172026	123653	463.54	02/28/2026	INV	PD	01/28/2026 PW YARD UNIFOR
5860536339	6754	02/04/2026	10333555	02172026	123653	164.68	02/14/2026	INV	PD	02/04/26 PIER UNIFORMS
5860536340	6754	02/04/2026	10333564	02172026	123653	232.96	03/04/2026	INV	PD	02/04/2026 PARKS UNIFORMS
5860536341	6754	02/04/2026	10333628	02172026	123653	470.74	03/04/2026	INV	PD	02/04/2026 PW YARD UNIFOR
						4,156.22				
8802 VISION SERVICE PLAN										
824476484		01/19/2026	10333465	02172026	123656	6,386.32	02/09/2026	INV	PD	VSP ACTIVES FEBRUARY 2026
824476500		01/19/2026	10333264	02172026	123654	1,580.44	02/09/2026	INV	PD	VSP RETIREES FEBRUARY 202
824476503		01/19/2026	10333265	02172026	123655	12.18	02/09/2026	INV	PD	VSP COBRA FEBRUARY 2026
						7,978.94				
3408 WAXIE SANITARY SUPPLY										
83665882		12/01/2025	10333549	02172026	123657	1,301.22	01/01/2026	INV	PD	JANITORIAL SUPPLIES FOR P
83685452		12/11/2025	10333546	02172026	123657	1,868.87	01/10/2026	INV	PD	PARKS JANITORIAL SUPPLIES
83690331		12/15/2025	10333544	02172026	123657	702.98	01/14/2026	INV	PD	PARKS JANITORIAL SUPPLIES
83692489		12/16/2025	10333551	02172026	123657	636.74	01/15/2026	INV	PD	JANITORIAL SUPPLIES FOR P
83716768		01/06/2026	10333547	02172026	123657	391.91	02/05/2026	INV	PD	JANITORIAL SUPPLIES FOR P
83719406		01/07/2026	10333545	02172026	123657	280.34	02/06/2026	INV	PD	PARKS JANITORIAL SUPPLIES
83721678		01/08/2026	10333554	02172026	123657	4,191.91	02/07/2026	INV	PD	PIER JANITORIAL SUPPLIES
83724784		01/09/2026	10333553	02172026	123657	2,087.38	02/08/2026	INV	PD	FACILITIES JANITORIAL SUP
83745750		01/22/2026	10333556	02172026	123657	1,510.60	02/21/2026	INV	PD	PIER JANITORIAL SUPPLIES
83752951		01/27/2026	10333557	02172026	123657	1,361.15	02/26/2026	INV	PD	PIER JANITORIAL SUPPLIES
						14,333.10				
3421 WEST COAST ARBORISTS INC										
238940	7206	01/15/2026	10333636	02172026	123658	15,310.00	02/14/2026	INV	PD	PROVIDE TREE TRIMMING SER
239166	7206	01/15/2026	10333631	02172026	123658	1,760.00	02/15/2026	INV	PD	PROVIDE TREE TRIMMING SER
						17,070.00				
3445 WESTWOOD BUILDING MATERIALS CO										
2601-298718		01/09/2026	10333349	02172026	123659	3,268.81	02/09/2026	INV	PD	PIER-PARKING BUMPERS 4FT
3458 WILLIAMS SCOTSMAN, INC.										
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9025148843		01/04/2026	10333689	02172026	123660	328.59	02/09/2026	INV	PD	Pallet Shelter Storage 12
9025148852		12/05/2025	10333690	02172026	123660	275.91	02/09/2026	INV	PD	Pallet Shelter Storage 12
9025401292		01/14/2026	10333245	02172026	123660	257.20	02/14/2026	INV	PD	STREET STORAGE CONTAINERS
9025500164		01/30/2026	10333682	02172026	123660	275.91	02/09/2026	INV	PD	Pallet Shelter Storage 01
9025500183		01/30/2026	10333681	02172026	123660	328.59	02/09/2026	INV	PD	Pallet Shelter Storage 01
9025500200		01/30/2026	10333680	02172026	123660	275.91	02/09/2026	INV	PD	Pallet Shelter Storage 01

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						2,018.02				
15316 WITTMAN ENTERPRISES LLC										
WITT-000037	7157	01/31/2026	10333659	02172026	123661	6,120.00	03/02/2026	INV	PD	FEES FOR BILLING SERVICES
12562 YITAE, KIM										
IAN2026-WIN		02/09/2026	10333730	02172026	123662	3,746.40	02/09/2026	INV	PD	IAN KIM - WINTER 2026 ALT
9320 ZERO WASTE USA										
797475		01/07/2026	10333254	02172026	123663	2,701.95	02/07/2026	INV	PD	DOG STATION CAN LINERS FO
		519 INVOICES				4,015,937.57				

** END OF REPORT - Generated by Nicholette Garcia **

Administrative Report

H.5., **File #** 26-0134 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

APPROVE CONTRACTS UNDER $35,000:

1. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH 1736 FAMILY CRISIS CENTER FOR SHELTER AND COUNSELING SERVICES IN AN AMOUNT NOT TO EXCEED $10,864 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

   CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

2. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH DISABILITY COMMUNITY RESOURCE CENTER FOR INDEPENDENT LIVING SERVICES IN AN AMOUNT NOT TO EXCEED $7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

   CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

3. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH VENICE FAMILY CLINIC FOR BEHAVIORAL HEALTH SERVICES IN AN AMOUNT NOT TO EXCEED $7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

   CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

4. APPROVE A LEASE AGREEMENT BETWEEN THE BEACH CITIES HEALTH DISTRICT (BCHD) AND THE CITY OF REDONDO BEACH FOR UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE, REDONDO BEACH, CA TO SERVE AS OFFICE SPACE FOR THE ALTERNATIVE CRISIS RESPONSE (ACR) TEAM IN AN AMOUNT NOT TO EXCEED $2,725.07 FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026

   CONTACT: JOY FORD, CITY ATTORNEY

5. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CLEAR RECOVERY CENTER LLC TO LICENSE AND USE OFFICE SPACE AT BEACH CITIES HEALTH DISTRICT (BCHD) UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE,

REDONDO BEACH, CA IN AN AMOUNT NOT TO EXCEED $1.00 PAYABLE TO THE CITY FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026

CONTACT: JOY FORD, CITY ATTORNEY

EXECUTIVE SUMMARY

Approve Contracts Under $35,000

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt, Signature & Insurance - 1736 Family Crisis Center
- Agmt, Signature & Insurance - Disability Community Resource Center
- Agmt, Signature & Insurance - Venice Family Clinic
- Agmt & Signature - Beach Cities Health District
- Agmt, Signature & Insurance - Clear Recovery Center LLC
- MOU - Clear Recovery Center LLC

CITY OF REDONDO BEACH

COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC SERVICE FUNDING AGREEMENT

Contractor: 1736 FAMILY CRISIS CENTER

Project Title: SHELTER AND COUNSELING SERVICES PROGRAM

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Exhibit II Job Descriptions
Exhibit III Income Level Guidelines
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Exhibit VI Public Service Agency Expenditure Report
Exhibit VII Insurance Requirements

AGREEMENT
BETWEEN
THE CITY OF REDONDO BEACH
AND
1736 FAMILY CRISIS CENTER
RELATING TO
SHELTER AND COUNSELING SERVICES PROGRAM

THIS AGREEMENT ("Agreement") is entered into between the City of Redondo Beach, a chartered municipal corporation ("City") and 1736 Family Crisis Center, a California nonprofit corporation ("Contractor"), with reference to the following: Shelter and Counseling Services Program.

WITNESSETH

WHEREAS, the City has entered into a Grant Agreement with the United States Department of Housing and Urban Development, ("HUD"), pursuant to Title I of the Housing and Community Development Act of 1974, as amended, to address the community development needs of the City (the "HUD Grant Agreement");

WHEREAS, the City has received the Community Development Block Grant ("CDBG") from HUD to administer City programs as described in the HUD Grant Agreement;

WHEREAS, the City Community Services Department has been designated by the City to provide for proper planning, coordination and administration of these programs;

WHEREAS, the City Community Services Department cooperates with private organizations, other agencies of the City and agencies of other governmental jurisdictions in carrying out these programs;

WHEREAS, the project which is the subject of this Agreement has been established by the City as one of the above described programs, and has been approved by the City Council and the Mayor of the City of Redondo Beach; and

WHEREAS, the City wishes to engage the Contractor to provide the services described herein to carry out this project.

NOW, THEREFORE, the City and the Contractor agree as follows:

AGREEMENT

ARTICLE I

INTRODUCTION AND CONDITIONS PRECEDENT

101. Parties to the Agreement

The parties to this Agreement are:

1. The City of Redondo Beach, a chartered municipal corporation, having its principal office at 415 Diamond Street, Redondo Beach, California 90277.

2. 1736 Family Crisis Center, a California nonprofit corporation organized under the laws of the State of California, having its principal offices at 2116 Arlington Avenue, Suite 200, Los Angeles, California 90018.

102. Representatives of the Parties and Service of Notices

The representatives of the respective parties to whom formal notices, demands and communications shall be given are as follows:

1. The representative of the City shall be, unless otherwise stated in the Agreement:

   Elizabeth Hause, Community Services Director
   Community Services Department
   1922 Artesia Boulevard
   Redondo Beach, California 90278

2. The Administrative representative of the Contractor shall be:

   Carol Adelkoff, Executive Director
   1736 Family Crisis Center
   2116 Arlington Avenue, Suite 200
   Los Angeles, California 90018

3. Formal notices, demands and communications to be given hereunder by either party shall be made in writing and may be effected by personal delivery or by mail. Notice by mail shall be deemed communicated as of the date of mailing.

103. Time of Performance

The term of this Agreement shall commence on July 1, 2025 and end June 30, 2026, which is subject to the provisions of sections 301, 302, and 701 herein. Performance shall not commence until the Contractor has obtained the City's approval of the insurance required in section 601.

104. Conditions Precedent

A. Prior to the execution of this Agreement, the parties have cooperated in the preparation of the following:

1. Program Budget. A summary by cost category of the projected annual expenditures for approved CDBG-funded items and salaries. Budgets described herein shall be adhered to unless modified and approved in writing as provided by section 606 of this Agreement. The Program Budget is attached hereto as Exhibit I, and by this reference incorporated herein.

2. Job Descriptions. A compilation of individual job descriptions for all CDBG-funded personnel attached hereto as Exhibit II, and by this reference incorporated herein.

B. Prior to the execution of this Agreement, the Contractor shall provide the City with copies of the following documents:

1. Contractor's Articles of Incorporation, and all amendments thereto, as filed with the Secretary of State.

2. Contractor's By-Laws, and all amendments thereto, as adopted by the Contractor and properly attested.

3. Resolutions or other corporate actions of the Contractor's Board of Directors, properly attested or certified, which specify the name(s) of the person(s) authorized to obligate the Contractor and execute contractual documents.

ARTICLE II

DUTIES AND POWERS OF THE CONTRACTOR

201. Services to be Provided by the Contractor

A. Client Eligibility

1. During the term of this Agreement, at least two and a half percent (2.5%) of the total persons served by the 1736 Family Crisis Center Shelter and Counseling Services Program shall reside in the City.

2. Fifty-one percent (51%) of the total persons served under this Agreement shall meet the low and moderate income guidelines as determined by HUD, as described in Exhibit III, attached hereto and by this reference incorporated herein.

3. The Contractor shall document income and residency for CDBG-funded outpatient clients as provided in Exhibit IV, attached hereto and by this reference incorporated herein. Income documentation is not required for shelter clients.

4. The Contractor shall submit a "Monthly Summary Sheet," as provided in Exhibit V, attached hereto and by this reference incorporated herein, with each request for payment. The City in its sole discretion, may withhold payment if Contractor does not submit the Monthly Summary Sheet.

B. Services to be Provided

1. Contractor shall operate counseling and shelter programs for resourceless Redondo Beach victims of domestic violence, troubled and abused children, victims of human trafficking, runaway/homeless youth, and individuals or families in crisis in the City and the South Bay. The programs will provide temporary emergency shelter, counseling, survival training and 24-hour support and referral services.

2. Contractor shall ensure its Shelter Program Coordinator is clinically and administratively responsible for front-line shelter operation, including 24-hour intakes, interfacing with clients, and ensuring proper treatment plans for the residents.

3. Contractor shall ensure its counselors oversee the admission and initial acclimation of battered women and children to the shelter. Contractor shall also make certain that the lead counselor develops individual case plans for each client, scheduling services, making referrals to and linkages with existing community resources, and providing counseling.

4. Contractor shall ensure its Case Manager/Counselor will provide case management and counseling for permanent safe housing arrangements and aftercare assistance as needed.

5. Contractor shall ensure its Outpatient Clinic Coordinator is responsible for supervising non-shelter individual and group counseling and case management provided to residents of the City.

6. Contractor shall ensure its shelter is open 24 hours a day to meet the needs for emergency intervention.

C. Intended Beneficiaries

1. Contractor shall serve approximately 90 low-income City residents through direct services: shelter, community counseling clinics, CalWORKs, and Welfare-to-Work.

ARTICLE III

DUTIES OF THE CITY

301. Compensation

A. The City shall pay to the Contractor an amount not to exceed $10,864 for complete and satisfactory performance of the terms of this Agreement; for the period July 1, 2025 through June 30, 2026 only; subject to the provisions of sections 302 and 605 of this Agreement.

B. Funding for the periods set forth by the foregoing Subsection A is subject to change in accordance with the availability of CDBG funds provided to the City by HUD. The City reserves the right to change the amount of Compensation set forth herein accordingly.

C. The City assumes no responsibilities to pay for salaries or other expenses not specifically enumerated in this Agreement and as understood by both parties that the City makes no commitment to fund this project beyond the term of this Agreement.

D. Contractor may be reimbursed for expenditures that exceed individual cost categories identified in Exhibit I, provided that the total amount requested for reimbursement does not exceed the total amount set forth in Section 301.A.

302. Funding of the Agreement

Notwithstanding the provision of section 103, Time of Performance, concerning the term of the Agreement, funding shall be provided according to the following provision:

Funding for the period July 1, 2025 through June 30, 2026 shall be as set forth by section 301, Compensation herein and is subject to changes set forth by the foregoing subsection 301.C.

ARTICLE IV

METHOD AND TIME OF PAYMENT

401. Payment to the Contractor

A. The Contractor shall be reimbursed for all expenses authorized under the terms and conditions of this Agreement, subject to the availability of funds for this project and subject to all other provisions of this Agreement.

B. Unless other arrangements are made, the City will issue reimbursement checks within 45 days of City's receipt of

Contractor's "Public Service Agency Expenditure Report" (Exhibit VI) and the "Monthly Summary Sheet" (Exhibit V), which shall detail clients served to-date under this Agreement.

402. Withheld Payments

A. Unearned payments under this Agreement may be suspended or terminated if grant funds to the City are suspended or terminated, or if the Contractor refuses to accept additional conditions imposed on it by HUD under the HUD Grant Agreement or the City.

B. The City has the authority to withhold funds under this Agreement pending a final determination by the City of questioned expenditures or indebtedness to the City arising from past or present agreements between the City and the Contractor. Upon final determination by the City of disallowed expenditures or indebtedness, the City may deduct and retain the amount of the disallowance or indebtedness from the amount of the withheld funds.

C. Payments to the Contractor may be withheld by the City if the Contractor fails to comply with the provisions of this Agreement.

403. Receipt, Use, and Accountability of Other Than Budgeted Funds

The Contractor agrees that income funds realized as a result of activities which are funded by this Agreement shall be reported in writing to the City along with the Contractor's monthly reports. The Contractor further agrees that all such income funds shall: (1) constitute Program Income as described in section 612; (2) be the property of the City; (3) be used solely to offset the operating expenses of the activities funded by this Agreement; and (4) be subject to all of the provisions of this Agreement.

404. Utilization of Funds

Funds paid to the Contractor pursuant to this Agreement shall be used exclusively for the activities set forth by this Agreement.

ARTICLE V

REPORTS, RECORDS AND AUDITS

501. Reporting Requirement

A. At such times and in such forms as the City may require, Contractor shall furnish to the City such statements, records, reports, data and information as the City may request pertaining to matters covered by this Agreement.

B. On or before the fifteenth day of each month, the Contractor shall submit to the City a Public Service Agency Expenditure Report,

including copies of invoices. A copy of the "Public Service Agency Expenditure Report" form is attached hereto as Exhibit VI, and by this reference incorporated herein.

502. Maintenance of Records

A. Records, in their original form, shall be maintained in accordance with requirements prescribed by HUD under the HUD Grant Agreement and the City with respect to all matters covered by this Agreement. Such records shall be retained for a period of five (5) years after termination of this Agreement and all other pending matters are closed. "Pending matters" include, but are not limited to, audit, litigation, or other actions involving records. The City may, at its discretion, take possession and retain said records.

B. Records in their original form pertaining to matters covered by this Agreement shall at all times be retained within the Los Angeles Area unless authorization to remove them is granted in writing by the City.

503. Audits and Inspections

A. At any time during normal business hours and as often as HUD, the U.S. Comptroller General, or the City may deem necessary, the Contractor shall make available to the City for examination, all of its records with respect to all matters covered by this Agreement. The City and the U.S. Comptroller General shall have the authority to audit, examine and make excerpts or transcripts from records, including all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

1. The City shall have the authority to examine the books and records used by the Contractor in accounting for expenses incurred under this Agreement. Should these books and records not meet the minimum standards of the accepted accounting practices of the City, the City reserves the right to withhold any or all of its funding to the Contractor until such time as they do meet these standards.

2. The City shall have the authority to examine all forms and documents used, including, but not limited to, client files, purchase requisitions, purchase orders, supply requisitions, invoices, journal vouchers, travel vouchers, payroll checks and other checks used by the Contractor. It further reserves the right to require that personnel forms and documents be pre-numbered and kept under accounting control.

3. The City may require the Contractor to use any or all of the City's accounting or administrative procedures used in the

planning, controlling, monitoring, and reporting of all fiscal matters relating to this Agreement.

4. The City reserves the right to dispatch auditors of its choosing to any site where any phase of the program is being conducted. Such sites may include the home office, any branch office or other locations of the Contractor if such sites or the activities performed thereon have any relationship to the program covered by this Agreement.

5. The City shall have the authority to make physical inspections and to require such physical safeguarding devices as locks, alarms, safes, fire extinguishers, sprinkler systems, etc., to safeguard property and/or equipment authorized by this Agreement.

6. Subject to the discretion of the City, certain authorized members of the City shall have the right to be present at any and all of the Contractor staff meetings, Board of Directors meetings, Advisory Committee meetings and Advisory Board meetings if an item to be discussed is an item of this Agreement.

B. When a fiscal or special audit determines that the Contractor has expended funds which are questioned under the criteria set forth herein, the Contractor shall be notified and given the opportunity to justify questioned expenditures prior to the City's final determination of disallowed costs. The City shall determine any amount to be paid to the Contractor during the period of audit.

504. Accounting Practices

The Contractor shall maintain a system of internal control in accordance with accepted accounting practices as approved by the City. Internal control comprises the plan or organization and all of the coordinate methods and measures adopted within an organization to safeguard its assets, check the adequacy and the reliability of its accounting data, promote operating efficiency and assure adherence to prescribed management policies.

505. Documentation of Expenditures

Expenditures shall be supported by properly executed payrolls, time records, invoices, vouchers, or other official documentation evidencing in proper detail the nature and propriety of the charges. Checks, payrolls, invoices, vouchers, orders, or other accounting documents shall be clearly identified and readily accessible.

ARTICLE VI

GENERAL TERMS AND CONDITIONS

601. Indemnification and Insurance Requirements

A. Indemnification

To the maximum extent permitted by law, Contractor 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 Contractor'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. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor 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.

1. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Contractor because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

2. Waiver of Right of Subrogation. Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

B. Insurance

Contractor shall comply with the requirements set forth in Exhibit VII. Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

602. Prohibition Against Assignment

A. The Contractor shall not assign this Agreement, nor assign or transfer any interest or obligation in this Agreement (whether by assignment or novation) without prior written consent of the City,

which may be withheld in the City's sole discretion.

B. The Contractor shall not enter into any agreement with any other party under which such other party shall become the recipient of claims due or to become due to the Contractor from the City without prior written consent of the City, which may be withheld in the City's sole discretion.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Contractor or twenty-five percent (25%) or more the voting control of Contractor (whether Contractor is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Contractor 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 Contractor's assets occurs, which reduces Contractor's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

603. Limitation of Expenditures

A. The Contractor shall not expend funds provided under this Agreement subsequent to the suspension or termination of this Agreement in accordance with sections 702 and 703.

B. Expenditures shall be made in conformance with the Program Budget (Exhibit I).

C. Expenditures shall comply with 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), including Subpart D (Administrative Requirements), Subpart E (Cost Principles), and Subpart F (Audit Requirements), to the extent applicable to CDBG funded activities.

D. Expenditures shall be in direct support of the project which is the subject of this Agreement. The Contractor shall notify the City in writing of any expenditures for items jointly used for any other projects(s) and the expenditures shall be apportioned according to the percentage of direct use for this project.

E. Budget changes shall have the prior written approval of the City. Unauthorized expenditures may result in withheld payments.

604. Limitation of Corporate Acts

The Contractor shall not amend its Articles of Incorporation or Bylaws, move to dissolve, transfer any assets derived from funds provided under section 301 herein or take any other steps which may materially affect the performance of this Agreement without first notifying the City in writing. The Contractor shall notify the City immediately in writing of any change in the Contractor's corporate name.

605. Funding Reduction

A. During the performance of this Agreement, the City shall have the authority to review the Contractor's actual project expenditures and work performance. Should the City determine that the Contractor is in non-compliance with any contractual obligations, the City shall take appropriate action as provided by section 701 of this Agreement.

B. In the event that CDBG funds to the City are reduced, suspended or terminated by HUD, the City reserves the right to reduce, suspend or terminate the funds provided by this Agreement accordingly.

606. Amendment(s) to this Agreement

Either party may request an Amendment to this Agreement. Amendments to this Agreement must be in writing and properly executed by both parties and approved by the City Council.

607. Compliance with Statutes and Regulations

The Contractor warrants and certifies that in the performance of this Agreement, it shall comply with all applicable 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 laws and regulations pertaining to labor, wages, hours and other conditions of employment, and the City's Affirmative Action Plan.

A. Examples of applicable statutes, rules, regulations, or requirements include, but are not limited to the following:

1. 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards);

2. 24 Code of Federal Regulations Part 570 (Community Development Block Grant Regulations);

3. Copeland "Anti-Kickback" Act (18 U.S.C. § 874) (29 C.F.R., Part 3);

4. Contract Work Hours and Safety Standards Act (40

U.S.C. §§ 327-330) (29 C.F.R., Part 5);

5. Clean Air Act, as amended (42 U.S.C. § 7401, et seq.);

6. Federal Water Pollution Control Act, as amended (33 U.S.C. § 1251, et seq.);

7. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d) and implementing regulations;

8. Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972, (42 U.S.C. § 2000e), and implementing regulations;

9. Section 3 of the Housing and Urban Development Act of 1968, as amended; and the implementing regulations at 24 C.F.R. Part 135;

10. Section 503, Affirmative Action for Handicapped Workers ($2,500+);

11. Section 402, Affirmative Action for Vietnam Era Veterans ($10,000+);

12. The Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6101, et seq.) and implementing regulations;

13. Executive Order 11246, Non-Discrimination;

14. The assurances made by the City to the HUD in its application for funds under Title I of the Housing and Community Development Act of 1974, as amended; and

15. All applicable provisions, conditions, and assurances contained in

16. the HUD Grant Agreement between the City and HUD (Provisions therein include, but are not limited to "Section 3" compliance, Flood Disaster Protection, Equal Employment Opportunity, Lead-Based paint Hazards, Compliance with Air and Water Acts, and Nondiscrimination).

17. HUD's Equal Access Rule (24 C.F.R. §§ 5.105(a)(2), 5.403) to the extent applicable to shelter and counseling services.

B. Religious organizations must comply with the following conditions:

1. It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preference in employment to persons on

the basis of religion;

2. It will not discriminate against any person applying for such public services on the basis of religion and will not limit such services or give preference to persons on the basis of religion; and

3. It will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of such public services.

608. Waivers

A. Waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City or the Contractor.

B. 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.

609. Independent Contractor

A. Contractor acknowledges, represents and warrants that Contractor 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. Contractor understands and agrees that all persons furnishing services to City pursuant to this Agreement 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 Contractor's sole responsibility.

B. Contractor shall bear the sole responsibility and liability for furnishing Worker’s Compensation benefits to any person for injuries arising from or connected with services performed on behalf of Contractor pursuant to this Agreement.

610. Attorney’s 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.

611. Nondiscrimination Provision

The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, religion, creed, color, sex, age, disability, sexual orientation, gender identity or expression,

or national origin in the selection and retention of subcontractors, in its employment practices, in the provision of services to clients, or in the selection and retention of subcontractors, including procurement of materials and leases of equipment, and shall comply with all applicable federal, state, and local nondiscrimination laws referenced in section 607.

612. Program Income

Any program income directly generated from total or partial use of City Community Development Block Grant funds shall be expended exclusively on the activities outlined in this Agreement. All terms of this Agreement shall apply to such expenditures.

613. Reversion of Assets

Upon expiration of this Agreement, Contractor shall transfer to the City any City granted CDBG funds on hand, and any accounts receivable attributable to the use of City granted CDBG funds.

614. Anti-Lobbying

Contractor certifies that no Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.

Contractor certifies that if any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

615. Conflict of Interest

Contractor acknowledges, represents and warrants that Contractor 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. Contractor further acknowledges, represents and warrants that Contractor has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Contractor acknowledges that in the event that Contractor 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.

616. 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.

617. 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 Contractor.

618. Non-Exclusivity
Notwithstanding any provision herein to the contrary, the services provided by Contractor hereunder shall be non-exclusive, and City reserves the right to provide funding to other contractors in connection with the project.

619. Confidentiality
To the extent permissible under law, Contractor shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder, including but not limited to, personally identifiable client information.

620. 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."

621. 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.

622. Claims
Any claim by Contractor 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.

623. Interpretation
Contractor 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.

624. Severability
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.

625. 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 Contractor warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Contractor, 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 Contractor.

ARTICLE VII

DEFAULTS, SUSPENSION AND TERMINATION

701. Defaults
Should the Contractor fail for any reason to comply with the contractual obligations of this Agreement within the time specified by this Agreement, the City reserves the right to:

1. Reduce the total budget;

2. Make any changes in the general scope of this Agreement;

3. Suspend the Contractual Agreement in accordance with section 702; and

4. Terminate the Agreement in accordance with section 703.

702. Suspension

A. The City, by giving written notice, may suspend all or part of the project operations for failure of the Contractor to comply with the terms and conditions of this Agreement.

B. Said notice shall set forth the specific conditions of non-compliance and the period provided for corrective action.

C. Within five (5) working days the Contractor shall reply in writing setting forth the corrective actions which will be undertaken, subject to City approval in writing.

D. Failure to take necessary corrective actions will result in withheld funds. The City shall have final authority to determine whether or

not Contractor is in full compliance.

E. Performance under this Agreement shall be automatically suspended without any notice from the City as of the date the Contractor is not fully insured in compliance with section 601.B. Performance shall not resume without the prior written approval of City.

703. Termination

A. The parties agree that at any time during the term of the Agreement the City may terminate this Agreement or any part hereof upon giving the Contractor at least thirty (30) days written notice prior to the effective date of such termination, which date shall be specified in such notice.

B. All property, documents, data, studies, reports and records purchased or prepared by the Contractor under this Agreement shall be disposed of according to City directives.

C. In the event the Contractor goes out of existence, copies of all records relating to the project or activity that are the subject of this Agreement shall be furnished to the City.

D. Upon satisfactory completion of all termination activities, the City shall determine the total amount of compensation that shall be paid to the Contractor for any unreimbursed expenses reasonably and necessarily incurred in the satisfactory performance of this Agreement.

E. The foregoing Subsections B, C and D shall also apply if the Agreement terminates upon the date specified in section 103 or upon contractor's completion of performance.

ARTICLE VIII

ENTIRE AGREEMENT

801. Complete Agreement

This Agreement contains the full and complete 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 Contractor and City may be used to assist in the interpretation of the exhibits to this Agreement. No verbal agreement or conversation with any officer or employee of either party shall affect or modify any of the terms and conditions of this Agreement.

802 Number of Pages and Attachments

This Agreement includes 19 pages and seven exhibits which constitute the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 17th day of February, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

1736 FAMILY CRISIS CENTER,
a California nonprofit corporation

DocuSigned by:
Martin Martinez
CEE00236DAC04D0...

By: _____
Name: Martin Martinez
Title: Director of Finance
2/5/2026 | 5:50 PM PST

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT I

PROGRAM BUDGET

JULY 1, 2025 - JUNE 30, 2026

Agency Name: 1736 Family Crisis Center

Program Title: Shelter and Counseling Services Program

Cost Category	CDBG Share	Agency Share	Total Cost
Personnel	$6,235	$455,172	$461,407
Lease/Rent	$1,426	$8,944	$10,370
Equipment	-	-	-
Supplies	$1,545	$3,332	$4,877
Professional Services	-	-	-
Other*	$1,658	$112,304	$113,962
Total	$10,864	$579,752	$590,616

*Other includes client needs, telephone, utilities, facility maintenance, and insurance.

Please indicate whether you will bill on a monthly __X__ or quarterly ____ basis.

EXHIBIT II

JOB DESCRIPTIONS

See attached.

JOB DESCRIPTION
1736 FAMILY CRISIS CENTER

Position: **Program Coordinator**
Classification: Non-Exempt
Reports to:

1736 Family Crisis Center offers crisis intervention services, including four 24- hour hotlines, as well as longer-term services in client advocacy and outpatient psychotherapy. The residential counseling and support services include shelter programs for (1) runaway and homeless adolescents, (2) domestic violence and human trafficking victims and their children (emergency and transitional programs (3) Homeless prevention and rapid re-housing services for the general population and Veterans and their families. Community outreach programs are provided to educate the public and prevent mental-health problems in the general population and in targeted groups to at-risk populations.

Program Coordinator Responsibilities:

- Manages all shelter activities; reviews all shelter cases in all aspects, taking responsibility for quality and timeliness of all shelter services. Responsible for all assigned record keeping and documentation relevant to the agency.
- Attends meetings and provides outreach as directed; conducts weekly staff meetings and other shelter meetings as necessary. Interviews, trains, and supervises shelter staff, trainees, interns, and volunteers.
- Ensures adherence to agency polices/procedures and to professional ethics and good conduct on the part of the staff, volunteers, and students.
- Makes recommendations to the senior management regarding development of shelter services, policies affecting shelter services, and related matters.
- Ensures that the duties necessary to maintaining continuous shelter coverage are carried out (such as shelter coverage, house maintenance and supply operations, assessment of need for volunteers, maintenance of contacts with community resources, and other duties as appropriate)
- Other duties as assigned

Requirements:

- Advanced Degree from an accredited college/university in mental health, social services or comparable field.
- Prefer 2-5 years of experience working with populations in a residential living facility for people experiencing homelessness (combination of education and experience will be considered)
- Strong knowledge of Case management ethics, HIPAA, Programmatic standards of operation and clinical engagement, clinical documentation methods, Housing First, Harm Reduction and Trauma informed philosophies.
- Experience coordinating projects and reports
- Excellent oral and written communication skills
- Good analytical and problem-solving abilities and proactive decision-making abilities
- Proven presentation and facilitation skills
- Strong leadership skills
- Strong organizational skills

- Possess excellent team and interpersonal skills
- Able to work under minimum supervision
- Must be able to pass a fingerprint clearance, background check, including criminal history, personal references, and employment and education verifications.
- Availability to respond to staff on a 24 hour a day, seven days a week basis.

EQUAL OPPORTUNITY EMPLOYER:
1736 Family Crisis Center is an Equal Opportunity Employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, religious creed, national origin, ancestry, citizenship, physical or mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, veteran and/or military status, protected medical leaves, domestic violence victim status, political affiliation, and any other status protected by state or federal law.

EXHIBIT III

INCOME LEVEL GUIDELINES*

NO. IN FAMILY	LOW INCOME	VERY LOW INCOME	EXTREMELY LOW INCOME
1	84,850	53,000	31,850
2	96,950	60,600	36,400
3	109,050	68,150	40,950
4	121,150	75,750	45,450
5	130,850	81,800	49,100
6	140,550	87,850	52,750
7	150,250	93,900	56,400
8	159,950	100,000	60,000

*U.S. Department of Housing and Urban Development. Effective 6/1/2025.
Income Level Guidelines includes gross income from all sources for all members in the household who are 18 years of age or older and not full-time students. Income from household members under 18 years of age who are more than half-time students is not included in gross income unless regular payment is received, such as child support, social security, or aid to dependent children.

EXHIBIT IV

CLIENT INTAKE SHEET

See attached.

CLIENT INTAKE FORM (Shelter)

CLIENT ID: _____

☐ CSBG ☐ CalWORKs

Enrollment Status (circle): Emergency / Transitional

Program / Site		Client ID		Entry Date		Client Name		SSN	
Prior City		Prior State		Prior Zip		Prior District		Previous 1736 Client	Y / N
Program		Prior Client ID							
DOB		Age		Family Size		Pregnant	Y / N	If pregnant, Due Date	
Primary Language									

ADDITIONAL HOUSEHOLD MEMBER INFORMATION

ADDITIONAL HOUSEHOLD MEMBER'S NAME	ENTRY DATE	GENDER	DOB	AGE	SSN	RELATION TO HOH	RACE (Codes below)	ETHNICITY (Codes below)	HEALTH INSURANCE (Codes below)	BARRIERS (Codes below)	PRIMARY LANGUAGE

MARITAL STATUS

- ☐ A. Divorced
- ☐ B. Single
- ☐ C. Separated
- ☐ D. Married
- ☐ E. Domestic Partnership
- ☐ F. Other
- ☐ G. Client Refused

ETHNICITY

- ☐ A. Non-Hispanic/Latino
- ☐ B. Hispanic/Latino
- ☐ C. Client Doesn't Know
- ☐ D. Client Refused

GENDER

- ☐ Male
- ☐ Female
- ☐ Transgendered (MTF)
- ☐ Transgendered (FTM)
- ☐ Gender Non-Conforming (GNC)

DISABLING CONDITION / HMIS BARRIERS

Disabling Condition? ☐ Yes ☐ No

A. Mental Illness [YES] [NO]
B. Substance Abuse (Drugs, Alcohol or Both) [YES] [NO]
C. Chronic Health Condition [YES] [NO]
D. HIV/AIDS [YES] [NO]
E. Developmental Disability [YES] [NO]
F. Physical Disability [YES] [NO]
G. Other: _____

MILITARY SERVICE (VETERAN)

- ☐ Yes
  If Yes, Theater of Operation: _____
- ☐ No
- ☐ Doesn't Know
- ☐ Client Refused

RACIAL BACKGROUND (choose all that apply)

- ☐ A. White
- ☐ B. Black/African American
- ☐ C. Asian
- ☐ D. American Indian/Alaskan Native
- ☐ E. Native Hawaiian/Pacific Islander
- ☐ F. Client Doesn't Know
- ☐ G. Client Refused

SEXUAL ORIENTATION

- ☐ A. Heterosexual
- ☐ B. Gay
- ☐ C. Lesbian
- ☐ D. Bisexual
- ☐ E. Questioning / Unsure
- ☐ F. Other: _____
- ☐ G. Client Refused

HEALTH INSURANCE

- ☐ A. Medicaid (Medi-Cal)
- ☐ B. Medicare
- ☐ C. SCHIP/California Children's Services (CCS)
- ☐ D. VA Medical Services
- ☐ E. Employer-Provided Health Insurance
- ☐ F. COBRA
- ☐ G. Private Pay Health Insurance
- ☐ H. State Health Insurance for Adults
- ☐ I. Indian Health Services Program
- ☐ J. No Health Insurance

RESIDENCE PRIOR TO PROGRAM ENTRY		
LITERALLY HOMELESS	**OTHER LOCATIONS: PERMANENT AND TRANSITIONAL**	
☐ A. Emergency Shelter, including hotel or Motel paid for with emergency voucher or RHY-funded Host Home shelter	☐ K. Permanent Housing(other than RRH) for Formerly Homeless Persons	☐ W. Rental by client with other ongoing housing subsidy
☐ B. Host home (non-crisis) (for homeless TAY)	☐ L. Owned by Client, no subsidy	☐ X. Rental by client, with HCV voucher (tenant or project based)
☐ C. Place Not Meant for Human Habitation (vehicle, abandoned building, bus, train, subway station, airport or anywhere outside)	☐ M. Owned by Client, with ongoing housing subsidy	☐ Y. Rental by client in a public housing unit
☐ D. Safe Haven Shelter (Supportive housing for persons with severe mental illness who are literally homeless)	☐ N. Rental by Client, no ongoing subsidy	☐ Z. Client Doesn't Know
INSTITUTIONAL SITUATION	☐ O. Rental by Client, with VASH subsidy	☐ AA. Client Refused
☐ E. Psychiatric Hospital or Facility	☐ P. Rental by Client, with other housing subsidy (including RRH)	
☐ F. Substance Abuse Treatment Center or Detox Center	☐ Q. Rental by Client with GPD TIP	
☐ G. Hospital or other residential non-psychiatric medical facility	☐ R. Residential Project or halfway house with no homeless criteria	
☐ H. Jail, Prison or Juvenile Detention	☐ S. Hotel/Motel, paid for without emergency shelter voucher	
☐ I. Long-term Care Facility or Nursing Home	☐ T. Staying or Living with Family	
☐ J. Foster Care or Foster Care Group Home	☐ U. Staying or Living with Friend	
	☐ V. Transitional Housing	

LENGTH OF STAY IN PREVIOUS PLACE	DV HOMELESS STATUS START DATE / ES OR TH HOMELESS STATUS START DATE	
☐ A. One night or less ☐ B. Two to six nights ☐ C. One week or more, but less than 1 month ☐ D. One month or more, but less than 90 days ☐ E. 90 days or more, but less than one year ☐ F. One year or longer ☐ G. Client Doesn't Know ☐ H. Client Refused	**Approximate date fled or entered Emergency or Transitional Shelter** *(should match "Start Date" from Homeless Status Certification form)*	
	# of times homeless on the streets, in ES or TH in the past 3 years (including today)	
	# of months homeless on the street, in ES, SH in past 3 years *1 month if this is the first time*	

CLIENT INTAKE FORM (Shelter)

CLIENT ID: _____

DOMESTIC VIOLENCE VICTIM/SURVIVOR	HUMAN TRAFFICKING VICTIM	EMPLOYMENT	EDUCATION
☒ A. Yes ☐ B. No ☐ C. Don't Know ☐ D. Refused If yes, CURRENTLY FLEEING? Y ☐ N ☐ (Fleeing or attempting to flee DV, have no other residence and lack resources or support to obtain Permanent Housing)	☐ A. Yes (*If yes, also mark "Yes" to DV Victim) ☐ B. No ☐ C. Don't Know ☐ D. Refused If yes, CURRENTLY FLEEING? Y ☐ N ☐ (Fleeing or attempting to flee HT situation, have no other residence and lack resources or support to obtain Permanent Housing)	Employed? Y ☐ N ☐ If No, Unemployment Status: ☐ A. Short Term, 6 Months or less ☐ B. Long Term, More than 6 months ☐ C. Not In Labor Force If Yes, Employment Type: ☐ Part-Time ☐ Full-Time Approximate Weekly Hours: _____ If Yes, Employment Tenure: ☐ A. Permanent ☐ B. Temporary ☐ C. Seasonal ☐ D. Migrant Worker	Currently in school? Y ☐ N ☐ Highest Level Completed? ☐ A. Less than Grade 5 ☐ B. 5-6 ☐ C. 7-8 ☐ D. 9-11 ☐ E. 12 / Diploma / GED ☐ F. Some College ☐ G. Associate's Degree ☐ H. Bachelor's Degree ☐ I. Graduate Degree ☐ J. Vocational Certification
MOST RECENT DV EXPERIENCE?	**Type of Trafficking Victim**		
☐ A. Within Past 3 Months ☐ B. 3-6 Months Ago ☐ C. 6 Months to 1 Year Ago ☐ D. More than One Year Ago ☐ E. Doesn't Know	☐ Sex Trafficking ☐ Labor Trafficking ☐ Both Sex and Labor Trafficking		

INCOME SOURCES- CASH *List MONTHLY $ Amount Below		INCOME SOURCES – NON-CASH *Check All That Apply
NO INCOME	☐	☐ A. EBT/SNAP/CalFresh/Food Stamps
A. Earned Income (Employment Income)	$	☐ B. WIC
B. Unemployment	$	☐ C. CalWorks Child Care Services
C. SSI	$	☐ D. CalWorks Transportation Services
D. SSDI	$	☐ E. Other CalWorks-Funded Services
E. VA Service-Connected Disability Compensation	$	☐ F. Other (Specify): _____
F. VA Non-Service Connected Disability Compensation	$	
G. Private Disability Insurance	$	
H. Worker's Compensation	$	**REFERRAL SOURCE**
I. CalWORKs or Equivalent	$	☐ A. Shelter ☐ B. DV Shelter ☐ C. Hospital ☐ D. Mental Health ☐ E. Law Enforcement ☐ F. DCFS ☐ G. School ☐ H. DPSS ☐ I. Other (list) _____ ☐ J. Self
J. General Assistance / General Relief / GROW	$	
K. Retirement (Social Security)	$	
L. Pension or Retirement Income from Former Job	$	
M. Child Support	$	
N. Alimony (Spousal Support)	$	
O. Other Source (list): _____	$	
TOTAL INCOME	$	

CLIENT SIGNATURE		DATE		CLIENT ID	
STAFF SIGNATURE		DATE		STAFF NAME/TITLE	

EXHIBIT V

MONTHLY SUMMARY SHEET

RACE/ETHNICITY

White_____
Black/African American_____
Asian_____
American Indian or Alaskan Native_____
Native Hawaiian or Other Pacific Islander_____
American Indian or Alaska Native AND White___
Asian AND White_____
Hispanic/Latino_____
Black/African American AND White_____
American Indian/Alaska Native AND Black/African American___
Other:_____

SEX

Female Head of Household _____ (i.e., female with dependent child)

INCOME

Total Redondo Beach Clients_____

Total Low Income _____ (51%-80% Area Median Income)

Total Very Low Income _____ (31%-50% Area Median Income)

Total Extremely Low Income _____ (Equal to or less than 30%)

Total Non-Low Income_____

_____ _____

Agency Director Agency Name

EXHIBIT VI

PUBLIC SERVICE AGENCY EXPENDITURE REPORT
CITY OF REDONDO BEACH DEPARTMENT OF COMMUNITY SERVICES

1. Contractor's Name: 2. Address of Contractor:

3. Fiscal Year Report No. _____ 4. Report Period
Month or Quarter _____

5. Contact Person: 6. Telephone No.:

I. REQUEST FOR PAYMENT

1. Total Cumulative Expenditures (Section II, Column C-2, Line 5) $_____

2. Reimbursements to Date $_____

3. Amount Requested for Payment $_____

CITY USE ONLY

Date Report Received _____ *Amount Authorized* _____

Date Report Reviewed _____ *Reviewed By* _____

II. CITY FUNDED EXPENDITURES

A. LINE ITEM COSTS	B. PROGRAM BUDGET	C. EXPENDITURES		D. AVAILABLE BALANCE
		1. Current	2. Cumulative	
1. Staff Salary: wages				
2. Equipment				
3. Rent/Lease Costs				
4. Other				
5. Total Costs				

EXHIBIT VII

INSURANCE REQUIREMENTS FOR CONTRACTORS

Without limiting Contractor's indemnification obligations under this Agreement, Contractor 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 Contractor, 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 CG0001).

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

Contractor 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. An umbrella policy may be used to provide additional liability coverage, so long as the combined General Liability coverage (General Liability and umbrella) is at least $2,000,000.

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 Contractor 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 Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor'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 Contractor.

For any claims related to this project, the Contractor'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 Contractor'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 Contractor'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

Contractor 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

Contractor 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

Contractor 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.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/4/2025

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
Arthur J. Gallagher Risk Management Services, LLC
500 N Brand Boulevard, Suite 100
Glendale CA 91203

License#: 0D69293

CONTACT NAME: Elena Ibarra
PHONE (A/C, No, Ext): 818-539-8671 **FAX (A/C, No):**
E-MAIL ADDRESS: Elena_Ibarra@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkley Regional Insurance Company	29580
INSURER B : Service American Indemnity Company	39152
INSURER C : Kinsale Insuance Company	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
CRISIS1701
1736 Family Crisis Center, A California Nonprofit Public Benefit Corporation
2116 Arlington Ave. Ste #200
Los Angeles, CA 90018

COVERAGES **CERTIFICATE NUMBER:** 905043613 **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: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		HHS 8530162-14	4/1/2025	4/1/2026	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 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		HHS 8530162-14	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	[ ] **UMBRELLA LIAB** [X] OCCUR [X] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			0100360990-0	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ 2,000,000 $
B	**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		SATIS0428704	4/1/2025	4/1/2026	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			HHS 8530162-14	4/1/2025	4/1/2026	Per Claim Aggregate	$1,000,000 $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Policy: Abuse or Molestation
Policy#: HHS 8530162-14
Carrier: Berkley Regional Insurance Company
Policy Term: 4/1/2025 To 4/1/2026
Per Claim: $1,000,000 / Aggregate: $3,000,000

See Attached...

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
Melissa Cruz

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AGENCY CUSTOMER ID: CRISIS1701

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	1736 Family Crisis Center, A California Nonprofit Public Benefit Corporation 2116 Arlington Ave. Ste #200 Los Angeles, CA 90018
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Policy: Directors & Officers Liability / Employment Practices Liability
Policy#:PP5893000217-22-00
Carrier: General Security Indemnity Co of Arizona
Policy Term: 4/1/2025 To 4/1/2026
Aggregate: $3,000,000
D&O Retention: $100,000 / EPL Retention: $100,000

Policy: Crime
Policy#: TBD
Carrier: Atlantic Specialty Insurance Company
Policy Term: 4/1/2025 To 4/1/2026
Employee Theft: Limit: $2,000,000 & Deductible: $10,000
Forgery or Alteration: Limit: $2,000,000 & Deductible: $1,000
Computer And Funds Transfer Fraud: Limit: $2,000,000 & Deductible: $10,000

Policy: Cyber Liability
Policy#: ESN0540307661
Carrier: Underwriters at Lloyd's, London
Policy Term: 4/1/2025 To 4/1/2026
Incident Response Costs: $2,000,000 / Retention: $0
Legal and Regulatory Costs Limit $2,000,000 Retention $5,000
IT Security and Forensic Costs Limit $2,000,000 Retention $5,000
Crisis Communication Cost Limit $2,000,000 Retention $5,000
Privacy Breach Management Costs $2,000,000 Retention $5,000

Policy: Excess Abuse Liability
Policy #: MR25ACTY
Carrier: Underwriters at Lloyds, London
Policy Term: 4/1/25 to 4/1/26
Per Claim: $1,000,000 / Aggregate: $1,000,000

Policy: Excess Auto Liability
Policy #: IXG682737
Carrier: General Star Indemnity Company
Policy Term: 5/20/25 to 4/1/26
Combined Single Limit: $1,000,000

The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are named additional insured on General liability and Auto Liability with respect to the operations of the named insured. Workers compensation coverage is evidence only. The insurance provided in the General Liability policy is primary and any other insurance shall be excess only, and not contributing. Written notice shall be provided at least ten (10) days in advance of cancellation for non-payment of premium and thirty (30) days in advance for any other cancellation or policy change.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers
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" 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.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement Effective: 4/1/2025	Countersigned By:
1736 Family Crisis Center, A California	(Authorized Representative)

SCHEDULE

Name and Address of Additional Insured: The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers
(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. **SECTION II -** Who Is An Insured is amended to include as an insured the person(s) or organization(s) shown in the Schedule, but only with respect to their legal liability for acts or omissions of a person for whom Liability Coverage is afforded under this policy.

B. The additional insured named in the Schedule or Declarations is not required to pay for any premiums stated in the policy or earned from the policy. Any return premium and any dividend, if applicable, declared by us shall be paid to you.

C. You are authorized to act for the additional insured named in the Schedule or Declarations in all matters pertaining to this insurance.

D. We will mail the additional insured named in the Schedule or Declarations notice of any cancellation of this policy. If we cancel, we will give ten (10) days notice to the additional insured.

E. The additional insured named in the Schedule or Declarations will retain any right of recovery as a claimant under this policy.

THIS ENDORSEMENT MUST BE ATTACHED TO A CHANGE ENDORSEMENT WHEN ISSUED AFTER THE POLICY IS WRITTEN.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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CITY OF REDONDO BEACH

COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC SERVICE FUNDING AGREEMENT

CONTRACTOR: DISABILITY COMMUNITY RESOURCE CENTER

PROJECT TITLE: INDEPENDENT LIVING SERVICES (ILS) PROGRAM

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AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND DISABILITY COMMUNITY RESOURCE CENTER RELATING TO ILS PROGRAM

THIS AGREEMENT ("Agreement") is entered into between the City of Redondo Beach, a chartered municipal corporation ("City") Disability Community Resource Center, a California nonprofit corporation ("Contractor"), with reference to the following: Independent Living Services ("ILS") Program.

WITNESSETH

WHEREAS, the City has entered into a Grant Agreement with the United States Department of Housing and Urban Development, ("HUD"), pursuant to Title I of the Housing and Community Development Act of 1974, as amended, to address the community development needs of the City (the "HUD Grant Agreement");

WHEREAS, the City has received the Community Development Block Grant ("CDBG") from HUD to administer City programs as described in the HUD Grant Agreement;

WHEREAS, the City Community Services Department has been designated by the City to provide for proper planning, coordination and administration of these programs;

WHEREAS, the City Community Services Department cooperates with private organizations, other agencies of the City and agencies of other governmental jurisdictions in carrying out these programs;

WHEREAS, the project which is the subject of this Agreement has been established by the City as one of the above described programs, and has been approved by the City Council and the Mayor of the City of Redondo Beach; and

WHEREAS, the City wishes to engage the Contractor to provide the services described herein to carry out this project.

NOW, THEREFORE, the City and the Contractor agree as follows:

AGREEMENT

ARTICLE I

INTRODUCTION AND CONDITIONS PRECEDENT

101. Parties to the Agreement

The parties to this Agreement are:

1. The City of Redondo Beach, a chartered municipal corporation, having its principal office at 415 Diamond Street, Redondo Beach, California 90277.

2. Disability Community Resource Center, a California nonprofit corporation organized under the laws of the State of California, having its principal offices at 12901 Venice Boulevard, Los Angeles, California 90066.

102. Representatives of the Parties and Service of Notices

The representatives of the respective parties to whom formal notices, demands and communications shall be given are as follows:

1. The representative of the City shall be, unless otherwise stated in the Agreement:

   Elizabeth Hause, Community Services Director
   Community Services Department
   1922 Artesia Boulevard
   Redondo Beach, California 90278

2. The Administrative representative of the Contractor shall be:

   Thomas J. Hill, Executive Director
   Disability Community Resource Center
   12901 Venice Boulevard
   Los Angeles, California 90066

3. The accountant or financial representative of the Contractor shall be Susan Pearson, Senior Accounting Manager.

4. Formal notices, demands and communications to be given hereunder by either party shall be made in writing and may be effected by personal delivery or by mail. Notice by mail shall be deemed communicated as of the date of mailing.

103. Time of Performance

The term of this Agreement shall commence on July 1, 2025 and end June 30, 2026, which is subject to the provisions of sections 301, 302, and 701 herein. Performance shall not commence until the Contractor has obtained the City's approval of the insurance required in section 601.B.

104. Conditions Precedent

A. Prior to the execution of this Agreement, the parties have cooperated in the preparation of the following:

1. Program Budget. A per-unit cost of service for Contractor's services. The budget described herein shall be adhered to unless modified and approved in writing as provided by section 606 of this Agreement. The Program Budget is attached hereto as Exhibit I and by this reference incorporated herein.

2. Job Descriptions. A compilation of the individual job descriptions for all CDBG-funded personnel, attached hereto as Exhibit II, and by this reference incorporated herein.

B. Prior to the execution of this Agreement, the Contractor shall provide the City with copies of the following documents:

1. Contractor's Articles of Incorporation, and all amendments thereto, as filed with the Secretary of State.

2. Contractor's By-Laws, and all amendments thereto, as adopted by the Contractor and properly attested.

3. Resolutions or other corporate actions of the Contractor's Board of Directors, properly attested or certified, which specify the name(s) of the person(s) authorized to obligate the Contractor and execute contractual documents.

ARTICLE II

DUTIES AND POWERS OF THE CONTRACTOR

201. Services to be Provided by the Contractor

A. Client Eligibility

1. This Agreement funds DCRC Independent Living Services that are provided to City residents. During the term of this Agreement, at least 1.33% percent of the total persons served by the CDBG-funded activity shall reside in the City.

2. Contractor shall ensure fifty-one percent (51%) of the City residents served under this funding Agreement meet the low and moderate income guidelines as determined by HUD, as described in Exhibit III, attached hereto and by this reference incorporated herein. Because disabled persons are considered a HUD "limited clientele" category, it is anticipated that these clients will meet the guidelines.

3. Contractor shall verify City residency by checking a driver license, utility bill, passport or other means of comparable identification.

4. Contractor shall document disability for each CDBG-funded client,

as provided in Exhibit VI, attached hereto and by this reference incorporated herein.

5. Contractor shall submit a "Quarterly Summary Sheet," as provided in Exhibit IV, attached hereto and by this reference incorporated herein, with each request for payment. The City in its sole discretion, may withhold payment if Contractor does not submit the Quarterly Summary Sheet.

B. Services to be Provided

1. Contractor shall operate the DCRC Independent Living Services Program at its Main Office, 12901 Venice Blvd., Los Angeles, CA 90066.

2. Contractor shall ensure that the DCRC Independent Living Services Program offers the following services to persons with disabilities:
   - Independent living skills training in personal care and community mobility;
   - Recruitment and placement of personal care assistants;
   - Advocacy assistance for consumers seeking benefits and services;
   - Housing information and advocacy;
   - Counseling for individuals, groups and families; and
   - Information and referral for equipment and services.

3. Contractor's hours of operation at the Main Office shall be from 9:00 a.m. to 5:00 p.m., Monday through Friday and at an accessible satellite office located at the Beach Cities Health District Offices (the third Friday of each month from 9:00 a.m. to 1:00 p.m.).

4. Contractor shall make (and perform if required) the following services available to City residents during its normal business hours at its main office and if space is available, at the Beach Cities Health District Offices.
   - Benefits Advocacy;
   - Personal Assistance Services;
   - Peer Counseling;
   - Housing Advocacy;
   - Independent Living Services; and
   - Information and Referral Services.

5. Contractor shall ensure its Comptroller maintains accounting records and submits financial reports required under this Agreement.

C. Intended Beneficiaries

Contractor shall ensure eight (8) unduplicated City residents will be served during the contract period. Contractor shall only count clients

once even if the clients receive more than one type of service. Contractor shall ensure that four (4) City residents will be call-in clients (duplicated), and assist them on the telephone with information and referral services.

ARTICLE III

DUTIES OF THE CITY

301. Compensation

A. The City shall pay to the Contractor an amount not to exceed $7,538 for complete and satisfactory performance of the terms of this Agreement; for the period July 1, 2025 through June 30, 2026 only; subject to the provisions of sections 302 and 605 of this Agreement.

B. Funding for the periods set forth by the foregoing Subsection A is subject to change in accordance with the availability of CDBG funds provided to the City by HUD. The City reserves the right to change the amount of Compensation set forth herein accordingly.

C. The City assumes no responsibilities to pay for salaries or other expenses not specifically enumerated in this Agreement and as understood by both parties that the City makes no commitment to fund this project beyond the term of this Agreement.

D. Contractor may be reimbursed for expenditures that exceed individual cost categories as outlined in Exhibit I, provided that the total amount requested for reimbursement does not exceed the total amount set forth in Section 301.A.

302. Funding of the Agreement

Notwithstanding the provision of section 103, Time of Performance, concerning the term of the Agreement, funding shall be provided according to the following provision:

Funding for the period July 1, 2025 through June 30, 2026 shall be as set forth by section 301, Compensation herein and is subject to changes set forth by the foregoing subsection 301.C.

ARTICLE IV

METHOD AND TIME OF PAYMENT

401. Payment to the Contractor

A. The Contractor shall be reimbursed for all expenses authorized under the terms and conditions of this Agreement, subject to the availability of funds for this project and subject to all other provisions

of this Agreement.

B. Unless other arrangements are made, the City will issue reimbursement checks on a quarterly basis within 45 days of City's receipt of Contractor's "Public Service Agency Expenditure Report" (Exhibit V) and the "Quarterly Summary Sheet" (Exhibit IV), which shall detail clients served to-date under this Agreement.

402. Withheld Payments

A. Unearned payments under this Agreement may be suspended or terminated if grant funds to the City are suspended or terminated, or if the Contractor refuses to accept additional conditions imposed on it by HUD under the HUD Grant Agreement or the City.

B. The City has the authority to withhold funds under this Agreement pending a final determination by the City of questioned expenditures or indebtedness to the City arising from past or present agreements between the City and the Contractor. Upon final determination by the City of disallowed expenditures or indebtedness, the City may deduct and retain the amount of the disallowance or indebtedness from the amount of the withheld funds.

C. Payments to the Contractor may be withheld by the City if the Contractor fails to comply with the provisions of this Agreement.

403. Receipt, Use, and Accountability of Other Than Budgeted Funds

The Contractor agrees that income funds realized as a result of activities which are funded by this Agreement shall be reported in writing to the City along with the Contractor's quarterly reports. The Contractor further agrees that all such income funds shall: (1) constitute Program Income as described in section 612; (2) be the property of the City; (3) be used solely to offset the operating expenses of the activities funded by this Agreement; and (4) be subject to all of the provisions of this Agreement.

404. Utilization of Funds

Funds paid to the Contractor pursuant to this Agreement shall be used exclusively for the activities set forth by this Agreement.

ARTICLE V

REPORTS, RECORDS AND AUDITS

501. Reporting Requirement

A. At such times and in such forms as the City may require, Contractor shall furnish to the City such statements, records, reports, data and information as the City may request pertaining to matters covered by this Agreement.

B. On or before the fifteenth day of the month following a three-month period, the Contractor shall submit to the City a Public Service Agency Expenditure Report, including copies of invoices. A copy of the "Public Service Agency Expenditure Report" form is attached hereto as Exhibit V, and by this reference incorporated herein.

502. Maintenance of Records

A. Records, in their original form, shall be maintained in accordance with requirements prescribed by HUD under the HUD Grant Agreement and the City with respect to all matters covered by this Agreement. Such records shall be retained for a period of five (5) years after termination of this Agreement and all other pending matters are closed. "Pending matters" include, but are not limited to, audit, litigation, or other actions involving records. The City may, at its discretion, take possession and retain said records.

B. Records in their original form pertaining to matters covered by this Agreement shall at all times be retained within the Los Angeles Area unless authorization to remove them is granted in writing by the City.

503. Audits and Inspections

A. At any time during normal business hours and as often as HUD, the U.S. Comptroller General, or the City may deem necessary, the Contractor shall make available to the City for examination, all of its records with respect to all matters covered by this Agreement. The City and the U.S. Comptroller General shall have the authority to audit, examine and make excerpts or transcripts from records, including all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

1. The City shall have the authority to examine the books and records used by the Contractor in accounting for expenses incurred under this Agreement. Should these books and records not meet the minimum standards of the accepted accounting practices of the City, the City reserves the right to withhold any or all of its funding to the Contractor until such time as they do meet these standards.

2. The City shall have the authority to examine all forms and documents used, including, but not limited to, client files, purchase requisitions, purchase orders, supply requisitions, invoices, journal vouchers, travel vouchers, payroll checks and other checks used by the Contractor. It further reserves the right to require that personnel forms and documents be

pre-numbered and kept under accounting control.

3. The City may require the Contractor to use any or all of the City's accounting or administrative procedures used in the planning, controlling, monitoring, and reporting of all fiscal matters relating to this Agreement.

4. The City reserves the right to dispatch auditors of its choosing to any site where any phase of the program is being conducted. Such sites may include the home office, any branch office or other locations of the Contractor if such sites or the activities performed thereon have any relationship to the program covered by this Agreement.

5. The City shall have the authority to make physical inspections and to require such physical safeguarding devices as locks, alarms, safes, fire extinguishers, sprinkler systems, etc., to safeguard property and/or equipment authorized by this Agreement.

6. Subject to the discretion of the City, certain authorized members of the City shall have the right to be present at any and all of the Contractor staff meetings, Board of Directors meetings, Advisory Committee meetings and Advisory Board meetings if an item to be discussed is an item of this Agreement.

B. When a fiscal or special audit determines that the Contractor has expended funds which are questioned under the criteria set forth herein, the Contractor shall be notified and given the opportunity to justify questioned expenditures prior to the City's final determination of disallowed costs. The City shall determine any amount to be paid to the Contractor during the period of audit.

504. Accounting Practices

The Contractor shall maintain a system of internal control in accordance with accepted accounting practices as approved by the City. Internal control comprises the plan or organization and all of the coordinate methods and measures adopted within an organization to safeguard its assets, check the adequacy and the reliability of its accounting data, promote operating efficiency and assure adherence to prescribed management policies.

505. Documentation of Expenditures

Expenditures shall be supported by properly executed payrolls, time records, invoices, vouchers, or other official documentation evidencing in proper detail the nature and propriety of the charges. Checks, payrolls, invoices, vouchers, orders, or other accounting documents shall be clearly identified and readily accessible.

ARTICLE VI

GENERAL TERMS AND CONDITIONS

601. Indemnification and Insurance Requirements

A. Indemnification

To the maximum extent permitted by law, Contractor 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 Contractor'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. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor 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.

1. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Contractor because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

2. Waiver of Right of Subrogation. Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

B. Insurance

Contractor shall comply with the requirements set forth in Exhibit VII. Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

602. Prohibition Against Assignment

A. The Contractor shall not assign this Agreement, nor assign or transfer any interest or obligation in this Agreement (whether by assignment or novation) without prior written consent of the City,

which may be withheld in the City's sole discretion.

B. The Contractor shall not enter into any agreement with any other party under which such other party shall become the recipient of claims due or to become due to the Contractor from the City without prior written consent of the City, which may be withheld in the City's sole discretion.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Contractor or twenty-five percent (25%) or more the voting control of Contractor (whether Contractor is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Contractor 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 Contractor's assets occurs, which reduces Contractor's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

603. Limitation of Expenditures

A. The Contractor shall not expend funds provided under this Agreement subsequent to the suspension or termination of this Agreement in accordance with sections 702 and 703.

B. Expenditures shall be made in conformance with the Program Budget (Exhibit I).

C. Expenditures shall comply with 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), including Subpart D (Administrative Requirements), Subpart E (Cost Principles), and Subpart F (Audit Requirements), to the extent applicable to CDBG funded activities.

D. Expenditures shall be in direct support of the project which is the subject of this Agreement. The Contractor shall notify the City in writing of any expenditures for items jointly used for any other projects(s) and the expenditures shall be apportioned according to the percentage of direct use for this project.

E. Budget changes shall have the prior written approval of the City. Unauthorized expenditures may result in withheld payments.

604. Limitation of Corporate Acts

The Contractor shall not amend its Articles of Incorporation or Bylaws, move to dissolve, transfer any assets derived from funds provided under section 301 herein or take any other steps which may materially affect the performance of this Agreement without first notifying the City in writing. The Contractor shall notify the City immediately in writing of any change in the Contractor's corporate name.

605. Funding Reduction

A. During the performance of this Agreement, the City shall have the authority to review the Contractor's actual project expenditures and work performance. Should the City determine that the Contractor is in non-compliance with any contractual obligations, the City shall take appropriate action as provided by section 701 of this Agreement.

B. In the event that CDBG funds to the City are reduced, suspended or terminated by HUD, the City reserves the right to reduce, suspend or terminate the funds provided by this Agreement accordingly.

606. Amendment(s) to this Agreement

Either party may request an Amendment to this Agreement. Amendments to this Agreement must be in writing and properly executed by both parties and approved by the City Council.

607. Compliance with Statutes and Regulations

The Contractor warrants and certifies that in the performance of this Agreement, it shall comply with all applicable 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 laws and regulations pertaining to labor, wages, hours and other conditions of employment, and the City's Affirmative Action Plan.

A. Examples of applicable statutes, rules, regulations, or requirements include, but are not limited to the following:

1. 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards);

2. 24 Code of Federal Regulations Part 570 (Community Development Block Grant Regulations);

3. Copeland "Anti-Kickback" Act (18 U.S.C. § 874) (29 C.F.R., Part 3);

4. Contract Work Hours and Safety Standards Act (40

U.S.C. §§ 327-330) (29 C.F.R., Part 5);

5. Clean Air Act, as amended (42 U.S.C. § 7401, et seq.);

6. Federal Water Pollution Control Act, as amended (33 U.S.C. § 1251, et seq.);

7. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d) and implementing regulations;

8. Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972, (42 U.S.C. § 2000e), and implementing regulations;

9. Section 3 of the Housing and Urban Development Act of 1968, as amended; and the implementing regulations at 24 C.F.R. Part 135;

10. Section 503, Affirmative Action for Handicapped Workers ($2,500+);

11. Section 402, Affirmative Action for Vietnam Era Veterans ($10,000+);

12. The Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6101, et seq.) and implementing regulations;

13. Executive Order 11246, Non-Discrimination;

14. The assurances made by the City to the HUD in its application for funds under Title I of the Housing and Community Development Act of 1974, as amended; and

15. All applicable provisions, conditions, and assurances contained in

16. the HUD Grant Agreement between the City and HUD (Provisions therein include, but are not limited to "Section 3" compliance, Flood Disaster Protection, Equal Employment Opportunity, Lead-Based paint Hazards, Compliance with Air and Water Acts, and Nondiscrimination).

17. HUD's Equal Access Rule (24 C.F.R. §§ 5.105(a)(2), 5.403) to the extent applicable to the street outreach and engagement services as described in this Agreement.

B. Religious organizations must comply with the following conditions:
1. It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit

employment or give preference in employment to persons on the basis of religion;

2. It will not discriminate against any person applying for such public services on the basis of religion and will not limit such services or give preference to persons on the basis of religion; and

3. It will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of such public services.

608. Waivers

A. Waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City or the Contractor.

B. 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.

609. Independent Contractor

A. Contractor acknowledges, represents and warrants that Contractor 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. Contractor understands and agrees that all persons furnishing services to City pursuant to this Agreement 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 Contractor's sole responsibility.

B. Contractor shall bear the sole responsibility and liability for furnishing Worker’s Compensation benefits to any person for injuries arising from or connected with services performed on behalf of Contractor pursuant to this Agreement.

610. Attorney’s 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.

611. Nondiscrimination Provision

The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, religion, creed,

color, sex, age, disability, sexual orientation, gender identity or expression, or national origin in the selection and retention of subcontractors, in its employment practices, in the provision of services to clients, or in the selection and retention of subcontractors, including procurement of materials and leases of equipment, and shall comply with all applicable federal, state, and local nondiscrimination laws.

612. Program Income

Any program income directly generated from total or partial use of City Community Development Block Grant funds shall be expended exclusively on the activities outlined in this Agreement. All terms of this Agreement shall apply to such expenditures.

613. Reversion of Assets

Upon expiration of this Agreement, Contractor shall transfer to the City any City granted CDBG funds on hand, and any accounts receivable attributable to the use of City granted CDBG funds.

614. Anti-Lobbying

Contractor certifies that no Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.

Contractor certifies that if any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

615. Conflict of Interest

Contractor acknowledges, represents and warrants that Contractor 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. Contractor further acknowledges, represents and warrants that Contractor has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Contractor acknowledges that in the event that Contractor 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.

616. 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.

617. 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 Contractor.

618. Non-Exclusivity
Notwithstanding any provision herein to the contrary, the services provided by Contractor hereunder shall be non-exclusive, and City reserves the right to provide funding to other contractors in connection with the project.

619. Confidentiality
To the extent permissible under law, Contractor shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder, including but not limited to, personally identifiable client information.

620. 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."

621. 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.

622. Claims
Any claim by Contractor 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.

623. Interpretation
Contractor 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.

624. Severability
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.

625. 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 Contractor warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Contractor, 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 Contractor.

ARTICLE VII

DEFAULTS, SUSPENSION AND TERMINATION

701. Defaults
Should the Contractor fail for any reason to comply with the contractual obligations of this Agreement within the time specified by this Agreement, the City reserves the right to:

A. Reduce the total budget;

B. Make any changes in the general scope of this Agreement;

C. Suspend the Contractual Agreement in accordance with section 702; and

D. Terminate the Agreement in accordance with section 703.

702. Suspension

A. The City, by giving written notice, may suspend all or part of the project operations for failure of the Contractor to comply with the terms and conditions of this Agreement.

B. Said notice shall set forth the specific conditions of non-compliance and the period provided for corrective action.

C. Within five (5) working days the Contractor shall reply in writing setting forth the corrective actions which will be undertaken, subject to City approval in writing.

D. Failure to take necessary corrective actions will result in withheld funds. The City shall have final authority to determine whether or

not Contractor is in full compliance.

E. Performance under this Agreement shall be automatically suspended without any notice from the City as of the date the Contractor is not fully insured in compliance with section 601.B. Performance shall not resume without the prior written approval of City.

703. Termination

A. The parties agree that at any time during the term of the Agreement the City may terminate this Agreement or any part hereof upon giving the Contractor at least thirty (30) days written notice prior to the effective date of such termination, which date shall be specified in such notice.

B. All property, documents, data, studies, reports and records purchased or prepared by the Contractor under this Agreement shall be disposed of according to City directives.

C. In the event the Contractor goes out of existence, copies of all records relating to the project or activity that are the subject of this Agreement shall be furnished to the City.

D. Upon satisfactory completion of all termination activities, the City shall determine the total amount of compensation that shall be paid to the Contractor for any unreimbursed expenses reasonably and necessarily incurred in the satisfactory performance of this Agreement.

E. The foregoing Subsections B, C and D shall also apply if the Agreement terminates upon the date specified in section 103 or upon contractor's completion of performance.

ARTICLE VIII

ENTIRE AGREEMENT

801. Complete Agreement

This Agreement contains the full and complete 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 Contractor and City may be used to assist in the interpretation of the exhibits to this Agreement. No verbal agreement or conversation with any officer or employee of either party shall affect or modify any of the terms and conditions of this Agreement.

802 Number of Pages and Attachments

This Agreement includes 19 pages and seven exhibits which constitute the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 17th day of February, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

DISABILITY COMMUNITY RESOURCE CENTER, a California nonprofit corporation

DocuSigned by:
315C3994B0584EB...

By: _____
Name: Thomas J. Hill
Title: Executive Director
2/10/2026 | 1:26 PM PST

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT I

PROGRAM BUDGET

JULY 1, 2025 - JUNE 30, 2026

Agency Name: Disability Community Resource Center

Program Title: Independent Living Services (ILS) Program

Cost Category	CDBG Share	Agency Share	Total Cost
Personnel	$6,788	$8,412	$15,200
Lease/Rent			
Equipment			
Supplies			
Professional Services			
Other*	$750	$750	$1,500
Total	**$7,538**	**$9,162**	**$16,700**

Please indicate whether you will bill on a monthly _____ or quarterly __X__ basis.

*Other includes indirect costs @ 10%

EXHIBIT II

JOB DESCRIPTIONS

See attached document.

DISABILITY COMMUNITY RESOURCE CENTER

DESCRIPTION

POSITION TITLE: Comprehensive Services Specialist II
CLASSIFICATION: Non-Exempt
REPORTS TO: Program Manager

SUMMARY

The Comprehensive Services Specialist II (CSS II) is under the direction and supervision of the Program Manager and is responsible for traditional CSS II duties.

RESPONSIBILITIES

- Conduct initial interviews with new DCRC members, including collecting all information requested by DCRC and completing all documentation requested by DCRC.
- Develop transportation goals with DCRC members and distribute transportation assistance to eligible DCRC members.
- Provide three (3) hours of outreach per quarter (3 months) for a total of 12 hours a year with one (1) hour dedicated to presenting a substantive presentation to a group of 5 or more people and the two (2) hours dedicated to representing DCRC at a resource fair or other similar community event.
- Conduct comprehensive assessments and evaluations of individuals to determine their goals and desires for services.
- Develop and implement Independent Living Plans in collaboration with members, DCRC and other community service providers.
- Participate in member service meetings with DCRC and community service providers.
- Provide goal oriented resource management services around adjustment to disability and/or life situation on a group, family and/or individual basis.
- Advise individual members, community agencies and organizations of available services.
- Educate and train members around specific activities of daily living issues.
- Educate community about specific issues affecting people with disabilities and the frail elderly individuals to increase their knowledge of DCRC services and Independent Living philosophy.
- Provide Peer Counseling as needed and appropriate
- Engage in advocacy activities focused on the rights of people with disabilities.
- Participates on self-directed work teams and staff committees.
- Perform other duties as assigned by the Program Manager.

UNION REPRESENTATION

This position is a bargaining unit position. As such, the position is represented by the union, the Association of Disabled Service Employees (APDSE). Membership to the APDSE is optional; however, the APDSE is certified to represent the positions within the bargaining unit at DCRC.

I HAVE READ AND UNDERSTAND THIS JOB DESCRIPTION.

_____ _____

Employee Signature Date

EXHIBIT III

INCOME LEVEL GUIDELINES*

NO. IN FAMILY	LOW INCOME	VERY LOW INCOME	EXTREMELY LOW INCOME
1	84,850	53,000	31,850
2	96,950	60,600	36,400
3	109,050	68,150	40,950
4	121,150	75,750	45,450
5	130,850	81,800	49,100
6	140,550	87,850	52,750
7	150,250	93,900	56,400
8	159,950	100,000	60,000

*U.S. Department of Housing and Urban Development. Effective 6/1/2025.
Income Level Guidelines includes gross income from all sources for all members in the household who are 18 years of age or older and not full-time students. Income from household members under 18 years of age who are more than half-time students is not included in gross income unless regular payment is received, such as child support, social security, or aid to dependent children.

EXHIBIT IV

QUARTERLY SUMMARY SHEET

RACE/ETHNICITY

White_____ # Black/African American__ # Asian_____
American Indian or Alaskan Native_____ # Native Hawaiian or Other Pacific Islander_____ # American Indian or Alaska Native AND White____ # Asian AND White_____ # Hispanic/Latino___ # Black/African American AND White_____
American Indian/Alaska Native AND Black/African American
Other:_____

SEX

Female Head of Household _____ (i.e., female with dependent child)

INCOME

Total Redondo Beach Clients _____

Total Low Income _____ (51%-80% Area Median Income)

Total Very Low Income _____ (31%-50%) Area Median Income)

Total Extremely Low Income _____ (Equal to or less than 30%)

Total Non-Low Income _____

_____ _____
Agency Director Agency Name

EXHIBIT V

PUBLIC SERVICE AGENCY EXPENDITURE REPORT
CITY OF REDONDO BEACH
DEPARTMENT OF COMMUNITY SERVICES

1. Contractor's Name: 2. Address of Contractor:

3. Fiscal Year Report No. _____ 4. Report Period Month or Quarter _____

5. Contact Person: 6. Telephone No.:

I. REQUEST FOR PAYMENT

1. Total Cumulative Expenditures (Section II, Column C-2, Line 5) $_____

2. Reimbursements to Date $_____

3. Amount Requested for Payment $_____

CITY USE ONLY

Date Report Received _____ *Amount Authorized* _____

Date Report Reviewed _____ *Reviewed By* _____

II. CITY FUNDED EXPENDITURES

A. LINE ITEM COSTS	B. PROGRAM BUDGET	C. EXPENDITURES		D. AVAILABLE BALANCE
		1. Current	2. Cumulative	
1. Staff Salary: wages				
2. Equipment				
3. Rent/Lease Costs				
4. Other				
5. Total Costs				

EXHIBIT VI

APPLICATION

See attached document.

DISABILITY COMMUNITY RESOURCE CENTER

Application Form

Name:_____ **Today's Date:** _____

Address:_____

City:_____ **State:**_____ **Zip:**_____

Home: (___)_____ **Cell: (___)**_____ **Work: (___)**_____

E-mail:_____

Date of Birth:_____ **Gender:**_____ **Ethnic Group:** _____

Marital Status:_____ **Are you a Veteran? ☐ Yes ☐ No**

Who referred you to DCRC? _____

Are you, or have you ever worked with anyone at DCRC? ☐ Yes ☐ No

If yes, staff name: _____

Were you referred by the Department of Rehabilitation? ☐ Yes ☐ No

Counselor's Name:_____ **Phone number: (___)**_____

Current Housing Status:_____ **Number of persons in household:** _____

Do you or anyone in your household have unmet employment needs? ☐Yes ☐ No

Have you missed or been late on a home rental or mortgage payment within the last 12 months? ☐ ☐Yes ☐ No

Do you or anyone in your household have an unmet childcare/afterschool need? ☐ Yes ☐ No

Do you have any children under the age of 16? ☐ Yes ☐ No

Education Level: How many years of schooling have you had? _____

If you are eligible to vote, would you like to register today? ☐ Yes ☐ No ☐ Already Registered

Disability: Please specify your disabilities **Onset of Disability:** _____

Physical:_____ **Visual:**_____

Mental:_____ **Hearing:**_____

Learning: _____ **Other:** _____

Income Source: How much is your income for each source?

SS Retirement $ _____ **SDI $** _____ **SSDI $** _____ **SSI $** _____

VA Benefits $ _____ **General Relief $** _____ **Cal Fresh $** _____

Unemployment $ _____ **Employment $** _____ **Other: $** _____

SR Revised 5/8/2018

Health Insurance:

☐ Medi-Cal ☐ Medicare ☐ Private ☐ None ☐ Other: _____

Emergency Contacts:

Name:_____

_____ Address:

_____

_____ Telephone: (_____)

_____Relationship:

_____ Doctor's name:

_____Phone number: (_____)

_____

Would you like information about the programs and services that are offer through the Southern California Gas Company? ☐ Yes ☐ No

Current/Prior Agencies you have worked with:

_____ _____ _____

Choose the top 3 services listed below that DCRC can assist you with. Please rank the services in order of importance.

_____Case Management/Skills Training	_____ Department of Rehabilitation
_____Peer Counseling	_____ Mental Health Services
_____Food/Clothing	_____ Benefits Assistance
_____Employment	_____ Housing Assistance
_____Transportation	_____ Assistive Technology
_____Personal Assistance	_____ Medical
_____Money Management	_____ Financial Literacy
_____Basic Computer Training	_____ Social Activities & Groups

Is there any additional information that you can provide us to better assist you with receiving services at DCRC?

_____

_____

_____

For staff use only

☐ Eligible ☐ Ineligible Referral to: _____

Explanation of circumstances: member was found eligible/ ineligible based on comprehensive initial interview by service Specialist and will benefit from DCRC programs.

Explanation of Circumstances: _____

_____

Staff signature: _____ _____

Staff Date

Ineligibility follow-up: ☐1 year

Verified City of LA Residence Self-Certified: ☐ Income ☐ Residency

EXHIBIT VII

INSURANCE REQUIREMENTS FOR CONTRACTORS

Without limiting Contractor's indemnification obligations under this Agreement, Contractor 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 Contractor, 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 CG0001).

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

Contractor 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. An umbrella policy may be used to provide additional liability coverage, so long as the combined General Liability coverage (General Liability and umbrella) is at least $2,000,000.

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 Contractor 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 Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor'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 Contractor.

For any claims related to this project, the Contractor'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 Contractor'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 Contractor'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

Contractor 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

Contractor 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

Contractor 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.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/06/2025

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 All-Cal Insurance Agency 505 Vernon Street Roseville CA 95678	**CONTACT NAME:** Kimberly Zatkulak **PHONE (A/C, No, Ext):** (916) 784-9070 **FAX (A/C, No):** (916) 784-0158 **E-MAIL ADDRESS:** kimberly@all-calinsurance.com
INSURED Disability Community Resource Center 12901 Venice Blvd Los Angeles CA 90066	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Great American Assurance Company — 26344 **INSURER B :** Great American Alliance Insurance Company — 26832 **INSURER C :** State Compensation Insurance Fund (SCIF) — 35076 **INSURER D :** Swiss Re Corporate Solutions America Insurance — 29874 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** CL257116234 **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: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		PAC 2607774 07	07/01/2025	07/01/2026	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 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		PAC 2607774 07	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	[X] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			UMB 2607775 07	07/01/2025	07/01/2026	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [Y] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		9063301-25	07/01/2025	07/01/2026	[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	Cyber Liability			C-4MA1-239451-CYBER-2025	07/01/2025	07/01/2026	Limit Deductible	$2,000,000 $5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers shall be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the Contractor if required by written contract per the attached forms CG 89 70 and CA 86 20. The named insured is responsible to provide any 30 day notice of cancellation.

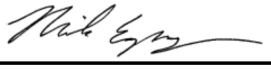
CERTIFICATE HOLDER

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



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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
All-Cal Insurance Agency	Disability Community Resource Center
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Insurer A: Policy No. PAC 2607774 07
Effective 07/01/2025 - 07/01/2026

Professional Liability: $1,000,000 / $3,000,000
Abuse or Molestation: $1,000,000 / $3,000,000
Liquor Liability: $1,000,000 / $3,000,000
Employee Dishonesty: $300,000 (Deductible: $3,000)

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CG 89 70 (Ed. 11/14)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SIGNATURE GENERAL LIABILITY BROADENING ENDORSEMENT

This Endorsement modifies and is subject to the insurance provided under the following form:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following extension only applies in the event that no other specific coverage for the indicated loss exposure is provided under this Policy. If other specific coverage applies, the terms, conditions and limits of that Coverage are the exclusive coverage applicable under this Policy, unless otherwise noted in this Endorsement. This is a summary of the various additional coverages and coverage modifications provided by this Endorsement. For complete details on specific coverages, consult the actual policy wording.

Coverage Description	Limit of Insurance	Page
Non-Owned Aircraft	Included	2
Non-Owned Watercraft	Included	2
Bodily Injury - Mental Injury, Mental Anguish, Humiliation or Shock	Included	3
Medical Payments	$ 20,000	3
Damage to Premises Rented to You	$ 1,000,000	3
Supplementary Payments - Bail Bonds	$ 3,000	4
Supplementary Payments - Loss of Earnings	$ 1,000 per day	4
Newly Formed or Acquired Organizations	Included	4
Unintentional Failure to Disclose Hazards	Included	5
Knowledge of Occurrence, Claim or Suit	Included	5
Property Damage Liability - Elevators	Included	5
Property Damage Liability - Borrowed Equipment	Included	5
Liberalization Clause	Included	6
Amendment of Pollution Exclusion (Premises)	Included	6
Limited Property Damage to Property of Others	$ 5,000	6
Additional Insured - Manager or Lessor of Premises	Included	7

Coverage Description	Limit of Insurance	Page
Additional Insured - Funding Sources	Included	7
Additional Insured - By Contract	Included	8
Primary and Non-Contributory Additional Insured Extension	Included	10
Additional Insureds - Protection of Your Limits	Included	10
Blanket Waiver of Transfer of Rights of Recovery Against Others to Us (Subrogation)	Included	11
Property Damage Extension With Voluntary Payments	$ 1,000/$ 5,000	11
Who Is An Insured - Fellow Employee Extension - Management Employees	Included	12
Broadened Personal and Advertising Injury	Included	12

A. Non-Owned Aircraft

Under paragraph **2. Exclusions** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**, exclusion **g. Aircraft**, **Auto or Watercraft** does not apply to an aircraft provided:

1. it is not owned by any insured;

2. it is hired, chartered or loaned with a trained paid crew;

3. the pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating him or her a commercial or airline pilot; and

4. it is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the Insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this Policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. Non-Owned Watercraft

Under paragraph **2. Exclusions** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**, subparagraph **(2)** of exclusion **g. Aircraft**, **Auto or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) less than 60 feet long; and

(b) not being used to carry persons or property for a charge.

C. Bodily Injury - Mental Injury, Mental Anguish, Humiliation or Shock

Under **SECTION V - DEFINITIONS**, Definition **3.** is replaced by the following:

3. "Bodily Injury" means physical injury, sickness, or disease, including death of a person. "Bodily Injury" also means mental injury, mental anguish, humiliation, or shock if directly resulting from physical injury, sickness, or disease to that person.

D. Medical Payments

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this Policy are amended as follows:

The Medical Expense Limit in paragraph **7.** of **SECTION III - LIMITS OF INSURANCE** is replaced by the following Medical expense Limit:

The Medical Expense Limit provided by this Policy shall be the greater of:

a. $ 20,000; or

b. the amount shown in the Declarations for Medical Expense Limit

This provision **7.** is subject to all the terms of **SECTION III - LIMITS OF INSURANCE**.

E. Damage to Premises Rented to You

If Damage to Premises Rented to You is not otherwise excluded from this Coverage Part:

1. Under paragraph **2. Exclusions** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**:

3. The last paragraph of paragraph **2. Exclusions** is deleted in its entirety and replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke, leakage from an automatic fire protection system or water to premises while rented to you or temporarily occupied by you with permission of the owner. A separate Limit of Insurance applies to this coverage as described in **SECTION III - LIMITS OF INSURANCE**.

However, this insurance does not apply to damage to premises while rented to you, or temporarily occupied by you with the permission of the owner, caused by:

i. rupture, bursting, or operation of pressure relief devices;

ii. rupture or bursting due to expansion or swelling of the contents of any building or structure, caused by or resulting from water;

iii. explosion of steam boilers, steam pipes, steam engines, or steam turbines; or

iv. flood

2. Paragraph **6.** Under **SECTION III - LIMITS OF INSURANCE** is deleted in its entirety and replaced with the following:

6. Subject to paragraph **5.** above, the most we will pay under **Coverage A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage caused by fire, lightning, explosion, smoke, leakage from automatic fire protection system or water while rented to you or temporarily occupied by you with the permission of the owner, for all such damage caused by fire, lightning, explosion, smoke, leakage from automatic fire protection systems or water proximately caused by the same event, whether such damage results from fire, lightning, explosion, smoke, leakage from automatic fire protection systems or water or any combination of the six, is the higher of $ **1,000,000** or the amount shown in the Declarations for the Damage to Premises Rented to You Limit.

3. Under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, subsection **4.** Other Insurance, paragraph **b.** Excess Insurance where the words "Fire insurance" appear they are changed to "insurance for fire, lightning, explosion, smoke, leakage from an automatic fire protection system or water."

4. As regards coverage provided by this provision **I. Damage to Premises Rented to You** - paragraph **9.a.** of **Definitions** is replaced with the following:

9. a. a contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, leakage from automatic fire protection systems or water to premises while rented to you or temporarily occupied by you with the permission of the owner is not an "insured contract";

F. Supplementary Payments

1. In the **Supplementary Payments - Coverages A** and **B** provision, paragraph **1.b.** is replaced with:

b. Up to **$ 3,000** for the cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d.** is replaced by the following:

d. All reasonable expenses incurred by the Insured at our request to assist us in the investigation or defense of the claim or "suit," including actual loss of earnings up to **$ 1,000** a day because of time off work.

G. Newly Formed or Acquired Organizations

Paragraph **3.** of **SECTION II - WHO IS AN INSURED** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, 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 until the expiration of the policy period in which the entity was acquired or formed by you;

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.

d. records and descriptions of operations must be maintained by the first named insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a named insured in the Declarations or qualifies as an insured under this provision.

H. Unintentional Failure to Disclose Hazards

Under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, the following is added to Condition **6. Representations**:

Failure of the Insured to disclose all hazards existing as of the inception date of this Policy shall not prejudice the insurance with respect to the coverage afforded by this Policy, provided such failure or omission is not intentional on the part of the Insured.

I. Knowledge of Occurrence, Claim or Suit

Under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, the following is added to Condition **2. Duties in the Event of Occurrence**, **Offense**, **Claim or Suit**:

Knowledge of any occurrence, claim, or suit by any agent, servant or employee of the Named Insured does not in itself constitute knowledge by the Insured unless notice of such injury, claim or suit shall have been received by:

a. you, if you are an individual;

b. a partner, if you are a partnership

c. an executive officer or insurance manager, if you are a corporation.

J. Property Damage Liability - Elevators

1. Under paragraph **2. Exclusions** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**, subparagraphs **(3)**, **(4)** and **(6)** of exclusion **j. Damage to Property** do not apply if such property damage results from the use of elevators.

2. The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, Condition **4. Other Insurance**, paragraph **b. Excess Insurance**:

The insurance afforded by this provision of this Endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

K. Property Damage Liability - Borrowed Equipment

1. Under paragraph **2. Exclusions** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**, subparagraph **(4)** of exclusion **j. Damage to Property** does not apply to "property damage" to borrowed equipment while not being used to perform operations at a job site.

2. The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY Conditions**, Condition **4. Other Insurance**, paragraph **b. Excess Insurance**:

The insurance afforded by this provision of this Endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

L. Liberalization Clause

If we revise this Signature General Liability Broadening Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the date the revision is effective in your state.

M. Amendment of Pollution Exclusion (Premises)

1. The following is added to paragraph **(1)(a)** of Exclusion **f.** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**:

(iv) "Bodily injury" or "property damage" arising out of the actual discharge, dispersal, seepage, migration, release or escape of "pollutants."

As used in this Endorsement, the actual discharge, dispersal, seepage, migration, release or escape of pollutants must:

(aa) commence on a clearly identifiable day during the policy period; and

(bb) end, in its entirety, within seventy-two (72) hours of the commencement of the discharge, dispersal, seepage, migration, release or escape of "pollutants"; and

(cc) be discovered and reported to us within fifteen (15) days of the clearly identifiable day that the discharge, dispersal, seepage, migration, release or escape of "pollutants" commences; and

(dd) be neither expected nor intended from the standpoint of any insured; and

(ee) be unrelated to any previous discharge, dispersal, seepage, migration, release or escape; and

(ff) not originate at or from a storage tank or other container, duct or piping which:

a. is below the surface of the ground or water; or

b. at any time has been buried under the surface of the ground or water and then is subsequently exposed.

2. For the purposes of this coverage, the following is added to the definition of "property damage" of **SECTION V - DEFINITIONS** and applies only as respects this coverage:

Land or water, whether below ground level or not, is not tangible property.

3. Coverage provided hereunder does not apply to any discharge, dispersal, seepage, migration, release or escape that is merely threatened or alleged rather than shown to have actually occurred.

N. Limited Property Damage to Property of Others

The following is added under **SECTION I - SUPPLEMENTARY PAYMENTS - COVERAGES A** and **B**:

3. We will pay up to $ 5,000 for loss to personal property of others while in the temporary care, custody or control of an insured caused by any person participating in your organized activities. For the purpose of this supplementary payment, loss shall mean damage or destruction but does not include mysterious disappearance or loss of use. In the event of a theft, a police report must be filed. This supplementary payment does not apply if:

a. coverage is otherwise provided by the Property Coverage part (if any) of this Policy; or

b. the loss is covered by any other insurance you have or by any insurance of such person who causes such loss.

These payments will not reduce the Limits of Insurance.

O. Additional Insured - Manager or Lessor of Premises

1. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person or organization from whom you lease or rent property and which requires you to add such person or organization as an additional insured on this Policy under:

(a) a written contract; or

(b) an oral agreement or contract where a Certificate of Insurance showing that person or organization as an additional insured has been issued;

but the written or oral contract or agreement must be an "insured contract," and,

(i) currently in effect or become effective during the term of this Policy; and

(ii) executed prior to the "bodily injury," "property damage," "personal and advertising injury."

2. With respect to the insurance afforded to the Additional Insured identified in paragraph **1.** above, the following additional provisions apply:

(a) This insurance applies only with respect to the liability arising out of the ownership, maintenance or use of that part of the premises leased to you.

(b) The Limits of Insurance applicable to the Additional Insured are the lesser of those specified in the written contract or agreement or in the Declarations for this Policy and subject to all the terms, conditions and exclusions for this Policy. The Limits of Insurance applicable to the Additional Insured are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.

(c) In no event shall the coverages or Limits of Insurance in this Coverage Form be increased by such contract.

(d) Coverage provided herein is excess over any other valid and collectible insurance available to the Additional Insured whether the other insurance is primary, excess, contingent or on any other basis unless a written contractual arrangement specifically requires this insurance to be primary.

(e) This insurance applies only to the extent permitted by law.

3. This insurance does not apply to:

(a) Any "occurrence" or offense which takes place after you cease to be a tenant in that premises.

(b) Structural alterations, new construction or demolition operations performed by or on behalf of the Additional Insured.

P. Additional Insured - Funding Sources

1. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any Funding Source which requires you in a written contract to name the Funding Source as an additional insured but only with respect to liability arising out of:

a. your premises; or

b. "your work" for such additional insured; or

c. acts or omissions of such additional insured in connection with the general supervision of "your work"

and only to the extent set forth as follows:

a. The Limits of Insurance applicable to the Additional Insured are the lesser of those specified in the written contract or agreement or in the Declarations for this Policy and subject to all the terms, conditions and exclusions for this Policy. The Limits of Insurance applicable to the Additional Insured are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.

b. The insurance afforded to the Additional Insured only applies to the extent permitted by law

c. If coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

d. In no event shall the coverages or Limits of Insurance in this Coverage Form be increased by such contract.

Q. Additional Insureds - By Contract

1. **SECTION II - WHO IS AN INSURED** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" arising out of:

a. your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your ongoing operations for the Additional Insured that are subject of the written contract or written agreement provided that the "bodily injury" or "property damage occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

b. the maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

c. the Additional Insureds financial control of you; or

d. operations performed by you or on your behalf for which the state or political subdivision has issued a permit

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and

2. if coverage provided to the Additional Insured is required by contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide such additional insured.

With respect to paragraph **1.a.** above, a person's or organization's status as an additional insured under this Endorsement ends when:

(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 for 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.

With respect to paragraph **1.b.** above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this Endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage."

We have no duty to defend an additional insured under this Endorsement until we receive written notice of a "suit" by the Additional Insured as required in paragraph **b.** of Condition **2. Duties in the Event of Occurrence**, **Offense**, **Claim or Suit** under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITION**.

2. With respect to the insurance provided by this Endorsement, the following are added to paragraph **2. Exclusions** under **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**:

This insurance does not apply to:

a. "Bodily injury" or "property damage" that occurs prior to your commencing operations at the location where such "bodily injury" or "property damage" occurs.

b. "Bodily injury," "property damage" or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services, including:

(1) the preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) supervisory, inspection, architectural or engineering activities.

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 architectural, engineering or surveying services.

c. "Bodily injury" or "property damage" occurring 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 for 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.

d. Any person or organization specifically designated as an additional insured for ongoing operations by a separate additional insured endorsement issued by us and made part of this Policy.

3. With respect to the insurance afforded to these Additional Insureds, the following is added to **SECTION III - LIMITS OF INSURANCE**:

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

a. required by the contract or agreement; or

b. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This Endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

R. Primary and Non-Contributory Additional Insured Extension

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this Policy.

Condition **4. Other Insurance** of **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to paragraph **a. Primary Insurance**:

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) the Additional Insured is a named insured under such other insurance; and

(2) you have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the Additional Insured.

b. The following is added to paragraph **b. Excess Insurance**:

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the Additional Insured is designated as a named insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the Additional Insured has been added as an additional insured on other policies.

S. Additional Insureds - Protection of Your Limits

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this Policy.

1. The following is added to Condition **2. Duties in the Event of Occurrence**, **Offense**, **Claim or Suit**:

An additional insured under this Endorsement will as soon as practicable:

a. give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the Additional Insured; and

c. agree to make available any other insurance which the Additional Insured has for a loss we cover under this Coverage Part.

d. we have no duty to defend or indemnify an additional insured under this Endorsement until we receive written notice of a "suit" by the Additional Insured.

2. The Limits of Insurance applicable to the Additional Insured are those specified in a written contract or written agreement or the Limits of Insurance stated in the Declarations of this Policy and defined in **SECTION III - LIMITS OF INSURANCE** of this Policy, whichever are less. These limits are inclusive of and not in addition to the Limits of Insurance available under this Policy.

T. Blanket Waiver of Transfer of Rights of Recovery Against Others to Us (Subrogation)

Under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, the following is added to Condition **8. Transfer of Rights of Recovery Against Others to Us**:

If required by a written contract or written agreement, we waive any right of recovery we may have against a person or organization because of payment we make for injury or damage arising out of your ongoing operations or "your work" done under a contract for that person or organization and included in the "products-completed operations hazard" provided that the injury or damage occurs subsequent to the execution of the written contract or written agreement.

U. Property Damage Extension with Voluntary Payments

1. The following is added to paragraph **1. Insuring Agreement** of **SECTION I - COVERAGE A - Bodily Injury and Property Damage Liability**:

At your request we will pay for "loss" to property of others caused by your business operations for which this Policy provides liability insurance. Such payment will be made without regard to your legal obligation to do so. The "loss" must occur during the policy period and must take place in the "coverage territory."

2. With respect to the coverage afforded under paragraph **1.** above, paragraph **2. Exclusions** of **SECTION I - COVERAGES A - Bodily Injury and Property Damage Liability** is amended as follows:

Exclusions **j.(3)**, **j.(4)**, **j.(5)** and **j.(6)** are deleted.

3. As respects coverage afforded by this coverage, **SECTION III - LIMITS OF INSURANCE** is replaced by the following:

Regardless of the number of insureds, claims made or "suits" brought or persons or organizations making claims or bring "suits":

1. Subject to **2.** Below, the most we will pay for one or more "loss" arising out of any one "occurrence" is **$ 1,000**.

2. The aggregate amount we will pay for the sum of all "loss" in an annual period is **$ 5,000**. This aggregate amount is part of and not in addition to the General Aggregate Limit described in paragraph **2.** of **SECTION III - LIMITS OF INSURANCE**.

V. Who Is an Insured - Fellow Employee Extension - Management Employees

1. The following is added to paragraph **2.a.(1)** of **SECTION II - WHO IS AN INSURED**:

Paragraph **(a)** and **(b)** above do not apply to "bodily injury" or "personal and advertising injury" caused by an "employee" who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the "employee's" job responsibilities assigned by you, including the direct supervision of other "employee" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury," caused in whole or in part by their intoxication by liquor or controlled substances.

This coverage is excess over any other valid and collectable insurance available to your "employee."

W. Broadened Personal and Advertising Injury

1. Unless "Personal and Advertising Injury" is excluded from this Policy, the following is added to **SECTION V - DEFINITIONS** Item **14.**:

h. mental injury, mental anguish, humiliation, or shock, if directly resulting from Items **14.a.** through **14.e**.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SIGNATURE BUSINESS AUTO BROADENING ENDORSEMENT

This endorsement modifies insurance provided under the following form:

BUSINESS AUTO COVERAGE FORM

To the extent that the provisions of this endorsement provide broader benefits to the "insured" than other provisions of the policy, the provisions of this endorsement apply.

This is a summary of the various additional coverages and coverage modifications provided by this endorsement. For complete details on specific coverages, consult the actual policy wording.

Coverage	Limit of Insurance	Page
Who is an Insured - Employees, Partners, Members, Volunteers and Board Members	Included	2
Automatic Additional Insureds - By Contract and Primary and Non-Contributory Provision	Included	2
Leased Auto Coverage	Included	3
Owned Subsidiaries and Newly Acquired or Formed Organizations	Included	4
Supplementary Payments - Bail Bonds	$5,000	4
Supplementary Payments - Loss of Earnings	$1,000 per day	4
Fellow Employee	Included	5
Physical Damage Coverage Extensions - Towing	$200 - any auto	5
Physical Damage Coverage Extensions - Glass Breakage	No Deductible	5
Physical Damage Coverage Extensions - Transportation Expenses	$100 per day, $3,000 max	5
Hired Auto Physical Damage Coverage	$100 per day, $3,000 max	5
Total Theft of a Covered Auto	$500 - personal items, $1,000 - reasonable expenses to return stolen auto	6
Auto Loan / Lease Gap Protection	Included	6
Customization Coverage	$2,000	7

Coverage	Limit of Insurance	Page
Newly Acquired Owned Autos and Donated Autos Physical Damage Coverage	$100,000	7
Rental Reimbursement Coverage	$100 per day up to 30 days	8
	$500 for reasonable expenses to remove and replace your materials and equipment	8
Accidental Discharge - Airbag Coverage	Included	8
Original Equipment Manufacturer OEM Part Replacement	Included	8
Multiple Deductibles	Included	8
Notice and Knowledge of Occurrence - Duties in the Event of Accident, Claim, Suit or Loss	Included	8
Blanket Waiver of Subrogation By Written Contract	Included	9
Unintentional Failure to Disclose Hazards	Included	9
Mental Anguish	Included	9

A. WHO IS AN INSURED - EMPLOYEES, PARTNERS, MEMBERS, VOLUNTEERS AND BOARD MEMBERS

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. 1. Who is An Insured is amended by adding the following:

d. Any "employee", partner or member of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

e. Anyone volunteering services to you while using a covered "auto" you don't own, hire or borrow in activities necessary to your business. Anyone else who furnishes that "auto" is also an "insured".

f. Board members (or their spouses) while renting a vehicle while on business for the named insured.

B. AUTOMATIC ADDITIONAL INSUREDS - BY CONTRACT AND PRIMARY AND NON-CONTRIBUTORY PROVISION

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. 1. Who is An Insured is amended to include as an Insured any person or organization whom you are required to add as an Additional Insured on this policy under:

a. a written contract or written agreement:

(1) in effect on the date of the "accident"; and

(2) signed by all parties prior to the "accident."

This person or organization is an Additional Insured only to the extent you are liable for an "accident" caused, in whole or in part, by the use of a covered "auto" being driven by you or any "insured." However;

a. the insurance afforded to such Additional Insured only applies to the extent permitted by law; and

b. if coverage provided to the Additional Insured is required by a written contract or written agreement, the insurance afforded to such Additional Insured will not be broader than that which you are required by the written contract or written agreement to provide for such Additional Insured.

With respect to insurance provided to an Additional Insured the following provisions apply:

a. This insurance is primary to and will not seek contribution from any other insurance available to an Additional Insured under your policy provided that:

(1) The Additional Insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the Additional Insured.

b. When a written contract or written agreement does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the Additional Insured is designated as a Named Insured.

c. Regardless of the written contract or written agreement between you and an Additional Insured, this insurance is excess over any other insurance whether primary, excess, contingent or any other basis for which the Additional Insured has been added as an additional insured on other policies.

d. If coverage provided to the additional insured is required by a written contract or written agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

(1) Required by the written contract or written agreement; or

(2) Available under the applicable Limits of Insurance show in the Declarations;

whichever is less.

C. LEASED AUTO COVERAGE

With respect to insurance provided to an Additional Insured who is a lessor of a "leased auto" the following provisions apply:

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage is amended by adding the following:

Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not covered "auto" you hire or borrow.

For a covered "auto" that is a "leased auto" Who Is An Insured is changed to include as an "Insured" the lessor.

The coverages provided under this endorsement apply to any "leased auto" described in the

Schedule until the expiration date shown in the Schedule, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

SECTION IV - BUSINESS AUTO CONDITIONS, A.4. Loss Payment - Physical Damage Coverages is amended by adding the following:

a. We will pay, as interest may appear, you and the lessor for "loss" to a "leased auto."

b. The insurance covers the interest of the lessor unless the "loss" results from fraudulent acts or omissions on your part.

c. If we make any payment to the lessor, we will obtain his or her rights against any other party.

SECTION V - DEFINITIONS is amended by adding the following definition:

"Leased auto" means any "auto" leased or rented to you including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary insurance for the lessor.

D. OWNED SUBSIDIARIES AND NEWLY ACQUIRED OR FORMED ORGANIZATIONS

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. 1. Who is An Insured is amended by adding the following:

The following are "insureds":

a. Any subsidiary which is a legally incorporated entity of which you maintain ownership or majority interest on the effective date of this Coverage Form except:

(1) Any subsidiary that is an insured under any other automobile liability policy.

(2) Any subsidiary which would be an insured under any other automobile liability policy but for the termination of such policy or exhaustion of such policy's Limits of Insurance.

b. Any organization you newly acquire or form, and in which you maintain ownership or majority interest, but only for the period beginning when you first maintained majority interest until the end of the policy period of this Coverage Form, or the next anniversary of the inception date of this Coverage From, whichever is earlier. However, the newly acquired or formed organization is not an "Insured":

(1) For "bodily injury" or "property damage" resulting from an "accident" that occurred before you acquired or formed the organization.

(2) If it is an insured under any other automobile liability policy or would be an insured under any other automobile liability policy but for the termination of such policy or exhaustion of such policy's Limits of Insurance.

E. SUPPLEMENTARY PAYMENTS

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A.2.a.(2) is deleted and replaced with the following:

(2) Up to $5,000 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.

SECTION II - COVERED AUTOS LIABILITY COVERAGE, A.2.a.(4) is deleted and replaced with the following:

(4) All reasonable expenses incurred by the "Insured" at our request, including actual loss of earnings up to $1,000 a day because of time off from work.

F. FELLOW EMPLOYEE

SECTION II - LIABILITY COVERAGE is amended to add the following after Paragraph **B.5.b:**

This exclusion does not apply to "bodily injury" resulting from the use of a covered "auto" you own or hire. Coverage afforded by this section is excess over any other collectible insurance.

G. PHYSICAL DAMAGE COVERAGE EXTENSIONS - TOWING

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 2. Towing is deleted in its entirety and replaced with the following:

2. Towing

We will pay up to $200 for towing and labor costs incurred each time a covered "auto" is disabled. However, the labor must be performed at the place of disablement. No deductible applies to this enhancement.

H. PHYSICAL DAMAGE COVERAGE EXTENSIONS - GLASS BREAKAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 3. Glass Breakage - Hitting a Bird or Animal - Falling Objects or Missiles is amended by adding the following:

No deductible for covered "autos" applies to "loss" resulting from glass breakage.

I. PHYSICAL DAMAGE COVERAGE EXTENSIONS - TRANSPORTATION EXPENSES

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, a. is deleted in its entirety and replaced with the following:

a. Transportation Expenses

We will pay up to $100 per day to a maximum of $3,000 for temporary transportation expense incurred by you because of "loss" to a covered "auto". We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred until the covered "auto" is returned to use or we pay for its "loss," regardless of the policy's expiration.

We will pay under this coverage extension only that amount of Transportation Expenses which is not already provided under **O. Rental Reimbursement Coverage** of this endorsement.

J. HIRED AUTO PHYSICAL DAMAGE COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

HIRED AUTO PHYSICAL DAMAGE COVERAGE

If Comprehensive Coverage, Specified Causes of Loss or Collision Coverage is shown in the Declarations for any covered "auto", then the same type of Physical Damage Coverage is provided for any Hired Auto, subject to the following:

a. The most we will pay for any one "accident" or "loss" the lesser of:

(1) the actual cash value of the covered "auto" at the time of the "loss"; or

(2) the actual cost to repair or replace such covered "auto" at the time of the "loss."

b. The Limit of Insurance as determined under Paragraph **J.a.**, above, will be reduced by any applicable Comprehensive or Collision deductible for each covered "auto." This deductible will be equal to the largest deductible applicable under any coverage for such covered "auto." No deductible applies to "loss" caused by fire or lightning.

c. The coverage provided by this coverage extension will be excess over any other collectible insurance.

d. Subject to Paragraphs **J.a**, **J.b** and **J.c**, above, we will provide the broadest coverage applicable to any covered "auto" shown in the Declarations.

e. For coverage provided under this coverage extension, the last sentence of Paragraph **A.4.b** under **SECTION III - PHYSICAL DAMAGE COVERAGE**, is deleted and replaced with the following:

However, the most we will pay for any expenses for loss of use is $100 per day, to a maximum of $3,000 per "accident" if loss of use results from an "accident" for which you are legally liable and the lessor incurs a financial loss.

K. TOTAL THEFT OF A COVERED AUTO

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

Total Theft of a Covered Auto

In the event of the total theft of a covered "auto":

a. Coverage includes personal items in the covered "auto" at the time of loss up to a maximum of $500. No deductible applies to this coverage.

b. We will pay reasonable expenses for returning the stolen covered "auto" to you once it is recovered, up to a maximum of $1,000. No deductible applies to this coverage.

L. AUTO LOAN / LEASE GAP PROTECTION

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

In the event of a total "loss" of a covered "auto" shown in the Declarations for which Physical Damage Coverage is provided, we will provide coverage for any unpaid amount due on the lease or loan for such covered "auto," less the following:

a. The amount paid under the Physical Damage Coverage Section of the Policy for that covered "auto", and

b. Any:

(1) overdue lease or loan payments at the time of the "loss";

(2) financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(3) security deposits not returned by the lessor;

(4) costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

(5) carry-over balances from previous loans or leases.

M. CUSTOMIZATION COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

a. We will pay with respect to a covered "auto" for "loss" to automobile customization which includes special carpeting and insulation, height - extended roofs and custom murals, paintings, vinyl wraps or other details or graphics.

b. our limit of liability for "loss" to automobile customizations in any one "loss" shall be the least of:

(1) the actual cash value of the stolen or damaged property;

(2) the amount necessary to repair or replace the property; or

(3) $2,000.

This coverage does not apply to electronic equipment.

N. NEWLY ACQUIRED OWNED AUTOS AND DONATED AUTOS PHYSICAL DAMAGE COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

If Comprehensive, Specified Causes of Loss, or Collision Coverage is provided by this Policy, the coverage is extended to apply to Physical Damage "loss" to your newly acquired owned "autos" and donated autos. We will provide the broadest coverage available to any covered "auto" shown in the Declarations.

The most we will pay for "loss" to a newly acquired "auto" or donated auto is the least of:

a. the actual cash value of the damaged or stolen property as of the time the "loss," or your actual cost of purchase of the newly acquired "auto", whichever is more;

b. the actual cost of:

(1) replacing the damaged or stolen property with other property of like kind and quality; or

(2) repairing the damaged property.

without deduction for depreciation; or

c. $100,000.

However, the most we will pay for all covered physical damage "loss" for newly acquired autos and donated autos occurring during the policy period shown on the Declarations is $100,000.

For each newly acquired "auto" our obligation to pay "loss" will be reduced by a deductible equal to the highest deductible applicable to any "auto" for that coverage. No deductible will be applied to "loss" caused by fire or lightning.

Coverage under this Extension, for newly acquired owned "autos" is afforded until you notify us to add the newly acquired owned vehicle to your auto schedule or until the end of the policy period, whichever is earlier.

O. RENTAL REIMBURSEMENT COVERAGE EXTENSION

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, is amended to add the following:

For those covered "autos" for which you carry Comprehensive or Specified Cause of Loss Coverage:

We will pay up to $100 per day, for up to 30 days, for Rental Reimbursement Expenses incurred by you for the rental of an "auto" because of a "loss" to a covered "auto".

We will also pay up to $500 for reasonable and necessary expenses incurred by you to remove and replace your materials and equipment from the covered "auto".

We will pay under this coverage extension only that amount of your Rental Reimbursement Expenses which is not already provided under **I. Transportation Expenses** of this endorsement.

P. ACCIDENTAL DISCHARGE - AIRBAG COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, B.3.a is deleted and replaced with the following:

a. Wear and tear, freezing, mechanical or electrical breakdown, but this exclusion does not apply to "loss" due and confined to the accidental discharge of an airbag. No deductible applies to this coverage.

Q. ORIGINAL EQUIPMENT MANUFACTURER (OEM) PART REPLACEMENT

SECTION III - PHYSICAL DAMAGE, C. Limit of Insurance, Paragraph 1. is amended to include:

We will pay the cost to replace the damaged parts (excluding glass and mechanical parts) with new Original Equipment Manufacturer (OEM) replacement parts if the damage parts cannot be repaired.

R. MULTIPLE DEDUCTIBLES

SECTION III - PHYSICAL DAMAGE, D. Deductible, is amended to add the following:

When two or more covered "autos" sustain "loss" in a single incident, a single Physical Damage deductible will apply to the total "loss" for all covered "autos." That deductible will be the largest of all deductibles applying to any of the covered "autos" involved in the single incident.

S. NOTICE AND KNOWLEDGE OF OCCURRENCE - DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

SECTION IV - BUSINESS AUTO CONDITIONS, Paragraph A.2.a. is deleted and replaced with the following:

a. In the event of "accident," claim, "suit" or "loss," you must give us or our authorized representative notice as soon as practicable of the "accident" or "loss" after the "accident" or "loss" is known to you (if you are an individual), one of your partners (if you are a partnership), or one of your officers or any personnel responsible for insurance, risk management, or loss prevention (if you are a corporation). Notice shall include:

(1) How, when and where the "accident" or "loss" occurred;

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

SECTION IV - BUSINESS AUTO CONDITIONS, Paragraph A.2.b(2) is deleted and replaced with the following:

(2) As soon as practicable send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or "suit" after the claim or "suit" is known to you (if you are an individual), one of your partners (if you are a partnership), or one of your officers or any personnel responsible for insurance, risk management, or loss prevention (if you are a corporation).

T. BLANKET WAIVER OF SUBROGATION BY WRITTEN CONTRACT

SECTION IV - BUSINESS AUTO CONDITIONS, Paragraph A.5 is amended to add the following:

However, we waive any right of recovery we may have against any person or organization to the extent required of you by a written contract or written agreement signed by all parties prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such written contract or written agreement. The waiver applies only to the person or organization designated in such written contract or written agreement.

U. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

SECTION IV - BUSINESS AUTO CONDITIONS, B.2. is amended to add the following:

Failure of the "Insured" to disclose all exposures or hazards existing as of the effective date of this Coverage Form will not invalidate or adversely affect coverage for such exposure or hazard, provided such failure is not intentional on the part of the "Insured". However, you must report the undisclosed exposure or hazard to us as soon as practicable after you discover the exposure or hazard.

V. MENTAL ANGUISH

The definition of **"Bodily Injury"** in **SECTION V - DEFINITIONS** is replaced by the following:

"Bodily Injury" means physical injury, sickness or disease sustained by a person including death resulting from any of these. "Bodily Injury" also means mental injury, mental anguish, humiliation or shock if directly resulting from physical injury, sickness or disease to that person.

CITY OF REDONDO BEACH

COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC SERVICE FUNDING AGREEMENT

CONTRACTOR: VENICE FAMILY CLINIC

PROJECT TITLE: VENICE FAMILY CLINIC BEHAVIORAL HEALTH SERVICES PROGRAM

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AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND VENICE FAMILY CLINICRELATING TO VENICE FAMILY CLINIC BEHAVIORAL HEALTH SERVICES

THIS AGREEMENT ("Agreement") is entered into between the City of Redondo Beach, a chartered municipal corporation ("City") and Venice Family Clinic, a California nonprofit corporation ("Contractor"), with reference to the following: Venice Family Clinic Behavioral Health Services.

WITNESSETH

WHEREAS, the City has entered into a Grant Agreement with the United States Department of Housing and Urban Development, ("HUD"), pursuant to Title I of the Housing and Community Development Act of 1974, as amended, to address the community development needs of the City (the "HUD Grant Agreement");

WHEREAS, the City has received the Community Development Block Grant ("CDBG") from HUD to administer City programs as described in the HUD Grant Agreement;

WHEREAS, the City Community Services Department has been designated by the City to provide for proper planning, coordination and administration of these programs;

WHEREAS, the City Community Services Department cooperates with private organizations, other agencies of the City and agencies of other governmental jurisdictions in carrying out these programs;

WHEREAS, the project which is the subject of this Agreement has been established by the City as one of the above described programs, and has been approved by the City Council and the Mayor of the City of Redondo Beach; and

WHEREAS, the City wishes to engage the Contractor to provide the services described herein to carry out this project.

NOW, THEREFORE, the City and the Contractor agree as follows:

AGREEMENT

ARTICLE I

INTRODUCTION AND CONDITIONS PRECEDENT

101. Parties to the Agreement

The parties to this Agreement are:

1. The City of Redondo Beach, a chartered municipal corporation, having its principal office at 415 Diamond Street, Redondo Beach, California 90277.

2. Venice Family Clinic, a nonprofit institution incorporated under the laws of the State of California, having its principal offices at 23430 Hawthorne Boulevard, Suite 210, Torrance, California 90505.

102. Representatives of the Parties and Service of Notices

The representatives of the respective parties to whom formal notices, demands and communications shall be given are as follows:

1. The representative of the City shall be, unless otherwise stated in the Agreement:

   Elizabeth Hause, Community Services Director
   Community Services Department
   1922 Artesia Boulevard
   Redondo Beach, California 90278

2. The Administrative representative of the Contractor shall be:
   Elizabeth Benson Forer, Chief Executive Officer/Director
   Venice Family Clinic
   23430 Hawthorne Boulevard, Suite 210
   Torrance, California 90505

3. Formal notices, demands and communications to be given hereunder by either party shall be made in writing and may be effected by personal delivery or by mail. Notice by mail shall be deemed communicated as of the date of mailing.

103. Time of Performance

The term of this Agreement shall commence on July 1, 2025 and end on June 30, 2026, which is subject to the provisions of sections 301, 302, and 701 herein. Performance shall not commence until the Contractor has obtained the City's approval of the insurance required in section 601.B.

104. Conditions Precedent

A. Prior to the execution of this Agreement, the parties have cooperated in the preparation of the following:

1. Program Budget. A summary by cost category of the projected annual expenditures for approved CDBG-funded items and salaries. Budgets described herein shall be adhered to unless modified and approved in writing as provided by section 606 of this Agreement. The Program Budget is attached hereto as Exhibit I, and by this reference incorporated herein.

2. Job Descriptions. A compilation of the individual job descriptions for all CDBG-funded personnel, attached hereto as Exhibit II, and by this reference incorporated herein.

B. Prior to the execution of this Agreement, the Contractor shall provide the City with copies of the following documents:
   1. Contractor's Articles of Incorporation, and all amendments thereto, as filed with the Secretary of State.

   2. Contractor's By-Laws, and all amendments thereto, as adopted by the Contractor and properly attested.

   3. Resolutions or other corporate actions of the Contractor's Board of Directors, properly attested or certified, which specify the name(s) of the person(s) authorized to obligate the Contractor and execute contractual documents.

ARTICLE II

DUTIES AND POWERS OF THE CONTRACTOR

201. Services to be Provided by the Contractor

A. Client Eligibility

1. During the term of this Agreement, Contractor shall ensure that seventeen and a half percent (17.5%) of the total persons served under this Agreement shall reside in the City.

2. Contractor shall ensure that fifty-one percent (51%) of the total persons served under this Agreement shall meet the low and moderate income guidelines as determined by HUD, as described in Exhibit III, attached hereto and by this reference incorporated herein.

3. Contractor shall document income and residency for each CDBG-funded client, and maintain signed "Client Intake" sheets, as provided in Exhibit IV, attached hereto and by this reference incorporated herein.

4. Contractor shall submit a "Quarterly Summary Sheet," as provided in Exhibit V, attached hereto and by this reference incorporated

herein with each request for payment. The City may withhold payment if Contractor does not submit the Quarterly Summary Sheet.

B. Services to be Provided

1. Contractor shall provide behavioral health services to City residents, which shall include mental health services, substance use treatment, intimate partner violence screening, therapy, counseling, and depression screening.

2. During client visits and outreach, the Contractor shall provide referrals to intimate partner violence shelters, individual and group therapy for substance use, and Medication-Assisted Treatment.

3. Contractor shall ensure this program will be staffed with one (1) full-time Licensed Clinical Social Work ("LCSW") for the services to be provided.

4. Contractor shall ensure behavioral health services shall be provided by appointment at Contractor's clinic, located at 2114 Artesia Blvd., Redondo Beach, California. Clinic hours of operation shall be Monday, Wednesday, and Friday from 8:00 a.m. to 5:00 p.m. and Tuesday and Thursday from 8:30 a.m. to 5:30 p.m.

C. Intended Beneficiaries

Contractor shall ensure twenty-five (25) City residents will be served during the term of this Agreement.

ARTICLE III

DUTIES OF THE CITY

301. Compensation

The City shall pay to the Contractor an amount not to exceed $7,538 for complete and satisfactory performance of the terms of this Agreement; for the period July 1, 2025 through June 30, 2026 only; subject to the provisions of sections 302 and 605 of this Agreement.

A. Funding for the periods set forth by the foregoing Subsection A is subject to change in accordance with the availability of CDBG funds provided to the City by HUD. The City reserves the right to change the amount of Compensation set forth herein accordingly.

B. The City assumes no responsibilities to pay for salaries or other expenses not specifically enumerated in this Agreement and as understood by both parties that the City makes no commitment to fund this project beyond the term of this Agreement.

C. Contractor may be reimbursed for expenditures that exceed individual cost categories as outlined in Exhibit I, provided that the total amount requested for reimbursement does not exceed the total amount set forth in Section 301.A.

302. Funding of the Agreement

Notwithstanding the provision of section 103, Time of Performance, concerning the term of the Agreement, funding shall be provided according to the following provision:

Funding for the period July 1, 2025 through June 30, 2026 shall be as set forth by section 301, Compensation herein and is subject to changes set forth by the foregoing subsection 301.C.

ARTICLE IV

METHOD AND TIME OF PAYMENT

401. Payment to the Contractor

A. The Contractor shall be reimbursed for all expenses authorized under the terms and conditions of this Agreement, subject to the availability of funds for this project and subject to all other provisions of this Agreement.

B. Unless other arrangements are made, the City will issue reimbursement checks within 45 days of City's receipt of Contractor's "Public Service Agency Expenditure Report" (Exhibit VI) and the "Quarterly Summary Sheet" (Exhibit V), which shall detail clients served to-date under this Agreement.

402. Withheld Payments

A. Unearned payments under this Agreement may be suspended or terminated if grant funds to the City are suspended or terminated, or if the Contractor refuses to accept additional conditions imposed on it by HUD under the HUD Grant Agreement or the City.

B. The City has the authority to withhold funds under this Agreement pending a final determination by the City of questioned expenditures or indebtedness to the City arising from past or present agreements between the City and the Contractor. Upon final determination by the City of disallowed expenditures or indebtedness, the City may deduct and retain the amount of the disallowance or indebtedness from the amount of the withheld funds.

C. Payments to the Contractor may be withheld by the City if the Contractor fails to comply with the provisions of this Agreement.

403. Receipt, Use, and Accountability of Other Than Budgeted Funds
The Contractor agrees that income funds realized as a result of activities which are funded by this Agreement shall be reported in writing to the City along with the Contractor's quarterly reports. The Contractor further agrees that all such income funds shall: (1) constitute Program Income as described in section 612; (2) be the property of the City; (3) be used solely to offset the operating expenses of the activities funded by this Agreement; and (4) be subject to all of the provisions of this Agreement.

404. Utilization of Funds
Funds paid to the Contractor pursuant to this Agreement shall be used exclusively for the activities set forth by this Agreement.

ARTICLE V

REPORTS, RECORDS AND AUDITS

501. Reporting Requirement

A. At such times and in such forms as the City may require, Contractor shall furnish to the City such statements, records, reports, data and information as the City may request pertaining to matters covered by this Agreement.

B. On or before the fifteenth day of the month following a three-month period, the Contractor shall submit to the City a "Public Service Agency Expenditure Report," including copies of invoices. A copy of the "Public Service Agency Expenditure Report" form is attached hereto as Exhibit VI, and by this reference incorporated herein.

502. Maintenance of Records

A. Records, in their original form, shall be maintained in accordance with requirements prescribed by HUD under the HUD Grant Agreement and the City with respect to all matters covered by this Agreement. Such records shall be retained for a period of five (5) years after termination of this Agreement and all other pending matters are closed. "Pending matters" include, but are not limited to, audit, litigation, or other actions involving records. The City may, at its discretion, take possession and retain said records.

B. Records in their original form pertaining to matters covered by this Agreement shall at all times be retained within the Los Angeles Area unless authorization to remove them is granted in writing by the City.

503. Audits and Inspections

At any time during normal business hours and as often as HUD, the U.S.

Comptroller General, or the City may deem necessary, the Contractor shall make available to the City for examination, all of its records with respect to all matters covered by this Agreement. The City and the U.S. Comptroller General shall have the authority to audit, examine and make excerpts or transcripts from records, including all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

1. The City shall have the authority to examine the books and records used by the Contractor in accounting for expenses incurred under this Agreement. Should these books and records not meet the minimum standards of the accepted accounting practices of the City, the City reserves the right to withhold any or all of its funding to the Contractor until such time as they do meet these standards.

2. The City shall have the authority to examine all forms and documents used, including, but not limited to, client files, purchase requisitions, purchase orders, supply requisitions, invoices, journal vouchers, travel vouchers, payroll checks and other checks used by the Contractor. It further reserves the right to require that personnel forms and documents be pre-numbered and kept under accounting control.

3. The City may require the Contractor to use any or all of the City's accounting or administrative procedures used in the planning, controlling, monitoring, and reporting of all fiscal matters relating to this Agreement.

4. The City reserves the right to dispatch auditors of its choosing to any site where any phase of the program is being conducted. Such sites may include the home office, any branch office or other locations of the Contractor if such sites or the activities performed thereon have any relationship to the program covered by this Agreement.

5. The City shall have the authority to make physical inspections and to require such physical safeguarding devices as locks, alarms, safes, fire extinguishers, sprinkler systems, etc., to safeguard property and/or equipment authorized by this Agreement.

6. Subject to the discretion of the City, certain authorized members of the City shall have the right to be present at any and all of the Contractor staff meetings, Board of Directors meetings, Advisory Committee meetings and Advisory Board meetings if an item to be discussed is an item of this Agreement.
7. When a fiscal or special audit determines that the Contractor has expended funds which are questioned under the criteria set forth

herein, the Contractor shall be notified and given the opportunity to justify questioned expenditures prior to the City's final determination of disallowed costs. The City shall determine any amount to be paid to the Contractor during the period of audit.

D. Accounting Practices

The Contractor shall maintain a system of internal control in accordance with accepted accounting practices as approved by the City. Internal control comprises the plan or organization and all of the coordinate methods and measures adopted within an organization to safeguard its assets, check the adequacy and the reliability of its accounting data, promote operating efficiency and assure adherence to prescribed management policies.

E. Documentation of Expenditures

Expenditures shall be supported by properly executed payrolls, time records, invoices, vouchers, or other official documentation evidencing in proper detail the nature and propriety of the charges. Checks, payrolls, invoices, vouchers, orders, or other accounting documents shall be clearly identified and readily accessible.

ARTICLE VI

GENERAL TERMS AND CONDITIONS

601. Indemnification and Insurance Requirements

A. Indemnification

To the maximum extent permitted by law, Contractor 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 Contractor'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.

Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor 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.

1. Nonwaiver of Rights. Indemnitees do not and shall not waive any rights that they may possess against Contractor because the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

2. Waiver of Right of Subrogation. Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees.

B. Insurance
Contractor shall comply with the requirements set forth in Exhibit VII. Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this Agreement.

602. Prohibition Against Assignment

A. The Contractor shall not assign this Agreement, nor assign or transfer any interest or obligation in this Agreement (whether by assignment or novation) without prior written consent of the City, which may be withheld in the City's sole discretion.

B. The Contractor shall not enter into any agreement with any other party under which such other party shall become the recipient of claims due or to become due to the Contractor from the City without prior written consent of the City, which may be withheld in the City's sole discretion.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Contractor or twenty-five percent (25%) or more the voting control of Contractor (whether Contractor is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Contractor 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 Contractor's assets occurs, which reduces Contractor's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

603. Limitation of Expenditures

A. The Contractor shall not expend funds provided under this Agreement subsequent to the suspension or termination of

this Agreement in accordance with sections 702 and 703.

B. Expenditures shall be made in conformance with the Program Budget (Exhibit I).

A. Expenditures shall comply with 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), including Subpart D (Administrative Requirements), Subpart E (Cost Principles), and Subpart F (Audit Requirements), to the extent applicable to CDBG funded activities.

C. Expenditures shall be in direct support of the project which is the subject of this Agreement. The Contractor shall notify the City in writing of any expenditures for items jointly used for any other projects(s) and the expenditures shall be apportioned according to the percentage of direct use for this project.

D. Budget changes shall have the prior written approval of the City. Unauthorized expenditures may result in withheld payments.

604. Limitation of Corporate Acts

The Contractor shall not amend its Articles of Incorporation or Bylaws, move to dissolve, transfer any assets derived from funds provided under section 301 herein or take any other steps which may materially affect the performance of this Agreement without first notifying the City in writing. The Contractor shall notify the City immediately in writing of any change in the Contractor's corporate name.

605. Funding Reduction

A. During the performance of this Agreement, the City shall have the authority to review the Contractor's actual project expenditures and work performance. Should the City determine that the Contractor is in non-compliance with any contractual obligations, the City shall take appropriate action as provided by section 701 of this Agreement.

B. In the event that CDBG funds to the City are reduced, suspended or terminated by HUD, the City reserves the right to reduce, suspend or terminate the funds provided by this Agreement accordingly.

606. Amendment(s) to this Agreement

Either party may request an Amendment to this Agreement. Amendments to this Agreement must be in writing and properly executed by both parties and approved by the City Council.

607. Compliance with Statutes and Regulations

A. The Contractor warrants and certifies that in the performance of this Agreement, it shall comply with all applicable 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 laws and regulations pertaining to labor, wages, hours and other conditions of employment, and the City's Affirmative Action Plan.

B. Examples of applicable statutes, rules, regulations, or requirements include, but are not limited to the following:

1. 2 Code of Federal Regulations Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards);

2. 24 Code of Federal Regulations Part 570 (Community Development Block Grant Regulations);

3. Copeland "Anti-Kickback" Act (18 U.S.C. § 874) (29 C.F.R., Part 3);

4. Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-330) (29 C.F.R., Part 5);

5. Clean Air Act, as amended (42 U.S.C. § 7401, et seq.);

6. Federal Water Pollution Control Act, as amended (33 U.S.C. § 1251, et seq.);

7. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d) and implementing regulations;

8. Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972, (42 U.S.C. § 2000e), and implementing regulations;

9. Section 3 of the Housing and Urban Development Act of 1968, as amended; and the implementing regulations at 24 C.F.R. Part 135;

10. Section 503, Affirmative Action for Handicapped Workers ($2,500+);

11. Section 402, Affirmative Action for Vietnam Era Veterans ($10,000+);

12. The Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6101, et seq.) and implementing regulations;

13. Executive Order 11246, Non-Discrimination;

14. The assurances made by the City to the HUD in its application for funds under Title I of the Housing and Community Development Act of 1974, as amended;

    All applicable provisions, conditions, and assurances contained in the HUD the Grant Agreement between the City and HUD (Provisions therein include, but are not limited to "Section 3" compliance, Flood Disaster Protection, Equal Employment Opportunity, Lead-Based paint Hazards, Compliance with Air and Water Acts, and Nondiscrimination); and

15. HUD's Equal Access Rule (24 C.F.R. §§ 5.105(a)(2), 5.403) to the extent applicable to the services described in this Agreement.

C. Religious organizations must comply with the following conditions:

1. It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preference in employment to persons on the basis of religion;

2. It will not discriminate against any person applying for such public services on the basis of religion and will not limit such services or give preference to persons on the basis of religion; and

3. It will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of such public services.

608. Waivers

A. Waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City or the Contractor.

B. 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.

609. Independent Contractor

A. Contractor acknowledges, represents and warrants that Contractor 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. Contractor understands and agrees that all persons furnishing services to City pursuant to this Agreement 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 Contractor's sole responsibility.

B. Contractor shall bear the sole responsibility and liability for furnishing Worker's Compensation benefits to any person for injuries arising from or connected with services performed on behalf of Contractor pursuant to this Agreement.

610. Attorney's 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.

611. Nondiscrimination Provision

The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, religion, creed, color, sex, age, disability, sexual orientation, gender identity or expression, or national origin in the selection and retention of subcontractors, in its employment practices, in the provision of services to clients, or in the selection and retention of subcontractors, including procurement of materials and leases of equipment, and shall comply with all applicable federal, state, and local nondiscrimination laws.

612. Program Income

Any program income directly generated from total or partial use of City Community Development Block Grant funds shall be expended exclusively on the activities outlined in this Agreement. All terms of this Agreement shall apply to such expenditures.

613. Reversion of Assets

Upon expiration of this Agreement, Contractor shall transfer to the City any City granted CDBG funds on hand, and any accounts receivable attributable to the use of City granted CDBG funds.

614. Anti-Lobbying

Contractor certifies that no Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.

Contractor certifies that if any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a

Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

615. Conflict of Interest
Contractor acknowledges, represents and warrants that Contractor 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. Contractor further acknowledges, represents and warrants that Contractor has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Contractor acknowledges that in the event that Contractor 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.

616. 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.

617. 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 Contractor.

618. Non-Exclusivity
Notwithstanding any provision herein to the contrary, the services provided by Contractor hereunder shall be non-exclusive, and City reserves the right to provide funding to other contractors in connection with the project.

619. Confidentiality
To the extent permissible under law, Contractor shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder, including but not limited to, personally identifiable client information.

620. 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."

621. 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.

622. Claims
Any claim by Contractor 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.

623. Interpretation
Contractor 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.

624. Severability
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.

625. 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 Contractor warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Contractor, 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 Contractor.

ARTICLE VII

DEFAULTS, SUSPENSION AND TERMINATION

701. Defaults
Should the Contractor fail for any reason to comply with the contractual obligations of this Agreement within the time specified by this Agreement, the City reserves the right to:

1. Reduce the total budget;

2. Make any changes in the general scope of this Agreement;

3. Suspend the Contractual Agreement in accordance with section 702; and

4. Terminate the Agreement in accordance with section 703.

702. Suspension

A. The City, by giving written notice, may suspend all or part of the project operations for failure of the Contractor to comply with the terms and conditions of this Agreement.

B. Said notice shall set forth the specific conditions of non-compliance and the period provided for corrective action.

C. Within five (5) working days the Contractor shall reply in writing setting forth the corrective actions which will be undertaken, subject to City approval in writing.

D. Failure to take necessary corrective actions will result in withheld funds. The City shall have final authority to determine whether or not Contractor is in full compliance.

E. Performance under this Agreement shall be automatically suspended without any notice from the City as of the date the Contractor is not fully insured in compliance with section 601.B. Performance shall not resume without the prior written approval of City.

703. Termination

A. The parties agree that at any time during the term of the Agreement the City may terminate this Agreement or any part hereof upon giving the Contractor at least thirty (30) days written notice prior to the effective date of such termination, which date shall be specified in such notice.

B. All property, documents, data, studies, reports and records purchased or prepared by the Contractor under this Agreement shall be disposed of according to City directives.

C. In the event the Contractor goes out of existence, copies of all records relating to the project or activity that are the subject of this Agreement shall be furnished to the City.

D. Upon satisfactory completion of all termination activities, the City shall determine the total amount of compensation that shall be paid to the Contractor for any unreimbursed expenses reasonably and necessarily incurred in the satisfactory performance of this Agreement.

E. The foregoing Subsections B, C and D shall also apply if the Agreement terminates upon the date specified in section 103 or

upon contractor's completion of performance.

ARTICLE VIII

ENTIRE AGREEMENT

801. Complete Agreement
This Agreement contains the full and complete 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 Contractor and City may be used to assist in the interpretation of the exhibits to this Agreement. No verbal agreement or conversation with any officer or employee of either party shall affect or modify any of the terms and conditions of this Agreement.

802 Number of Pages and Attachments
This Agreement includes 18 pages and seven exhibits which constitute the entire understanding and agreement of the parties.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 17th day of February, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

VENICE FAMILY CLINIC,
a California nonprofit corporation

Signed by:
Mitesh Popat
7105C855165B425...

By: _____
Name: Mitesh Popat
Title: CEO
2/11/2026 | 10:08 PM PST

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT I

PROGRAM BUDGET

JULY 1, 2025 - JUNE 30, 2026

Agency Name: Venice Family Clinic

Program Title: Venice Family Clinic Behavioral Health Services

Cost Category	CDBG Share	Agency Share	Total Cost	
Personnel	$3,669	$95,235	$98,904	
Lease/Rent		-	-	-
Equipment		-	-	-
Supplies		-	-	-
Professional Services		-	-	-
Other* (Fringe Benefits)	$2,269	$34,325	$36,594	
Indirect Costs @ 16%	$1,600	$20,336	$21,936	
Total	**$7,538**	**$149,896**	**$157,434**	

Please indicate whether you will bill on a monthly ___ or quarterly __X__ basis.

EXHIBIT II

JOB DESCRIPTIONS

See attached document.

Title Code	Approved Title			Effective Date	Act. Type	ER/Unit Code
9313	CLINICAL SOCIAL WORKER III			5/31/13	RU	E/(HX)
JA Number	Exception	Department Code	Comp Analyst		Date	
59M	N	4230	Sarah Lertpaichaiyon		7/12/13	School of Medicine, UCLA

DO NOT WRITE IN SHADED AREAS – SCHOOL OF MEDICINE HUMAN RESOURCES USE ONLY

REASON FOR PREPARING DESCRIPTION (*THE DESCRIPTION MUST INDICATE WHICH RESPONSIBILITIES WERE ADDED OR CHANGED SINCE THE LAST REVIEW)

☒ NEW POSITION ☐ RECLASSIFICATION REQUESTED ☐ UPDATE/REVIEW REQUESTED ☐ UPDATE/FOR RECORD ONLY*

INCUMBENT NAME	DEPARTMENT/DIVISION/UNIT	% TIME	
	VENICE FAMILY CLINIC	100	☒ CAREER ☐ LIMITED RESTRICTED ☐ LIMITED ☐ PARTIAL YEAR CAREER

PRESENT PAYROLL TITLE	TITLE CODE	ER/UNIT CODE	WORKING TITLE (IF DIFFERENT)	REQUESTED PAYROLL TITLE	REQ
CLINICAL SOCIAL WORKER III	9313	E / HX	Clinical Social Worker	CLINICAL SOCIAL WORKER III	☐

SUPERVISOR NAME	PAYROLL TITLE	EXTENT OF SUPERVISORY RESPONSIBILITY *(CHECK APPLICABLE BOXES)*
Iliniza Baty	Associate Chief: Director of Behavioral Health	☐ FINAL SELECTION ☐ TRAINING ☐ WORK ASSIGNMENT ☐ WORK REVIEW ☐ PERFORMANCE REVIEW ☐ DISCIPLINE
NAME OF PERSON WHO ASSIGNS WORK (IF OTHER THAN ABOVE)	PAYROLL TITLE	
DEPARTMENT HEAD'S NAME ELIZABETH BENSON FORER	TITLE CHIEF EXECUTIVE OFFICER	
DIRECTLY SUPERVISES THE FOLLOWING EMPLOYEES NAME JOB TITLE	LIST POSITIONS REPORTING INDIRECTLY TO EMPLOYEE NUMBER OF EMPLOYEES JOB TITLE	

LIST ANY LICENSES, CERTIFICATES, DEGREES OR CREDENTIALS REQUIRED BY LAW FOR THE JOB	LIST ANY MACHINES, TOOLS, EQUIPMENT, OFFICE APPLICANCES OR MOTOR VEHICLES REQUIRED TO DO THE JOB; INDICATE WHETHER USE IS OCCASIONAL, FREQUENT OR CONSTANT.
LCSW/LMFT	DMH data system, Nextgen EHR, word processing

EMPLOYEE - I CERTIFY THAT THE INFORMATION ON THIS FORM IS CORRECT, COMPLETE & DESCRIBES MY JOB AS I UNDERSTAND IT.	**IMMEDIATE SUPERVISOR - I HAVE REVIEWED THE STATEMENTS ON THIS FORM & CERTIFY TO THEIR ACCURACY**	**DEPARTMENT HEAD - I HAVE REVIEWED THE STATEMENTS ON THIS FORM & CERTIFY TO THEIR ACCURACY**

SUMMARY **STATEMENT**

Venice Family Clinic is a leader in providing comprehensive, high-quality primary health care to people in need with compassion, dignity and respect. In November 2021, Venice Family Clinic merged with South Bay Family Health Care, uniting more than a century of experience helping patients regardless of their income, insurance or immigration status. The organization now has more than 500 staff who serve 45,000 people from the Santa Monica Mountains through the South Bay. We have 17 locations plus two mobile clinics and an expansive street medicine program for people experiencing homelessness. Read more about us at venicefamilyclinic.org.
This Clinical Social Worker will provide short term therapy to patients as well as crisis triage evaluation of patients during medical visits (On Call warm handoffs). Therapy includes providing clinical interventions using short term treatment with individuals, teens, families and groups, as well as crisis intervention and assessment at the Venice Family Clinic. There may be an opportunity to supervise graduate student.

TYPE OF SUPERVISION RECEIVED

Under the general supervision of the Director of Behavioral Health to implement program activities. Individual clinical supervision may also be provided by the Associate Director of Behavioral Health and clinical group supervision is available weekly.

HOW LONG HAVE THE DUTIES & DISTRIBUTION OF TIME BEEN SUBSTANTIALLY AS BELOW?	ATTACH A COPY OF MOST RECENT ORGANIZATION CHART

AMOUNT OF TIME	DUTIES AND TASKS
80%	**A. DIRECT CLINICAL SOCIAL WORK SERVICES TO FAMILIES, INDIVIDUAL AND GROUPS** A1. Assess psychological status, develop and implement realistic treatment plans for all assigned cases. A2. Demonstrate awareness of sensitivity to client's cultural and ethnic backgrounds. A3. Periodically review and update client's treatment goals. A4. Document, both clinically and for billing purposes, and in a timely basis, all patient encounters. A5. Offer group(s) therapy concurrent with individual, couples and family work. A6. Provide crisis intervention On Call as required, including referrals to local agencies, case management services and reporting of child abuse and neglect. A7. Work with high risk groups like prenatal patients, teens and victims of domestic violence in individual or group modalities. A8. May supervise MSW staff as needed.
5%	**B. SUPERVISION OF MSW INTERNS** B1. Oversee case assignment process for assigned interns. B2. Provide weekly supervision to assigned interns. B3. Orient students to agency. B4. Evaluate intern's performance on on-going basis through supervision and formally in writing.
10%	**C. ADMINISTRATIVE RESPONSIBILITIES** C1. Attend staff and clinical consultation meetings. C2. Participate in local community outreach activities and presentations. C3. Meet monthly performance standards. C4. Participate in department's agency's long range planning process. C5. Interface with volunteer clinicians as needed. C6. Other unique responsibilities as assigned per Supervisor.
5%	**D. CLINICIAL CONSULTATION** D1. Seek and be available for clinical consultation as needed for challenging situations. D2. Participate in continuing education activities to strengthen clinical skills. D3. Consult with medical services providers as needed.

SKILLS, KNOWLEDGE AND ABILITIES	TASK REFERENCE	IMPORTANCE
1. Graduation with Master's Degree from an accredited School of Social Work or Social Welfare.	ALL	REQUIRED
2. Possess state licensure as a Licensed Clinical Social Worker.	ALL	REQUIRED
3. Advanced Spanish communication skills.	A-All	REQUIRED
4. Demonstrated work experience with young families, pregnant women and teens.	A-All	REQUIRED
5. Skill at assessing psychological needs of indigent population.	A-All	REQUIRED
6. Demonstrated work experience in individual, family and group therapy.	ALL	REQUIRED
7. Excellent oral communication skills in order to communicate with providers, students, patients, agencies and volunteers.	ALL	REQUIRED
8. Ability to manage high volume practice.	ALL	REQUIRED
9. Working knowledge of California child abuse reporting laws.	A-All	REQUIRED
10. Effective interpersonal skills to diffuse patients who become agitated.	A/B -All	REQUIRED
11. Ability to work as part of multi-disciplinary team.	ALL	REQUIRED
12. Knowledge of community mental health and social services.	A-All	REQUIRED
13. Skill at developing treatment and case management plans.	A-All	REQUIRED
14. Demonstrated leadership skills to initiate problem solving and program implementation	ALL	REQUIRED
15. Working knowledge of *diverse* cultures and low income population, including the homeless	A/B - All	REQUIRED
16. Ability to work flexible hours to meet client needs	ALL	REQUIRED
17. Ability to percept, supervise and evaluate MSW interns	B-All	REQUIRED
18. Knowledge of HIPPA compliance for client/agency records according to established professional social standards.	ALL	REQUIRED
19. Knowledge of working with teens.	A	PREFERRED

EXHIBIT III

INCOME LEVEL GUIDELINES*

NO. IN FAMILY	LOW INCOME	VERY LOW INCOME	EXTREMELY LOW INCOME
1	84,850	53,000	31,850
2	96,950	60,600	36,400
3	109,050	68,150	40,950
4	121,150	75,750	45,450
5	130,850	81,800	49,100
6	140,550	87,850	52,750
7	150,250	93,900	56,400
8	159,950	100,000	60,000

*U.S. Department of Housing and Urban Development. Effective 6/1/2025.
Income Level Guidelines includes gross income from all sources for all members in the household who are 18 years of age or older and not full-time students. Income from household members under 18 years of age who are more than half-time students is not included in gross income unless regular payment is received, such as child support, social security, or aid to dependent children.

EXHIBIT IV

CLIENT INTAKE SHEET

REGISTRATION FORM ***(Please Print)*** **MR #**_____

Legal Name of Patient:_____ **Birthdate:** ____/____/____
Last First Middle *Mo Day Yr*

Preferred Name:_____
First

Permanent Address:_____ **Social Security #** _____
Number Street Apt #

_____
City Zip Code

Home Phone: ( ) _____

Cell Phone: ( ) _____

Work Phone: ( ) _____

Preferred Number: _____

E-Mail:_____

Sexual Orientation:
□ Lesbian or Gay
□ Straight (not lesbian or gay)
□ Bisexual
□ Something else
□ Don't Know
□ Choose not disclose

Gender at Birth: □ Male □ Female
Gender Identity: □ Male □ Female
□ Transgender Male (Female to Male)
□ Transgender Female (Male to Female)
□ Other
□ Choose not to disclose

If Minor Relationship to Patient: Parent ☐ Foster Parent ☐ Other Legal Guardian _____

Mother's Maiden Name:_____ **Father's Name:**_____ **Emergency Contact:**_____
_____ **Phone:**_____
Name Relationship

RACE:
☐ Asian
☐ American Indian/Alaskan Native
☐ White
☐ Declined to Report
☐ Native Hawaiian
☐ Other Pacific Islander
☐ Multi-Race

LANGUAGE:
☐ English
☐ Spanish
☐ Russian
☐ Farsi
☐ Hindu
☐ Sign Language
☐ Other _____

MARITAL STATUS:
☐ Single
☐ Married
☐ Partner
☐ Widow
☐ Divorced
☐ Separated

INSURANCE
☐ Medicare - ☐ HMO
☐ Medi-Cal - ☐ HMO
☐ Healthy Families
☐ Healthy Kids
☐ No Insurance
☐ Other _____

ETHNICITY: **Hispanic/Latino Origin:** ☐ YES ☐ NO

How did you hear about our clinic? _____

NAMES OF IMMEDIATE FAMILY MEMBERS LIVING IN THE HOUSEHOLD		RELATIONSHIP TO PATIENT	DATE OF BIRTH	SOURCE OF INCOME	MONTHLY INCOME *(before taxes)*
1. **PATIENT**		**SELF**			**$**
2.					**$**
3.					**$**
4.					**$**
5.					**$**
6.					**$**
		TOTAL MONTHLY GROSS INCOME:			**$**

Venice Family Clinic

GENERAL CONSENT

I hereby request and consent to any diagnostic procedures, tests, and medical treatment deemed advisable by the professional staff of the Venice Family Clinic.

I further authorize the Venice Family Clinic to release medical/social information to persons or agencies directly concerned with public health or community welfare and to private individuals professionally engaged in carrying out a patient treatment plan.

I further authorize information to be released for the purpose of obtaining pharmaceuticals through the Patient Assistance Programs.

I further agree to notify the clinic/health center of any changes in my income, insurance or other factors used to determine my eligibility status.

I further agree to allow Venice Family Clinic verify my insurance eligibility and medication history when dispensing medications.

I HAVE READ THE CONSENT AND UNDERSTAND ITS CONTENTS. I ALSO CERTIFY THAT THE INFORMATION ON THE REGISTRATION FORM IS CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE _____ **DATE SIGNED:** ____/____/____

PATIENTS: DO NOT WRITE BELOW THIS LINE

NUMBER OF PEOPLE LIVING ON INCOME: ____

FPL: ____100% ____125% ____150% ____175% ____200% ____225% ____250% ____251% & Over

HOMELESS: Y N IF YES ---> **Shelter** ☐ **Transitional** ☐ **Doubling up** ☐ **Street** ☐ **Other** ☐ **Unknown** ☐

PUBLIC HOUSING: **Y N** **TRANSLATOR NEEDED:** Yes ☐ No ☐

GENERAL RELIEF: **Y N**

SSI: **Y N**

WIC: **Y N** **Employment Status:** **Housing Status:** **Highest Education Completed:**

VETERAN: **Y N** ☐ Full-Time ☐ Own ☐ Elementary

SCHOOL BASED H C: **Y N** ☐ Part-Time ☐ Rent ☐ Middle School

SEASONAL FARM WORKER: **Y N** ☐ Not-employed ☐ Other ☐ High School

MIGRANT FARM WORKER: **Y N** ☐ Self-employed ☐ College ☐

IF TEEN (12-18 yrs.) ☐ Retired ☐ Masters

Teen Consent Signed: **Y N** **Occupation/Employer**_____

Emancipated Teen: **Y** N **Confidential** **Yes** ☐ **No** ☐

DOCUMENTATION:

1ST REQUEST PROOF OF ADDRESS _____ INCOME_____

2ND REQUEST PROOF OF ADDRESS _____ INCOME_____

PATIENT ASKED FOR PROOF:

_____/_____
DATE PT'S INITIALS

_____/_____
DATE PT'S INITIALS

EXHIBIT V

QUARTERLY SUMMARY SHEET

RACE/ETHNICITY

White_____
Black/African American_____
Asian_____
American Indian or Alaskan Native_____
Native Hawaiian or Other Pacific Islander_____
American Indian or Alaska Native AND White_____
Asian AND White_____
Hispanic/Latino_____
Black/African American AND White_____
American Indian/Alaska Native AND Black/African American_____
Other:_____

SEX

Female Head of Household _____ (i.e., female with dependent child)

INCOME

Total Redondo Beach Clients _____
Total Low Income _____ (51%-80% Area Median Income)
Total Very Low Income _____ (31%-50% Area Median Income)
Total Extremely Low Income _____ (Equal to or less than 30%)
Total Non-Low Income _____

_____ _____
Agency Director Agency Name

EXHIBIT VI

PUBLIC SERVICE AGENCY EXPENDITURE REPORT
CITY OF REDONDO BEACH
DEPARTMENT OF COMMUNITY SERVICES

1. Contractor's Name: 2. Address of Contractor:

3. Fiscal Year Report No. _____ 4. Report Period
Month or Quarter _____

5. Contact Person: 6. Telephone No.:

I. REQUEST FOR PAYMENT

1. Total Cumulative Expenditures (Section II, Column C-2, Line 5) $_____

2. Reimbursements to Date $_____

3. Amount Requested for Payment $_____

CITY USE ONLY

Date Report Received _____ *Amount Authorized* _____

Date Report Reviewed _____ *Reviewed By* _____

II. CITY FUNDED EXPENDITURES

A. LINE ITEM COSTS	B. PROGRAM BUDGET	C. EXPENDITURES		D. AVAILABLE BALANCE
		1. Current	2. Cumulative	
1. Staff Salary: wages				
2. Equipment				
3. Rent/Lease Costs				
4. Other				
5. Total Costs				

EXHIBIT VII

INSURANCE REQUIREMENTS FOR CONTRACTORS

Without limiting Contractor's indemnification obligations under this Agreement, Contractor 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 Contractor, 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 CG0001).

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

Contractor 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. An umbrella policy may be used to provide additional liability coverage, so long as the combined General Liability coverage (General Liability and umbrella) is at least $2,000,000.

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 Contractor 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 Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor'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 Contractor.

For any claims related to this project, the Contractor'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 Contractor'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 Contractor'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

Contractor 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

Contractor 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

Contractor 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.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/5/2025

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
Marsh & McLennan Agency LLC
Marsh & McLennan Ins. Agency LLC
PO Box 85638
San Diego CA 92186

License#: 0H18131
VENICFAMIL

CONTACT NAME: Yessenia Shaw
PHONE (A/C, No, Ext): 858-875-3024 **FAX (A/C, No):** 858-452-7530
E-MAIL ADDRESS: yessenia.shaw@marshmma.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Beazley Excess and Surplus Ins, Inc.	17520
INSURER B : Covington Specialty Insurance Company	13027
INSURER C : Philadelphia Indemnity Insurance Co.	18058
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Venice Family Clinic
604 Rose Avemue
Venice CA 90291

COVERAGES **CERTIFICATE NUMBER:** 1560333152 **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 ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y	N	D39FAB250101	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 4,000,000 $ 100,000 $ 5,000 $ 4,000,000 $ 6,000,000 $ 6,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	N	N	PHPK271644	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
	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					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B A C	Executive Liability- D&O Sexual Abuse & Molestation Crime			VNO10000900 D39FAB250101 PHPK271644	7/1/2025 7/1/2025 7/1/2025	7/1/2026 7/1/2026 7/1/2026	Limit of Liability Ea Victim Claim/Agg Aggregate	3,000,000 $1M/$3M See Descrip of Ops

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Crime Coverage: Employee Theft- $100,000 Limit with $1,000 deductible; Forgery or Alteration- $100,000 Limit with $1,000 deductible; Money & Securities- Inside: $100,000 Limit with $1,000 deductible; Money & Securities- Outside- $100,000 Limit with $1,000 deductible; Computer Fraud- $100,000 Limit with $1,000 deductible
RE: Community Development Block Grant agreement for FY 25-26 | The City, its officers, elected and appointed officials, employees, and volunteers are named as an Additional Insured as respects to General Liability per attached endorsement and coverage is primary and non contributory.

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
Yessenia Shaw

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Effective date of this Endorsement: 01-Jul-2025
This Endorsement is attached to and forms a part of Policy Number: D39FAB250101
Beazley Excess and Surplus Insurance, Inc. referred to in this endorsement as either the "Insurer" or the "Underwriters"

BLANKET ADDITIONAL INSURED ENDORSEMENT – GENERAL LIABILITY COVERAGE ONLY (WITH WAIVER/PRIMARY COVERAGE)

This endorsement modifies insurance provided under the following:

Miscellaneous Medical Professional Liability, General Liability, Advertising Liability, Products/Completed Operations Liability and Employee Benefits Liability Insurance – Combination Claims Made and Reported/Occurrence Basis

In consideration of the premium charged for the Policy, it is hereby understood and agreed that:

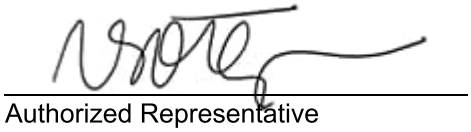
Solely in relation to coverage provided under **INSURING AGREEMENTS, A.** 2. **General Liability,** Clause **II. PERSONS INSURED** is amended to include any entity for which the **Insured** has assumed such entity's liability in a written contract or agreement (an "Additional Insured") solely for services rendered by or on behalf of the **Named Insured** and that is also named in a **Claim** if all of the following conditions are met:

1. The **Claim** against the Additional Insured seeks damages for which the **Insured** has assumed liability;
2. This insurance applies to such liability assumed by the **Insured**;
3 The obligation to defend the Additional Insured, has also been assumed by the **Insured** in the same contract or agreement;
4. The allegations in the **Claim** and the information known about the incident are such that no conflict appears to exist between the interests of the **Insured** and the interests of the Additional Insured;
5. The Additional Insured and the **Insured** ask Underwriters to conduct and control the defense of that Additional Insured against such **Claim** and agree that Underwriters can assign the same counsel to defend the **Insured** and the Additional Insured;
6. The Additional Insured agrees in writing to:
    a. Cooperate with the Underwriters in the investigation, settlement or defense of the **Claim**;
    b. Immediately send Underwriters copies of any demands, notices, summonses or legal papers received in connection with the **Claim**;
    c. Notify any other insurer whose coverage is available to the Additional Insured; and
    d. Cooperate with Underwriters with respect to coordinating other applicable insurance available to the Additional Insured; and
7. The Additional Insured provides Underwriters with written authorization to:
    a. Obtain records and other information related to the **Claim**; and
    b. Conduct and control the defense of the Additional Insured in such **Claim**. All other terms and conditions of this Policy remain unchanged.

The Underwriters waive any right of recovery the Underwriters may have against any person or organization, where required by the **Insured's** written contract with the Additional Insured, because of payments made by the **Named Insured** for **Damages** and **Claims Expenses** arising out of the **Named Insured's** operations.

The coverage provided in this endorsement shall be primary and not contributing with any other insurance maintained by the Additional Insured, subject to the provisions set forth above.

All other terms and conditions of this Policy remain unchanged.



Authorized Representative

LEASE AGREEMENT

This Lease Agreement is made as of February 17, 2026, by and between Beach Cities Health District (BCHD), a California Health District ("Landlord") and the City of Redondo Beach, a California charter city and municipal corporation ("Tenant"), who agree as follows:

RECITALS:

WHEREAS, the City of Redondo Beach desires to lease office space from the District, as described in Section 1.1, for use by its alternative crisis response team for administrative and related purposes when not in the field.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the parties hereto agree as follows:

1. **Basic Lease Terms.**

1.1 **Premises.** The Premises consist of approximately 135 rentable square feet known as Suite #324 of the Building (as defined in Section 1.2) together with one (1) desk, one (1) table, two (2) chairs, and one (1) filing cabinet (Collectively, the “Landlord Furniture”) and attached hereto as Exhibit A (the "Premises"). The address of the Premises is 514 N. Prospect Avenue, Redondo Beach, CA 90277.

1.2 **Building.** The Premises are contained in a building located at 514 N. Prospect Avenue, Redondo Beach, CA 90277 (the "Building").

1.3 **Site.** The Building and the Premises are located at a medical office campus on North Prospect Avenue between Diamond Street and Beryl Street in the City of Redondo Beach. which contains approximately 9.362 acres (the "Site").

1.4 **Term.** The term of the Lease is through September 9, 2026, beginning on the "Commencement Date" as defined in Section 5. The estimated delivery date is February 17, 2026. There are no options to extend unless an agreement is reached between Landlord and Tenant to continue the term of this Lease.

1.5 **Rent.** The value of the rent for the Premises is $405 per month beginning on the Rent Commencement Date through September 9, 2026.

1.6 **Commencement Date.** The Commencement Date is the date of the mutual execution of this Lease.

1.7 **Rent Commencement Date**. The Commencement Date of the Rent is the date possession of the Premises is delivered to Tenant pursuant to Section 5.2.2 hereof.

1.8 **Use.** The Premises shall be used for office space, and related uses.

1.9 **Notice Address**:

Landlord:	Monica Suua, CPA, CIA 1200 Del Amo Street Redondo Beach, CA 90277
Tenant:	City of Redondo Beach Attn: Mike Witzansky, City Manager

1.10 **Building Operating Hours.** Operating hours shall be the hours of 5:00 a.m. to 8:00 p.m. Monday through Sunday (except Building Holidays). "**Building Holidays**" shall mean the dates of observation of New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and Martin Luther King Jr. Day. These hours could change based on need. If changed, Tenant will be notified with 30 days' notice.

1.11 **Tenant Operating Hours.** The Tenant Operating hours shall be per Tenant requirements that may require uses outside of Building Operating Hours.

1.12 **Parking Spaces.** Parking is open and non-exclusive.

1.13 **Lease Exhibits.** The Exhibits are attached to and made a part of this Lease.

1.14 **Lease Controls.** If there is any conflict between the Basic Lease Terms and the remaining provisions of the Lease, the remaining provisions of the Lease shall control.

2. **The Premises.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises as is.

3. **Common Areas.** The Premises shall include the appurtenant right to use, in common with others, lobbies, conference rooms, entrances, stairs, elevators and other public areas and facilities outside the Premises that are provided and designated by Landlord from time to time for the general use and convenience of Tenant and of other tenants of the Building and their respective authorized representatives, employees, invitees, licensees and other visitors ("Common Areas"). Landlord shall not alter the Common Areas in a way which interferes with the normal conduct of Tenant's business or in any other manner that may adversely affect any of Tenant's rights under this Lease.

4. **Use**. Tenant may use the Premises for the purpose specified in Section 1.8 and any related uses, for any other purposes consistent with the use made by other tenants in the Building, for any use permitted by law or for any other purpose for which Landlord gives its reasonable consent.

5. **Term**

5.1 The term of this Lease extends until the date specified in Section 1.4 beginning on the Commencement Date as defined in Section 1.6, unless sooner terminated or extended by mutual agreement of the Parties.

5.2.2 Delivery of the Premises shall be deemed to occur when: (a) Landlord delivers exclusive possession of the Premises to Tenant under this Lease in vacant as is condition, provided that Landlord shall broom-sweep the Premises, remove personal property and trash debris prior to delivery thereof; and (b) Tenant has full access to the Premises, including without limitation all Building systems, including, without limitation, gas, electrical, water and sewer and other mechanical, electrical, and communication systems (collectively, "Building Systems") have been connected to the Premises and are ready for use in the Premises.

5.3 If the Commencement Date is other than the first (1st) day of a calendar month, the term shall be extended by the minimum number of days necessary to allow the Lease term to expire on the last day of a calendar month. Once the Commencement Date is determined under this Section 5, Landlord and Tenant shall immediately execute Exhibit B, Confirmation of Lease Terms, to confirm the Commencement Date and the expiration date. The failure by either Landlord or Tenant to execute Exhibit B shall not be a default or otherwise affect any of the other obligations of the parties under this Lease.

6. **Early Possession - Intentionally deleted.**

7. **Options to Extend Term - Intentionally deleted.**

8. **Rent.**

8.1 During the term of this Lease, Tenant shall pay to Landlord without prior notice or demand, Rent in the amount specified in Section 1.5 ("Rent"), payable in lawful money of the United States. The Rent for the first partial month of the Term shall be prorated and shall be payable on or before February 17, 2026, and the Rent payable for all subsequent months of the Term shall be due on or before the first (1st) day of each calendar month. The Rent Commencement Date is specified in Section 1.7 hereof.

8.2 Rent for any period during the term which is less than one (1) month shall be prorated based on the number of days in that month. Rent shall be paid to Landlord at the address specified in Section 1.7 or at such other place as Landlord may from time to time designate in writing.

9. **Full-Service Gross Lease**. This Lease shall be a full-service gross lease with no annual true-up costs and Tenant shall have the option to receive janitorial services based on a mutually agreed upon price and scope of services.

10. **Signs.** Landlord shall, at its cost, maintain a directory per Landlord custom in the lobby of the Building exclusively for the display of the names of tenants in the Building and their respective suite numbers. Tenant may, at Tenant's cost, paint, attach, or affix reasonable signs identifying Tenant to the exterior of the Building and to the entrances to the Building and the Premises reasonably approved by the Landlord. These signs may include directional and identifying signs in the interior of the Building. Any sign must comply with all applicable laws, regulations, and ordinances. Landlord will cooperate with and assist Tenant in obtaining all necessary governmental permits and approvals.

11. **Condition of Premises and Building - Intentionally Left Blank**

12. **Compliance with Laws**

12.1 Tenant shall not use the Premises for any purpose that is prohibited by any law, statute, ordinance or governmental rule or regulation now in force, or that may be enacted or promulgated in the future. Tenant shall, at its expense, comply with all laws, statutes, ordinances, rules, regulations, or requirements of any duly constituted governmental or public authority now in force and with the requirements of any board of fire underwriters or other similar body now or hereafter constituted (collectively "laws") relating to the operation of Tenant's business at the Premises; provided that Tenant shall not be required to comply with any laws requiring structural modifications, seismic upgrades, removal, remediation, or other actions with respect to Hazardous Material, capital repairs or capital expenditures to the Premises, Building, or Site. Landlord, at its expense and cost, shall: (1) comply with the requirements of the Americans with Disabilities Act ("ADA") or other laws relating to handicapped access, except that Tenant shall comply with ADA requirements within the Premises resulting from Tenant's alterations, additions or improvements; and (2) comply with all laws requiring: capital repairs or improvements; structural modifications; seismic or life safety additions, improvements or upgrades; the removal, remediation and other actions related to Hazardous Materials, except to the extent that such Hazardous Materials have been first released into the environment by Tenant.

13. **Utilities and Services**

13.1 Landlord shall, at its expense, furnish the following services to the Premises during operating hours: elevator service, electricity for customary lighting and commercially reasonable business

machines and such additional electrical requirements as Tenant may require for its use; lighting replacement for all lights located within the Premises and Common Areas; customary and reasonable janitorial services for common areas only unless agreed to in writing by both Landlord and Tenant pursuant to the terms of this Lease; customary and reasonable life safety and security system; heat and air conditioning, water and sewer required for the comfortable use and occupancy of the Premises, and to the extent consistent with other first-class medical and office buildings in the area in which the Building is located, all subject to any applicable policies or regulations adopted by any utility or governmental agency. Landlord also shall maintain and keep lighted the parking lot and the common stairs, entries and restrooms in the Building. Landlord shall be solely responsible, at its sole cost and expense, for all Operating Costs. "Operating Costs" shall mean all costs of operation and maintenance of the Building and Site, including maintenance, security guard and other service contracts; charges for heat, ventilation and air conditioning, light, power, water, sewer and waste disposal and other utilities furnished by Landlord and not furnished by Tenant or not otherwise billed directly to Tenant or to other tenants by Landlord; Real Property Taxes; materials, supplies, equipment; maintenance and repairs; insurance premiums related to the operation and maintenance of the Building and Site; license, permit and inspection fees; management fees, wages, salaries, and payroll of personnel engaged in the direct management, operation and maintenance of the Building. "Real Property Tax," as used in this Lease, shall include any and all real property taxes on the Site, Building and the land on which the Building is situated, general and special assessments, license fees, or any tax imposed in substitution, partially or totally, for any tax previously included within the definition of Real Property Tax and any increases in Real Property Taxes, during the term, that result from reassessment caused by any changes in ownership of the Building or other improvements, and/or land of which the Premises are a part or due to an expansion, renovation or redesign of the Common Areas and the Building or improvements made by other tenants in the Building. For purposes of this Lease, "change in ownership" has the same definition as in California Revenue and Taxation Code, Sections 60 through 62, or any amendments or successor statutes to those Sections.

13.2 Operating hours are specified in Section 1.10. Tenant may elect to extend operating hours to meet Tenant's needs to any schedule including twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year.

13.3 Landlord shall not be liable for failure to furnish utilities or other services to the Premises when such failure is caused by casualties, accidents, breakage, repairs, strikes, lockouts or other labor disturbances of any character, or other events beyond the reasonable control of Landlord and not caused by the act or omission of Landlord, but in case of such failure, Landlord will take all reasonable steps to restore the interrupted utilities and services as soon as possible. Notwithstanding any other provision of this Lease, if any utility or other service to the Premises described in this Section 13 is interrupted due to the act or omission of Landlord, its agents, contractors, or employees, or if any utility service is interrupted due to any cause for more than two (2) business days, then Rent, and other charges payable under the Lease shall abate during any period that Tenant's use of the Premises is interrupted in proportion to the interference with Tenant's use and enjoyment of the Premises.

14. **Maintenance and Repair**

14.1 During the term of this Lease, Tenant shall, at Tenant's expense, maintain the Premises in a neat and orderly condition, ordinary wear and tear and damage from any casualty excepted.

14.2 Landlord, at its expense, shall: repair and maintain the exterior of the Building, including without limitation, the roof, floors, structural portions of the Building, including exterior walls (including painting), foundations, exterior glass, exterior drainage systems, all exterior walkways and Common Areas, parking facilities and landscaped areas surrounding the Building, private roads and other avenues of ingress and egress, interior and exterior structural portions of the Premises, windows, heating, ventilating and air conditioning systems (whether installed by Landlord or Tenant), plumbing, electrical and lighting systems, fire and life safety systems, and fixtures and all other mechanical portions of the Premises and Building. Landlord warrants that possession of the Premises shall be delivered to Tenant in good order, condition, and repair, broom-clean, watertight, and leak free. If repair or replacement is caused by the gross negligence of Tenant, then Tenant will be billed.

14.3 Landlord shall repair the Premises if they are damaged by: 1) causes outside the Premises over which Tenant has no control; 2) acts or omissions of Landlord, its employees, agents or authorized representatives; or 3) Landlord's failure to perform its obligations under this Section 14. All repairs which Landlord is required to make shall be prosecuted diligently, continuously, and as speedily as possible.

14.4 Tenant shall give Landlord notice of any repairs as may be required under the terms of this Section 14, and Landlord shall immediately commence to affect the same with reasonable diligence, but in no event later than two (2) days after having received notice. If there is an "emergency" (as defined below), Tenant may make immediate repairs of such nature as would normally be Landlord's responsibility and notify Landlord promptly after such repairs have been undertaken. If Landlord fails to repair or maintain the Premises within the two (2) day period, or in the case of any emergency, Tenant may, but shall have no obligation to do so, perform the repairs or maintenance and deduct the cost thereof from the Rent next coming due. The term "emergency" means those situations which, in Tenant's good faith judgment, represent a threat to the life, health, safety, or property of Tenant or Tenant's employees or invitees of such significance that immediate steps are necessary to remove the threat.

14.5 Landlord shall adequately secure the Building and properly light and landscape the same in accordance with first-class office/medical office buildings in the immediate area in which the Building is located and shall properly repair any damage to the Building.

14.6 Landlord shall use its best efforts to make any repairs, additions, or alterations to, about, or affecting the Premises or adjoining premises, during non-business hours and with as little interference to Tenant as practicable and shall promptly restore the Premises following any such work or activity. Notwithstanding any other provision of this Lease, Rent shall abate during any period that Tenant's use of the Premises is interrupted in proportion to the interference with Tenant's use and enjoyment of the Premises taking into account the interference with Tenant's normal conduct of business and loss of profit resulting therefrom.

14.7 Except as otherwise provided, upon the expiration or earlier termination of this Lease, Tenant shall surrender the Premises in neat and orderly condition, ordinary wear and tear and damage by casualty, acts of God, or the elements and taking by condemnation excepted.

15. **Alterations and Modifications**

15.1 Tenant shall not make any alteration or modification to the Premises after the Commencement Date that substantially affects the structural, electrical, mechanical or life safety systems of the Building, without Landlord's prior written consent. Landlord's consent shall not be withheld if the proposed alterations or modifications are consistent with Tenant's permitted use under the Lease and are consistent with the structural, electrical, mechanical or life safety systems of the Building. All Tenant Improvements, alterations, additions or improvements installed by Landlord or Tenant shall be the property of Landlord and, at the expiration or earlier termination of this Lease, shall remain upon and be surrendered with the Premises. Alterations and modifications shall be done in a good and workmanlike manner, and diligently prosecuted to completion. Landlord, at Tenant's cost, shall cooperate with Tenant in securing building or other permits or authorizations required from time to time for any work permitted under this Lease.

15.2 During the term of this Lease, title to all alterations or improvements constructed or placed on the Premises by Landlord or Tenant, including but not limited to any tenant improvements, is and shall be vested in Landlord. All such alterations or improvements are deemed real property. Notwithstanding any other provision of this Lease, at the expiration or termination of this Lease, Tenant may remove all trade fixtures and other items including, but not limited to, computer terminals and equipment, telephone, telecommunications, life safety and security equipment, custom cabinetry, lockers, signage, medical equipment, systems or modular furniture (e.g. Steelcase™ furniture, partitions) whether or not bolted or otherwise attached to the Premises, provided all resultant damage or injury to the Premises is repaired.

16. **Liens**

16.1 Tenant shall keep the Premises and the Building free of all liens resulting from or arising out of construction or other work done, materials furnished, or obligations incurred by or for Tenant. This obligation does not apply to Tenant Improvements to be constructed by Landlord or to any other work performed on the Premises by or for Landlord. Tenant shall give Landlord at least five (5) days' notice prior to commencing any work in the Premises and Landlord shall have the right to post notices of non-responsibility in or upon the Premises, as provided by law. If a mechanic's or other lien is filed against the Premises or the Building as a result of a claim arising through Tenant's own activities, Tenant shall promptly cause such lien to be released of record or diligently contest the validity of the claim.

16.2 Landlord represents and warrants to Tenant that Landlord will pay each of its subcontractors, materialmen and suppliers all amounts due to them, when due, for any labor, materials or equipment provided by each such subcontractor, materialman or supplier on account of the Tenant Improvements or other work by Landlord and Landlord agrees to indemnify and hold Tenant harmless from and to defend Tenant against any liabilities, liens, claims, demands, costs or expenses, including court costs and attorneys' fees, arising out of or connected with Landlord's construction of the Tenant Improvements or other work performed by Landlord.

17. **Assignment and Subletting**

17.1 Tenant may, without Landlord's consent, license or sublease all or a portion of the Premises to Clear Recovery Center LLC or its affiliate, or otherwise allow Clear Recovery Center LLC or its affiliate to occupy or use all or any part of the Premises.

17.2 Except as provided in paragraph 17.1, Tenant shall not voluntarily assign or encumber its interest in this Lease or in the Premises, or sublease all of any part of the Premises, or allow any other person or entity to occupy or use all or any part of the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld. Consent to any such assignment or subletting shall not operate as a waiver of the necessity for a consent to any subsequent assignment or subletting.

17.3 Landlord shall respond to Tenant's request for any required consent in a timely manner.

18. **Holding Over**. If Tenant holds possession of the Premises or any portion thereof after the date upon which the Premises are to be surrendered, Tenant will become a tenant on a month-to-month basis upon all the terms, covenants and conditions of this Lease until the tenancy is terminated by either Landlord or Tenant upon thirty (30) days' prior written notice given at any time to the other party and pay Rent at 125% of the rate set forth in Section 1.5 hereof.

19. **Insurance.**

19.1 **Insurance Premiums**. The cost of the premiums for the insurance policies maintained by Landlord pursuant to this Section 19 are paid for by Landlord.

19.2 **General Liability Insurance**.

(a) **Carried by Tenant**. Tenant shall keep the Premises adequately insured at all times during the term of the Lease and will carry and maintain such General Liability insurance in with limits no less than $2,000,000 per occurrence including products and completed operations, property damage, bodily injury. This insurance may include alternative risk management programs, including self-insurance and Landlord hereby consents thereto.

Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:
Additional Insured Status

The Landlord, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Tenant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Tenant's insurance (at least as broad as ISO Form CG 20 10 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used).

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Landlord unless replaced with similar coverage.

Waiver of Subrogation

Lessee hereby grants to Landlord a waiver of any right to subrogation which any insurer of said Lessee may acquire against the Landlord by virtue of the payment of any loss under such insurance. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Entity has received a waiver of subrogation endorsement from the insurer.

(b) **Carried by Landlord**. Landlord shall maintain liability insurance as described in Paragraph 19.2(a), in addition to, and not in lieu of, the insurance required to be maintained by Tenant. Tenant shall not be named as an additional insured therein.

19.3 **Property Insurance - Building, Improvements and Rental Value**.

(a) **Building and Improvements**. Landlord shall obtain and keep in force a policy or policies of insurance in the name of Landlord, with loss payable to Landlord, any ground-Landlord, and to any Lender insuring loss or damage to the Building and/or Project. The amount of such insurance shall be equal to the full insurable replacement cost of the Building and/or Project, as the same shall exist from time to time, or the amount required by any Lender, but in no event more than the commercially reasonable and available insurable value thereof. Tenant Owned Alterations and Utility Installations, Trade Fixtures, and Tenant's personal property shall be insured by Tenant not by Landlord. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and/or earthquake unless required by a Lender), including coverage for debris removal and the enforcement of any Applicable Requirements requiring the upgrading, demolition, reconstruction or replacement of any portion of the Premises as the result of a covered loss. Said policy or policies shall also contain an agreed valuation provision in lieu of any coinsurance clause, waiver of subrogation, and inflation guard protection causing an increase in the annual property insurance coverage amount by a factor of not less than the adjusted U.S. Department of Labor Consumer Price Index for All Urban Consumers for the city nearest to where the Premises are located.

(b) **Rental Value**. Landlord shall also obtain and keep in force a policy or policies in the name of Landlord with loss payable to Landlord and any Lender, insuring the loss of the full Rent for one year with an extended period of indemnity for an additional 180 days **("Rental Value insurance").** Said insurance shall contain an agreed valuation provision in lieu of any coinsurance clause, and the amount of coverage shall be adjusted annually to reflect the projected Rent otherwise payable by Tenant, for the next 12-month period.

(c) **Adjacent Premises**. Tenant shall pay for any increase in the premiums for the property insurance of the Building and for the Common Areas or other buildings in the Project if said increase is caused by Tenant's acts, omissions, use or occupancy of the Premises.

19.4 **Insurance Policies**. Insurance required herein shall be by companies maintaining during the policy term a "General Policyholders Rating" of at least A-, VII, as set forth in the most current issue of "Best's Insurance Guide", or such other rating as may be required by a Lender. Tenant shall not do or permit to be done anything which invalidates the required insurance policies. Tenant shall, prior to the Start Date,

deliver to Landlord or certificates with copies of the required endorsements evidencing the existence and amounts of the required insurance.

19.5 Landlord and its insurers waive as against Tenant all claims and demands for damage, loss, or injury to the Premises, or to furnishings, business machines, equipment, and other property in the Premises and the Building, which damage results from fire and other perils, events or happenings to the extent of the insurance coverage required under this Lease.

20. **Indemnity**. Tenant shall indemnify, defend and hold Landlord harmless from all liabilities, claims, demands, losses, costs, and expenses, including reasonable attorneys' fees, arising out of injuries to any person or damage to property occurring on the Premises or the Building arising from the negligent acts or omissions of Tenant, its agents or contractors. Landlord shall indemnify, defend and hold Tenant, and its officers, directors, and employees, harmless from and against any and all liabilities, claims, demands, losses, costs and expenses, including reasonable attorneys' fees which arise out of injuries to any person or property damage occurring on the Premises or the Building arising from the acts or omissions of Landlord, its agents, employees, or contractors, occurring on or about the Premises or the Building, Landlord's ownership of the Building or Landlord's breach of the covenants or warranties contained in the Lease.

21. **Entry by Landlord**. Landlord may enter the Premises, except for Tenant's security areas and patient treatment areas in use, at all reasonable times, and upon reasonable prior notice to: (a) perform maintenance or repairs required by the Lease; (b) post notices to protect Landlord's rights; and (c) show the Premises to prospective purchasers, lenders, or tenants during the last six (6) months of the term or any extension thereof. Landlord entry under this Section 21 will be made with minimum interference with Tenant's use of the Premises.

22. **Quiet Enjoyment.** Tenant, by paying Rent and performing all terms and conditions of this Lease, shall peaceably and quietly have, hold, and enjoy the Premises with all appurtenances thereto for the term of this Lease and any extensions thereof, without any manner of hindrance of or interference with its quiet possession, enjoyment, or use by Landlord or any other party, whether or not claiming under or through Landlord. Landlord warrants that as of the date of this Lease, the rights of any other party to possess the Premises shall have been terminated.

23. **Nondisturbance and Subordination.** If a lender requires that this Lease be subordinate, then upon Landlord's delivery to Tenant of an executed nondisturbance agreement in the form approved by Tenant shall be subordinated to such lender.

24. **Transfer of Landlord's Interest**. If Landlord sells or conveys its interest in the Premises or the Building, this Lease shall not be affected by any such sale and Tenant shall attorn to any purchaser or assignee. Landlord shall be relieved from and after the date specified in any notice of transfer of all obligations and liabilities accruing thereafter on the part of Landlord. This Section 24 is contingent upon the assumption by such purchaser or transferee of all of Landlord's obligations under the Lease and Landlord's delivery of all funds in which Tenant has an interest to the transferee and does not apply to a transfer for security purposes only.

25. **Estoppel Certificate.** Landlord or Tenant, as the case may be, shall from time to time within thirty (30) days after receipt of request from the other party, execute, acknowledge, and deliver to such party a statement in writing, in the form mutually agreed to by the parties, certifying that: (a) this Lease is unmodified and in full force and effect (or, if modified, stating the date and nature of such modification and certifying that this Lease, as so modified, is in full force and effect); (b) the date to which the Rent and other sums payable under the Lease, have been paid; and (c) acknowledging that there are not, to the knowledge of the party delivering the certificate, any uncured defaults on the part of the other party, or specifying such defaults if any are claimed. Any such statement may be relied upon by the party requesting the certificate and by any prospective purchaser or encumbrancer of the Building or the Premises.

26. **Default**. Any of the following shall constitute a material default and breach of this Lease by Tenant:

26.1 Tenant's failure to pay Rent or to make any payment of money required under this Lease within thirty (30) business days after Tenant's receipt of written notice from Landlord specifying such failure.

26.2 Tenant's abandonment or vacation of the Premises for more than thirty (30) days without payment of Rent.

26.3 Tenant's failure to observe and perform any other provision of this Lease to be observed or performed by Tenant where such failure continues for thirty (30) days after written notice thereof by Landlord to Tenant except that if the nature of the default is such that the same cannot be reasonably be cured within thirty (30) days, Tenant shall not be deemed to be in default if Tenant shall within such period commence such cure and thereafter diligently prosecute the same to completion.

27. **Remedies On Default**

If Tenant defaults, in addition to any other remedies available to Landlord herein or at law or in equity, Landlord shall have the option to:

27.1 Maintain this Lease in full effect and recover the Rent and other monetary charges as they become due, without terminating Tenant's right to possession. If Landlord elects not to terminate this Lease, Landlord may attempt to relet the Premises at such Rent and upon such conditions and for such a term and to do all acts necessary to relet the Premises, including removal of all persons and property from the Premises, without being deemed to have elected to terminate this Lease; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Tenant. If any such reletting occurs, this Lease shall terminate automatically at the time the new tenant takes possession of the Premises.

27.2 Terminate this Lease by any lawful means, in which case this Lease shall terminate, and Tenant shall surrender possession of the Premises to Landlord. If Landlord elects to terminate this Lease, then Landlord may recover from Tenant:

27.2.1 The worth at the time of award of any unpaid Rent which had been earned at the time of such termination; plus

27.2.2 The worth at the time of award of the amount by which any unpaid Rent which had been earned after termination until the time of the award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided.

27.2.3 The worth at the time of award of the amount by which the unpaid Rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided.

27.2.4 As used in this Lease the "worth at the time of the award" is computed by allowing interest at the legal rate and by discounting such amount at the discount rate of the Federal Reserve Bank for the region in which the Building is located at the time of award plus one percent (1%).

27.2.5 The term "rent" used in this Section shall be deemed to mean the set Rent and all other sums required to be paid by Tenant pursuant to the terms of this Lease.

28. **Damage or Destruction**

28.1 Except as otherwise provided in this Section 28, if the Premises or Building are totally or partially destroyed from any cause, rendering the Premises totally or partially inaccessible or unusable,

Landlord shall promptly restore the Premises and the Building (including without limitation any parking areas or facilities, whether or not a part of the Building) and Tenant Improvements to substantially the same condition as they were in immediately before the destruction including modifications required to comply with then effective building codes and other applicable laws and regulations and such destruction shall not terminate this Lease.

28.2 Within thirty (30) days after the occurrence of any destruction, Landlord shall notify Tenant of the estimated time required for the restoration of the Premises and the portion of the Building necessary for Tenant's occupancy and all parking to which Tenant is entitled under the Lease. Landlord's estimate shall be made in good faith and based upon reasonable estimates and contractors' bids. If the estimated time for restoration is in excess of ninety (90) days after the date of destruction, Tenant may terminate this Lease effective as of the date of destruction by giving written notice to Landlord. If Tenant does not terminate this Lease and if restoration is permitted under the existing laws, Landlord shall restore the Premises and the Building within a reasonable time not to exceed one hundred eighty (180) days after the date of destruction and this Lease shall continue in full force and effect. If Landlord does not complete the restoration of the Premises and Building within one hundred eighty (180) days after the date of destruction, then Tenant may terminate this Lease as of the date of destruction by written notice given to Landlord at any time thereafter.

28.3 If the Lease is terminated under this Section 28, Landlord shall, within thirty (30) days after the termination date, refund to Tenant the prorated Rent for the remainder of the month in which the destruction occurred, any prepaid Rent and all other monies advanced by Tenant.

28.4 In all cases of damage or destruction to the Premises or Building, Tenant shall be entitled to a proportionate reduction of Rent, Real Property Taxes, and all other charges under the Lease until the Premises are restored. The reduction shall be based on the extent to which the Premises, Building and parking, in Tenant's reasonable judgment, are unusable or inaccessible by Tenant, including without limitation, Tenant's parking rights.

28.5 Notwithstanding anything to the contrary contained in this Section 28, Landlord shall not be obligated to repair, reconstruct or restore the Premises or Building when the damage or destruction occurs during the last twelve (12) months of the term of this Lease and Tenant does not elect to exercise any option to extend the Lease term.

28.7 If Landlord is required or elects to restore the Premises as provided in this Section 28, Landlord shall, at its expense, restore the Tenant Improvements and other alterations to the Premises, but shall not be required to restore Tenant's trade fixtures, and Tenant's personal property.

28.8 Landlord and Tenant hereby waive the provisions of California Civil Code Sections 1932(2) and 1933(4) or any successor statute relating to termination of leases when the thing leased is destroyed and agree that such event shall be governed by the terms of this Lease. If the Building or the Premises are destroyed, this Lease shall terminate automatically, effective as of the date of destruction.

29. **Condemnation**

29.1 If the Premises or parking spaces under this Lease are taken for any public or quasi-public use under any statute or by right of eminent domain, then this Lease shall terminate as of the date of such taking. If there is a partial taking of the Premises or of the Building and the area remaining cannot be reasonably used by Tenant without frustrating or impeding Tenant's intended use of the Premises, including parking areas, in Tenant's reasonable judgment, Tenant may, within thirty (30) days after receipt of notice of such taking, terminate this Lease as of the date on which possession is taken by the condemning authority. If Tenant does not exercise its right to terminate, then this Lease shall remain in full force and effect except that Tenant's Rent, Real Property Taxes, and other charges under this Lease shall be reduced proportionately due to any partial or temporary taking which does not result in termination of this Lease.

29.2 Tenant shall be entitled to receive the part of the award attributable to or prosecute a direct claim against the condemning authority, if necessary, for: a) Tenant's loss of business; b) the cost of Tenant financed alterations or improvements paid for by Tenant in excess of any Tenant Improvement Allowance or other amounts paid by Landlord for alterations or improvements; c) the cost of removal of improvements, trade fixtures, furniture and other personal property belonging to Tenant; d) relocation costs; e) the market value of the Lease, including the excess of the fair rental value of the Premises over the actual net received under the Lease; f) compensation for loss of goodwill; and g) any other amounts to which Tenant is entitled under applicable law.

30. **Attorney Fees and Costs**. If either party commences an action or proceeding to determine or enforce its rights under this Lease, the prevailing party shall be entitled to recover from the losing party all expenses reasonably incurred, including court costs, reasonable attorneys' and accountant's fees and costs of suit as determined by the court.

31. **Remedies Cumulative.** All remedies of Landlord and Tenant under this Lease are cumulative.

32. **Time of the Essence.** Time is of the essence of this Lease and of each covenant, term, and condition hereof.

33. **Brokers**. There is no brokerage fee or commissions arising from this Lease.

34. **Notices**. All notices or demands to be given by either party to the other shall be in writing and shall be deemed sufficiently given either when delivered in person, two (2) business days after emailing, provided that no “bounce-back” or similar message indicating non-delivery is received, or two (2) days after being sent by certified mail, return receipt requested, postage prepaid, or by a national air courier company that provides signature verification of delivery to recipient, to the respective parties at the addresses provided in above in this Lease. The address to which any notice or demand may be given to either party may be changed from time to time by written notice to the other.

35. **Reasonableness.** The parties shall always act prudently, fairly, equitably, reasonably, promptly and in good faith in dealing with one another under this Lease and shall not unreasonably withhold or delay any consents, approvals, authorizations, exercises of discretion, exercises of judgment or the like provided in this Lease.

36. **Waiver**. No covenant, term, or condition of this Lease may be waived except by written consent of the party against whom the waiver is claimed and the waiver of any term, covenant, or condition of this Lease shall not be deemed a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Lease.

37. **Days**. As used in this Lease, the term "day" shall mean calendar day unless specifically indicated otherwise.

38. **Binding on Successors**. Except as otherwise provided, this Lease is binding on and will inure to the benefit of the respective successors and assigns of Landlord and Tenant.

39. **Rules of Construction**. This Lease is to be construed as a whole, according to its fair meaning, and not strictly for or against either Tenant or Landlord. The Section headings are for convenience only and are not a part of this Lease and do not limit or amplify its provisions. The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall not affect the validity of any other provision hereof.

40. **Applicable Law.** The existence, validity, and construction of this Lease shall be determined in accordance with the laws of the state of California.

41. **Counterparts; Electronic Delivery**. This Lease may be executed in several counterparts and all such executed counterparts shall constitute one (1) agreement binding on all of the parties in spite of the

fact that all of the parties have not signed the same counterpart. This Lease may be delivered via facsimile transmission or in electronic "pdf" or similar format with the same force and effect as if originally executed copies of it were delivered to all parties.

42. **Representations of Authority.** The execution, delivery and performance of this Lease by Landlord and Tenant have been duly and validly authorized by all necessary action and proceedings, and no further action or authorization is necessary on the part of either Landlord or Tenant in order to consummate the transactions contemplated herein.

43. **Cumulative Remedies**. The various rights, options, elections, powers and remedies contained in this Lease shall be construed as cumulative, and no one of them shall be exclusive of any of the others or of any other legal or equitable remedy which either party might otherwise have in the event of a breach or default in the terms of this Lease. The exercise of one right or remedy by such party shall not impair its right to any other right or remedy until all obligations imposed on the other party have been fully performed.

44. **Complete Agreement**. This Lease and the attached exhibits contain the entire agreement between the parties and supersede all prior agreements or understandings between the parties and may not be amended except by a written agreement signed by the parties.

(Signatures to follow on the next page)

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease on the day and year indicated.

AGREED:

Beach Cities Health District (BCHD),
a California Health District

By: DocuSigned by: Tom Bakaly 4762461A56AE44A...

Name: Tom Bakaly

Its: Chief Executive Officer
2/3/2026 | 6:43 PM PST

AGREED:

City of Redondo Beach,
a California charter city and municipal corporation

By: _____

Name: _____

Its: _____

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT A

PREMISES
FLOOR PLAN

INCLUDES LANDLORD FURNITURE

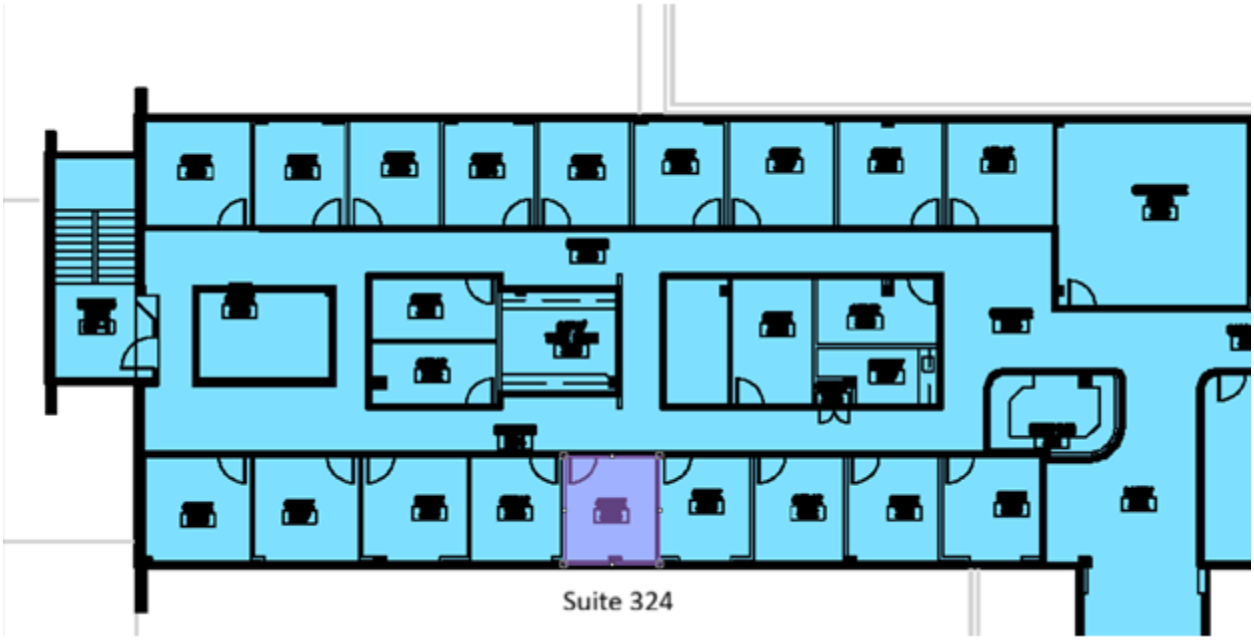


EXHIBIT B

CONFIRMATION OF LEASE TERMS

This Confirmation of Lease Terms is made as of February 17, 2026, by and between Beach Cities Health District (BCHD), a California Health District ("Landlord"), and the City of Redondo Beach, a California charter city and municipal corporation, ("Tenant") who agree as follows:

1. Landlord and Tenant entered into a Lease dated February 17, 2026 (the "Lease"), for the Premises. All terms not defined herein shall have the meanings as set forth in the Lease.

2. Landlord and Tenant confirm the items marked below:

____ a. The Commencement Date is February 17, 2026.

____ b. The Rent Commencement Date is February 17, 2026.

____ c. The Lease term will expire on September 9, 2026, unless terminated or extended by mutual agreement of the Parties.

AGREED:

Beach Cities Health District (BCHD),
a California Health District

DocuSigned by:
By: Tom Bakaly
4762461A56AE44A...

Name: Tom Bakaly

Its: Chief Executive Officer
2/3/2026 | 6:43 PM PST

AGREED:

City of Redondo Beach,
a California charter city and municipal corporation

By: _____

Name: _____

Its: _____

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "Agreement") is entered into as of February 17, 2026, by and between Clear Recovery Center LLC, a California limited liability company ("Licensee"), and the City of Redondo Beach, a California charter city and municipal corporation ("Licensor"). Licensor and Licensee are hereinafter collectively referred to as the "Parties."

RECITALS

A. Licensor has entered into a Lease dated February 17, 2026 (the "Lease") for office space located at Suite 324 of the building located at 514 N. Prospect Avenue, Redondo Beach, CA 90277 (the "Licensed Premises"). The floor plan of the Licensed Premises is attached hereto as Exhibit A.

B. Licensee and Licensor are parties to a Memorandum of Understanding dated as of September 9, 2025 (the "MOU"), which provides for Licensee to support the creation and implementation of an Alternative Crisis Response team to ensure that behavioral health professionals are embedded in the City's crisis response framework, in order to deliver timely, compassionate, and clinically informed care that diverts individuals from unnecessary emergency room visits or law enforcement encounters. Licensee desires to be able to share the use of the Licensed Premises with Licensor on a nonexclusive basis in connection with the services to be provided under the MOU.

C. For and in consideration of the covenants and agreements set forth herein, Licensor desires to provide to Licensee a nonexclusive right to share the use of the Licensed Premises. The Parties understand that the employees and agents of Licensor and Licensee will each be simultaneously using the Licensed Premises for office and administrative purposes related to the Alternative Crisis Response program.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **License.** Licensor grants to Licensee a license to enter upon and use the Licensed Premises on a nonexclusive basis for the purposes and subject to the terms and conditions set forth in this Agreement. This grant of license is not a lease and shall not constitute a grant of any property rights. Licensor intends to use the Licensed Premises simultaneously with Licensee, and Licensor shall have the right to designate which portion of the Licensed Premises may be used by Licensee, in Licensor's sole discretion.

2. **Term.** The term of this Agreement ("Term") shall end upon the date of expiration of the current term of the MOU on September 9, 2026, or the earlier of (i) the date of termination of the MOU, or (ii) the date of expiration or termination of the Lease, unless earlier terminated pursuant to the terms hereof. Licensor shall have the right to terminate this Agreement in Licensor's sole discretion at any time upon delivery of thirty (30) days' written notice to Licensee. Licensee acknowledges and agrees that Licensee is

not entitled to receive any compensation or relocation benefits as a result of Licensor's termination of this Agreement prior to the end of the Term.

3. **License Fee.** The license fee for the Term shall be One Dollar ($1.00) (the "License Fee"). The License Fee shall be due and payable on the date of this Agreement, payable to Licensor at the address shown in Section 23 or such other place as Licensor may designate in writing.

4. **No Security Deposit.** No security deposit shall be required in connection with this Agreement.

5. **Use.** Absent the written consent of Licensor, Licensee is permitted to use the Licensed Premises solely and exclusively for the purposes of administration of the services provided pursuant to the MOU and for no other uses ("Permitted Use").

6. **Alterations of Improvements.** Licensee shall not make or permit to be made any alterations, additions or improvements to the Licensed Premises or any part thereof without the prior written consent of Licensor, in Licensor's sole and absolute discretion.

7. **Compliance with Laws.** Licensee shall comply with all state, federal and local laws, ordinances, rules and regulations applicable to the use and maintenance of the Licensed Premises, including without limitation, all environmental laws.

8. **Condition of Licensed Premises.** Licensee hereby agrees and warrants that it has investigated and inspected the condition of the Licensed Premises and its suitability for Licensee's purposes, and Licensee does hereby waive and disclaim any objection to, cause of action based upon, or claim that its obligations hereunder should be reduced or limited because of the condition of the Licensed Premises or the suitability of same for Licensee's purposes. Licensee acknowledges that Licensor has not made any representations or warranty with respect to the Licensed Premises, its condition, or with respect to the suitability for Licensee's business. Licensee hereby agrees that the Licensed Premises shall be taken "AS-IS", "with all faults" and Licensor shall have no obligation to alter, remodel, improve, repair, decorate or paint the Licensed Premises or any part thereof. Licensee, at its sole expense, shall keep the Licensed Premises and every part thereof in good condition and repair and shall, upon the expiration or sooner termination of the Lease Term, surrender the Licensed Premises to Licensor in good condition. Licensee shall be responsible for any and all expenses associated with Licensee's use of the Licensed Premises.

9. **Removal of Personal Property.** Upon expiration of the Term or upon any earlier termination of this Agreement, Licensee shall, at Licensee's sole cost and expense, remove or cause to be removed from the Licensed Premises any and all of its furniture, equipment, materials and other personal property. If Licensee fails to remove its personal property upon expiration of the Term, Licensor may remove and dispose of such property at Licensee's sole cost and expense.

10. **Damages to Licensor.** Licensee shall bear responsibility for any and all damages to the Licensed Premises and improvements therein caused by Licensee's use of the Licensed Premises or by any act or omission of Licensee, unless such damages are caused by the sole negligence of Licensor.

11. **Indemnity.** To the fullest extent permitted by law, Licensee shall indemnify, defend, and hold harmless Licensor, its officers, agents, and employees (collectively, "Indemnitees"), from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation court costs and reasonable attorneys' fees (collectively, "Claims"), arising out of or in connection with Licensee's actions or inactions relating to Licensee's or Licensee's clients, guests, invitees, contractors, agents, or employees use of the Licensed Premises or Licensee's failure to comply with any of its obligations contained in this Agreement, except such loss or damage which was caused by the gross negligence or willful misconduct of Licensor. The provisions of this Section 11 shall survive the expiration or earlier termination of this Agreement.

12. **Insurance.** Licensee shall procure and maintain for the duration of this Agreement all insurance coverage required pursuant to Exhibit "A" of the MOU, and shall ensure that such insurance coverage includes Licensee's activities hereunder. Prior to commencement of the Term, Licensee shall furnish Licensor with certificates of insurance and with original endorsements evidencing coverage required by this Section 12.

13. **Assignment; No Encumbrance.** The license granted hereby is personal to Licensee, and shall not be assigned by operation of law or otherwise absent the written consent of Licensor, which Licensor may condition or withhold in Licensor's sole discretion. Licensee shall not permit the placement of liens or encumbrances on the Licensed Premises absent Licensor's written consent, which Licensor may condition or withhold in Licensor's sole discretion.

14. **Amendment and Actions.** This Agreement can be amended only by the mutual written consent of Licensor and Licensee, and neither Licensor nor Licensee shall be bound by verbal or implied agreements. The City Manager (or designee) shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of this Agreement on behalf of the Licensor so long as such actions do not materially or substantially add to the costs incurred or to be incurred by the Licensor as specified herein. All other material and/or substantive interpretations, waivers, or amendments shall require the consideration, action and written consent of the City Council. Notwithstanding the foregoing, the City Manager shall maintain the right to submit to the City Council for consideration or action any matter under the City Manager's authority if the City Manager desires to do so. The City Manager may delegate some or all of his or her powers and duties under this Agreement to one or more management level employees of the City.

15. **Waiver.** The waiver by Licensor of any term, covenant, or condition contained in this Agreement shall not be deemed to be a continuing waiver of such term,

covenant, or condition, or any subsequent breach of the same or any other term, covenant, or condition in this Agreement.

16. **No Rights in Third Parties.** Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under this Agreement on any third party, nor is anything in this Agreement intended to relieve or discharge any obligation or liability of any third party to any party in this Agreement, nor shall any provision in this Agreement give any third party any right of subrogation or action over or against any party to this Agreement.

17. **Time of Essence.** Time is and shall be of the essence of this Agreement.

18. **Governing Law; Attorneys' Fees.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of California without regard to principles of conflicts of laws. Any action to enforce or interpret this Agreement shall be brought in a court of competent jurisdiction in Los Angeles County, California. Should any legal action be brought by a Party for breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees, court costs, and other such costs as may be affixed by the Court. Licensor shall be entitled to recover all costs, including attorneys' fees, incurred in enforcing this Agreement, whether or not Licensor brings a legal action for breach of this Agreement.

19. **Successors and Assigns.** Subject to the restrictions on assignment set forth in Section 13, the provisions, terms, and conditions of this Agreement shall bind and inure to the benefit of the Parties, their heirs, successors, executors, administrators, and permitted assigns.

20. **Relationship of Parties.** Licensor and Licensee intend by this Agreement to establish the relationship of Licensor and Licensee only, and do not intend to create a partnership, joint venture, joint enterprise, or any other business relationship other than that of licensor and licensee.

21. **Remedies Cumulative.** No remedy or election of remedies provided for in this Agreement shall be deemed exclusive, but shall be cumulative with all other remedies at law or in equity. Each remedy shall be construed to give it the fullest effect allowed by law.

22. **Severability.** If any provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be or become invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

23. **Notices.** Unless otherwise provided herein, all notices required hereunder shall be given by United States registered or certified mail with postage prepaid,

reputable overnight delivery service, email, or personal delivery, addressed to the Party at the address below:

Licensor:

City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Attention: Joy A. Ford, City Attorney
Email: joy.ford@redondo.org

Licensee:

Clear Recovery Center, LLC
1983 W. 190th Street, Suite 200
Torrance, CA 90504
Attention: Sara Ghassemy, CBH Executive Director
Email: Sara@clearbehavioralhealth.com

Either party may change its address by giving notice of such change to the other party in the manner provided in this Section 23. All notices and other communications shall be deemed communicated as of actual receipt or after the second day after deposit in the United States Mail.

24. **Integration.** This Agreement, together with the MOU, contains all of the agreements and understandings of the Parties with respect to any matter mentioned in this Agreement, and supersedes and terminates all prior and contemporaneous agreements between Licensor and Licensee with respect to the matters covered in this Agreement, other than the MOU which shall remain in effect in accordance with its terms.

25. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

26. **Default and Remedies.** An event of default ("Event of Default") shall arise hereunder if Licensee defaults in the performance of any term, provision, covenant or agreement set forth in this Agreement, and (unless such provision specifies a shorter cure period for such default) the default continues for thirty (30) days after the date upon which Licensor shall have given written notice of the default to Licensee. If Licensee fails to cure the default within the foregoing time period, or if a cure is not possible, Licensor may proceed with any of the following remedies:

a. Terminate this Agreement;

b. Bring an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief; or

c. Pursue any other remedy allowed at law or in equity.

Each of the remedies provided herein is cumulative and not exclusive of, and shall not prejudice any other remedy provided herein or under applicable law. No officer, employee or agent of Licensor shall be personally liable to Licensee, or any successor in interest, in the event of any default or breach by Licensor, or for any amount of money which may become due to Licensee or its successor or for any obligation of Licensor under this Agreement.

27. **Construction and Interpretation.** It is agreed and acknowledged by Licensee that the provisions of this Agreement have been arrived at through negotiation, and that Licensee has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, Licensor and Licensee have executed this Agreement as of the date and year first written above.

LICENSOR:

CITY OF REDONDO BEACH,
a California charter city and municipal corporation

By: _____
James A. Light, Mayor

ATTEST:

By: _____
Eleanor Manzano, City Clerk

APPROVED:

By: _____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

By: _____
Joy A. Ford, City Attorney

LICENSEE:

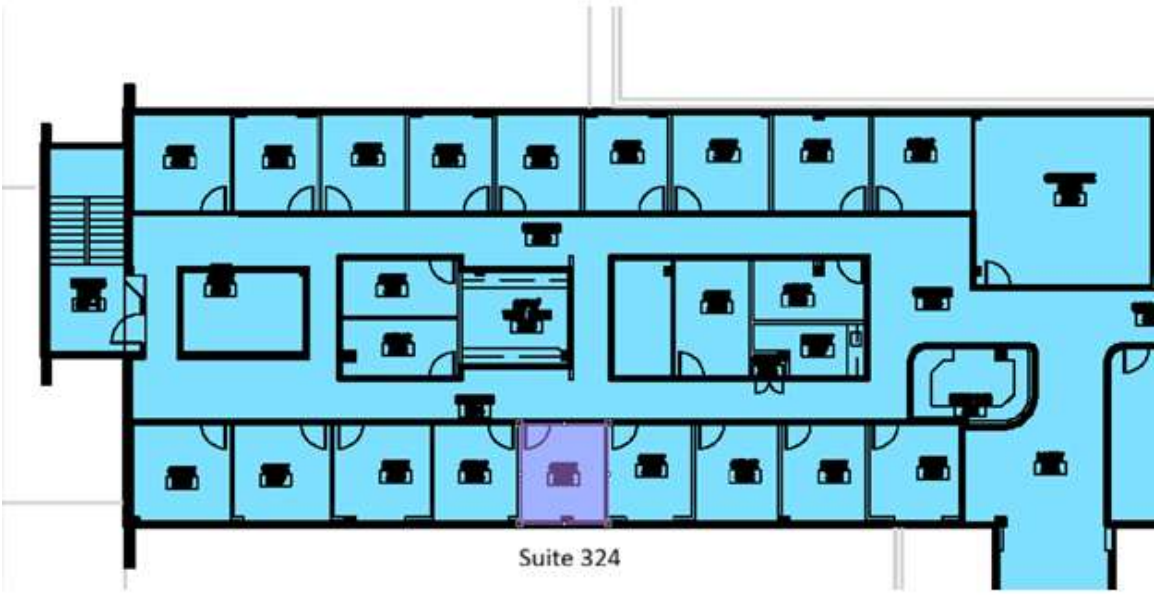
CLEAR RECOVERY CENTER, LLC, a California limited liability company

By: Signed by: Matthew B Zubiller 7ECB646B0A94449...
Matthew B Zubiller CEO
2/11/2026 | 8:12 PM PST

Exhibit A

PREMISES
FLOOR PLAN

INCLUDES ONE (1) DESK, ONE (1) TABLE, TWO (2) CHAIRS, AND ONE (1) FILING CABINET



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/06/2025

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
Willis Towers Watson Northeast, Inc.
c/o 26 Century Blvd
P.O. Box 305191
Nashville, TN 372305191 USA

CONTACT NAME: WTW Certificate Center
PHONE (A/C, No, Ext): 1-877-945-7378 **FAX (A/C, No):** 1-888-467-2378
E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Illinois Union Insurance Company	27960
INSURER B : ACE Property & Casualty Insurance Company	20699
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Clear Holdings, LLC
201 Herondo St
Redondo Beach, CA 90277

COVERAGES **CERTIFICATE NUMBER:** W39992773 **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:			SVRD37806948	06/21/2025	06/21/2026	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 $ 250,000 $ 25,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			CALH08616954003	06/21/2025	06/21/2026	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 $ 10,000			XOOG25510379003	06/21/2025	06/21/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 3,000,000 $ 3,000,000 $
	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					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability			OGLG71730803001	06/21/2025	06/21/2026	Each Incident Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Locations: 201 Herondo St., Redondo Beach, CA 90277, 515 N Sepulveda Blvd., Ste B Manhattan Beach, CA 90266, 18119 & 18123 Prairie Ave., Torrance, CA 90504, 328 N Prospect Ave., Redondo Beach, CA 90277, 330 N Prospect Ave., Redondo Beach, CA 90277, 2309 190th St. Redondo, CA 90278

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
Patricia A Forry

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MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF REDONDO BEACH AND CLEAR RECOVERY CENTER, LLC

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Clear Recovery Center, LLC, a California limited liability company ("CLEAR").

WHEREAS, the City and CLEAR are each referred to herein as a “Party” and collectively as the “Parties”;

WHEREAS, CLEAR provides professional clinical services for substance abuse and mental health counseling, including crisis stabilization, care coordination, counseling, case management, and referrals for ongoing treatment and community based recovery resources;

WHEREAS, CLEAR desires to partner with the City to support the creation and implementation of an Alternative Crisis Response (“ACR”) team to enhance community safety and well-being by ensuring that behavioral health professionals are embedded in the City’s crisis response framework, with the goal of delivering timely, compassionate, and clinically informed care that diverts individuals from unnecessary emergency room visits or law enforcement encounters.

WHEREAS, acceptance for program admission will be at the discretion of CLEAR clinical staff based on a clinical assessment and appropriateness of fit; and

WHEREAS, CLEAR desires to provide these services.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the Parties hereby agree to the following:

A. **SERVICES**.

1. CLEAR shall provide:

    a. Dedicated clinical and counseling staff to collaborate with the City’s designated first responders and public safety personnel, ensuring the ACR team responds to mental health and substance use crises with the goal of delivering timely, compassionate, and clinically informed care that diverts individuals from unnecessary emergency room visits or law enforcement encounters.

    b. The following personnel to the program:
        i. One full-time employee Therapist who shall:
            a. Be scheduled from Monday–Friday, 9:00 AM – 5:00 PM; and
            b. Provide crisis stabilization, care coordination, and referrals for ongoing treatment.
        ii. One full-time employee Drug and Alcohol Counselor who shall:
            a. Be scheduled from Monday–Friday, 9:00 AM – 5:00 PM, and
            b. Provide counseling, case management, and linkage to community-based recovery resources.
        iii. Administrative oversight by a full-time employee Program Director who shall:
            a. Be available from Monday–Friday, 9:00 AM – 5:00 PM, providing up to 5 hours a week of administrative support

b. Provide oversight, supervision and project management coordination.

These staff members shall function as part of the ACR team in close coordination with the City's designated first responders, and community partners and will be accompanied by the City's designated responders when responding to designated events. These staff members may concurrently participate in asynchronous CLEAR related activities provided such activities do not impact their ability to respond effectively as part of the ACR team.

c. Recruitment, onboarding, and management of the assigned therapist and counselor.

d. Ongoing maintenance of staff's current licensure, certifications, and professional development throughout the duration of this MOU.

e. Collaboration with City officials and other ACR partners in continuous improvement.

2. City will:

a. Integrate the ACR team into the city's crisis response workflows.

b. Provide operational support, safety protocols, and coordination with public safety agencies.

c. Facilitate data sharing and collaboration to measure program outcomes.

B. **TERM**. This MOU shall commence on September 10, 2025 and continue until September 9, 2026. This MOU may be renewed by a subsequent written amendment signed by authorized representatives of both Parties.

C. **COMPENSATION.** The City will pay CLEAR an amount not to exceed $379,000 for the Services provided hereunder. This compensation is fully burdened and inclusive of all direct and indirect costs associated with the Services, including but not limited to staffing, overhead, administration, and any other expenses incurred by CLEAR in performing its obligations under this MOU. The payment shall be allocated as follows:

1. Therapist: $220,000 annually; and
2. Drug & Alcohol Counselor: $120,000 annually
3. Program Director: $39,000 annually

City will pay compensation in monthly installments in arrears for Services performed, within thirty (30) days of the City's receipt of a detailed invoice from CLEAR itemizing the Services performed during the preceding month, including staff hours worked, description of work performed, and any supporting documentation requested by the City, provided that the Services have been completed to the city's full satisfaction. In the event of any prorated period (e.g., due to commencement, termination, or renewal), compensation shall be prorated on a daily basis based on the actual number of days in the applicable month. The total compensation under this MOU shall not exceed $379,000, and CLEAR shall not be

entitled to any additional reimbursement or payment unless otherwise agreed in a written amendment to this MOU.

D. **PROFESSIONAL ABILITY.** CLEAR acknowledges, represents and warrants that CLEAR 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 CLEAR as a material inducement to enter into this MOU. CLEAR shall perform in accordance with generally accepted professional practices and standards of its profession.

E. **BUSINESS LICENSE.** CLEAR shall obtain a Redondo Beach Business License before performing any services required under this MOU. The failure to so obtain such license shall be a material breach of this MOU 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 MOU to reflect such waiver.

F. **RECORDS.** CLEAR, 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 herein. CLEAR, 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 CLEAR's completion of performance of this MOU. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

G. **INDEMNITY.**

1. CLEAR'S INDEMNITY. To the maximum extent permitted by law, CLEAR 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 "City 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 CLEAR's negligence, gross negligence, or willful misconduct of CLEAR's performance or work hereunder (including any of its officers, agents, employees, Subcontractors), except to the extent such loss or damage is caused by the sole negligence or willful misconduct of the City.

2. **CITY'S INDEMNITY.** To the maximum extent permitted by law, the City hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless CLEAR, its officers, employees, volunteers, attorneys, and agents (collectively "CLEAR 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 City's gross negligence, or willful misconduct of City's performance or work hereunder (including any of its officers, agents, employees, Subcontractors).

Both CLEAR's and the City's indemnification obligations shall survive this MOU and shall not be limited by any term of any insurance policy required under this MOU, except as each Party's obligation to indemnify shall be limited to the limits of its insurance policies.

a. Nonwaiver of Rights. The City Indemnitees and CLEAR Indemnitees do not and shall not waive any rights that they may possess against the other Party because of the acceptance by the City or CLEAR, or the deposit with the City or CLEAR, of any insurance policy or certificate required pursuant to this MOU.

b. Waiver of Right of Subrogation. Each Party, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the other Party's Indemnitees (i.e., the City Indemnitees or CLEAR Indemnitees, as applicable).

H. **INSURANCE.** CLEAR shall comply with the requirements set forth in Exhibit "A". Insurance requirements that are waived by the City's Risk Manager do not require amendments or revisions to this MOU.

I. **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 MOU.

J. **COMPLIANCE WITH LAWS.** CLEAR 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 MOU, including without limitation all environmental laws, and employment laws.

K. **NON-DISCRIMINATION.** CLEAR 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. CLEAR 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. CLEAR shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. CLEAR shall include a similar non-discrimination provision in all subcontracts related to the performance of this MOU.

L. **LIMITATIONS UPON SUBCONTRACTING AND ASSIGNMENT.** CLEAR acknowledges that the services which CLEAR shall provide under this MOU are unique, personal services which, except as otherwise provided herein, CLEAR shall not assign or sublet to any other party without the prior written approval of City, which approval may not be unreasonably withheld, except in the event of a Change of Control, upon which CLEAR will provide prior written notice to the City. In the event that the City, in writing, approves any assignment or subletting of this MOU or the retention of subcontractors by CLEAR, CLEAR shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by CLEAR and subcontractor. Any attempt by CLEAR to assign any or all of its rights under this MOU without first obtaining the City's prior written consent, except in the event of a Change of Control, shall constitute a material default under this MOU.

The sale, assignment, transfer or other disposition, on a cumulative basis, of more than fifty percent (50%) of the ownership interest in CLEAR or more than 50% (50%) or more the voting control of CLEAR (whether CLEAR is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute a Change of Control for purposes of this MOU.

Subject to the limitations set forth in this section, this MOU shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns. Any permitted assignee must expressly assume all of CLEAR's rights and obligations under this MOU and perform them as if it were an original party. CLEAR shall remain jointly and severally liable for all obligations hereunder notwithstanding any assignment or transfer.

M. **SUBCONTRACTORS.** CLEAR shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. CLEAR 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.

N. **NOTICE.** Written notices to City and CLEAR shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following Parties.

CLEAR. Clear Behavioral Health
c/o Your Behavioral Health
1983 West 190th, Suite 200
Torrance, CA 90504
Attn: CBH Executive Director, Sara Ghassemy
Email: Sara@clearbehavioralhealth.com

City. City of Redondo Beach
City Attorney's Office
415 Diamond Street
Redondo Beach, CA 90277
Attn: Joy A. Ford, City Attorney
Email: joy.ford@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.

O. **TERMINATION.** Either Party may terminate this MOU at any time upon providing thirty (30) days prior written notice to the other Party.

P. **AMENDMENTS.** No modification, amendment, or addendum to this MOU shall be valid unless it is set forth in writing and is signed by the Parties.

Q. **CONFIDENTIALITY AND DATA PROTECTION.** CLEAR shall comply with all applicable federal and state privacy laws, including but not limited to the Health Insurance Portability and Accountability Act (HIPAA), the California Confidentiality of Medical Information Act

(CMIA), and California's Data Breach Notification Law (Cal. Civ. Code § 1798.80 et seq.), in handling protected health information (PHI) and personally identifiable information (PII) (collectively, "Sensitive Data") related to services provided under this MOU. CLEAR is expressly prohibited from sharing any identifiable Sensitive Data with the City, except as required by law. All data provided to the City for reporting purposes shall be de-identified in accordance with HIPAA standards (45 CFR § 164.514(b). In the event CLEAR inadvertently shares identifiable Sensitive Data with the City, CLEAR shall promptly notify the City and, at its own expense, retrieve or destroy such data to ensure the City does not retain it. All client records generated under this MOU shall remain the property of CLEAR, subject to the City's right to access de-identified data. CLEAR's obligations under this section shall survive the termination or expiration of this MOU.

R. **ASSIGNMENT AND SUBCONTRACTING.** CLEAR shall not assign, transfer, or subcontract any portion of this MOU without the prior written consent of the City. Any approved subcontractors shall comply with all terms of this MOU, including insurance requirements.

S. **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.

T. **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 CLEAR warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of CLEAR, 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 CLEAR.

U. **GOVERNING LAW AND VENUE**. This MOU 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.

V. **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.

W. **ENTIRE AGREEMENT.** This MOU, including Exhibit A, and any Additional Duties Addendum incorporated pursuant to Section X constitutes the entire agreement between the Parties and supersedes any previous oral or written agreements with respect to the subject matter hereof.

X. **ADDITIONAL DUTIES ADDENDUM.** The Parties acknowledge that additional duties and responsibilities of the City and/or CLEAR may be set forth in a separate written instrument (the "Additional Duties Addendum"). The Additional Duties Addendum shall be negotiated and executed by the City Attorney, on behalf of the City, and by an authorized representative of CLEAR. Any such Additional Duties Addendum, once fully executed by both authorized Parties, and expressly titled as an "Additional Duties Addendum" pursuant to this section, shall be deemed automatically incorporated into and made part of this MOU by this reference, as though fully set forth herein without need for amendment of this MOU. Any such additional duties, whether applicable to one Party or both Parties, shall be binding

upon and enforceable against the Party or Parties to whom they are assigned, with the same force and effect as if originally included in this MOU.

Approval of this MOU by the City Council shall constitute approval of the incorporation of any Additional Duties Addendum executed in accordance with this section, without need for further Council action, provided that no Additional Duties Addendum shall obligate the City to expend additional funds, assume new indemnity or insurance obligations, or otherwise shift risk to the City beyond the administrative and operational obligations contemplated by this MOU, unless expressly approved by the City Council.

IN WITNESS WHEREOF, the Parties have executed this MOU in Redondo Beach, California, as of this 9th day of September, 2025.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:
6BC0853B8F644F1...
James A. Light, Mayor

CLEAR RECOVERY CENTER, LLC,
a California limited liability company

Signed by:
Sara Ghassemy
221C918A699348E...
By:
Name: Sara Ghassemy
Title: Executive Director of Operations

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"

INSURANCE REQUIREMENTS FOR CLEAR

Without limiting CLEAR's indemnification obligations under this MOU, CLEAR 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 CLEAR, 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.

Umbrella/Excess Liability Insurance providing coverage in excess of the underlying General Liability, Automobile Liability, and Employer's Liability policies.

Minimum Limits of Insurance

CLEAR shall maintain limits no less than:

General Liability: $5,000,000 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.

Umbrella/Excess Liability: $5,000,000 per occurrence and in the aggregate.

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 CLEAR 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 CLEAR. General liability coverage can be provided in the form of an endorsement to the CLEAR'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 CLEAR.

Umbrella/Excess Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds under the Umbrella/Excess Liability policy to the same extent as under the underlying policies.

For any claims related to this project, the CLEAR'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 CLEAR'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 CLEAR'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

CLEAR 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

CLEAR 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

CLEAR 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.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/06/2025

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
Willis Towers Watson Northeast, Inc.
c/o 26 Century Blvd
P.O. Box 305191
Nashville, TN 372305191 USA

CONTACT NAME: WTW Certificate Center
PHONE (A/C, No, Ext): 1-877-945-7378 **FAX (A/C, No):** 1-888-467-2378
E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Illinois Union Insurance Company	27960
INSURER B : ACE Property & Casualty Insurance Company	20699
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Clear Holdings, LLC
201 Herondo St
Redondo Beach, CA 90277

COVERAGES **CERTIFICATE NUMBER:** W39992773 **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:			SVRD37806948	06/21/2025	06/21/2026	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 $ 250,000 $ 25,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			CALH08616954003	06/21/2025	06/21/2026	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 $ 10,000			XOOG25510379003	06/21/2025	06/21/2026	EACH OCCURRENCE AGGREGATE 	$ 3,000,000 $ 3,000,000 $
	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					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability			OGLG71730803001	06/21/2025	06/21/2026	Each Incident Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Locations: 201 Herondo St., Redondo Beach, CA 90277, 515 N Sepulveda Blvd., Ste B Manhattan Beach, CA 90266, 18119 & 18123 Prairie Ave., Torrance, CA 90504, 328 N Prospect Ave., Redondo Beach, CA 90277, 330 N Prospect Ave., Redondo Beach, CA 90277, 2309 190th St. Redondo, CA 90278

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
Patricia A Forry

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Administrative Report

H.6., **File #** 25-1716 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE THE SIXTH AMENDMENT TO THE AGREEMENT WITH TATA COMMUNICATIONS (US) INC. TO EXTEND THE AGREEMENT THROUGH DECEMBER 31, 2027

APPROVE AN AGREEMENT WITH GU HOLDINGS (GOOGLE) FOR THE OPERATION OF TELECOMMUNICATIONS NETWORK FACILITIES IN THE CITY'S RIGHT OF WAY FOR A TERM ENDING DECEMBER 31, 2027

EXECUTIVE SUMMARY

Tata Communications (US) Inc. (Tata) has requested an extension of their Agreement with the City for installation and operation of telecommunications network facilities in the City rights-of-way between Herondo Street and 811 N Catalina Ave as part of a global fiber-optic network. In 2011, Tata sold a portion of their telecommunications network facilities to Gu Holdings (Google) and now Google must enter into a stand-alone agreement with the City for those network facilities that were established prior to the sale. The network is used to provide wholesale capacity, collocation, managed bandwidth, and related services on a global basis. There are no plans to offer retail services over the network. Upon contract execution, Tata and Google will pay the City $142,877.69 and $175,795.56 respectively, for fees that had not been paid since 2012. The City will receive approximately $19,000 in FY 2026-27 for the two agreements, which will increase by 5% annually during the duration of the term.

BACKGROUND

The City and TyCom Networks (US) Inc, known as Tyco Telecommunications (US) Inc. (Tyco) entered into an Encroachment Agreement (Agreement) on December 17, 2002 for approximately 1,045 lineal feet from Herondo Street to 811 N Catalina Ave. On September 6, 2005, the City Council consented to the assignment of the Agreement to VSNL Telecommunications (US) Inc. (VSNL). Subsequently, on March 28, 2008, the company changed its name to Tata, the current controlling entity. On December 2, 2008, the City Council approved the first amendment to the Agreement to reflect the name change and certain revisions to the project.

On April 7, 2009, the City Council approved the second amendment to the Agreement to allow Tata to complete the network facilities authorized under the Agreement and to add additional conduit. On April 20, 2010, the City Council approved the third amendment to the Agreement, authorizing the first annual extension of the Agreement through December 31, 2010. On May 17, 2011, the City Council approved the fourth amendment to the Agreement, authorizing an annual extension of the Agreement

through December 31, 2011. Lastly, the City Council approved the fifth amendment on January 17, 2012 through December 31, 2012. Due to staffing changes during that time, a renewal was never initiated and staff has been working with both Tata and Google on executing new terms over the past few years to cover the gap and set terms going forward.

If approved, current agreements will be in place with both Tata and Google, with the terms remaining in effect through December 31, 2027. These terms will continue on an annual basis until terminated by either Party upon a no less than 90-day written notice.

COORDINATION

The Agreement has been approved as to form by the City Attorney's Office and was prepared in consultation with the City's telecommunications expert.

FISCAL IMPACT

The sixth amendment with Tata and the Agreement with Google will result in an initial payment to the City of $318,673.25, which includes prior year fees. In Fiscal Year 2026-27 the City will receive a payment in the amount of $18,858.54, which will increase by 5% the following fiscal year. The fees will be deposited in the City's General Fund.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Tata Sixth Amendment to Encroachment Agreement and Consent to Assignment
- Google Encroachment Agreement

SIXTH AMENDMENT TO THE ENCROACHMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND TATA COMMUNICATIONS (AMERICA) INC. AND CONSENT TO ASSIGNMENT

THIS SIXTH AMENDMENT TO THE ENCROACHMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND TATA COMMUNICATIONS (AMERICA) INC. AND CONSENT TO ASSIGNMENT ("Sixth Amendment") is dated February 17, 2026 (the "Execution Date"), but to be effective as of January 1, 2013 (the "Effective Date") by and between the **City of Redondo Beach**, a charter city and municipal corporation ("CITY") and **Tata Communications (America) Inc.**, a Delaware corporation ("TATA").

WHEREAS, the CITY and TATA, as successor in interest to Tyco Telecommunications (US) Inc., and formerly known as Tata Communications (US) Inc., have heretofore entered into that certain Encroachment Agreement dated December 17, 2002 and which is subject to five (5) separate, previous amendments (collectively, "TATA Encroachment Agreement"), thereby permitting the installation, operation and maintenance of certain telecommunications facilities within the CITY's public rights-of-way ("Facilities"); and

WHEREAS, TATA has requested the CITY's consent to the partial assignment of the TATA Encroachment Agreement to GU Holdings, Inc. ("GU"), as to that portion of the Facilities described in Schedule 2 attached to TATA's August 15, 2011, letter to the CITY entitled "Request for Consent to Assign the Encroachment Agreement"; and

WHEREAS, TATA has requested the CITY's consent to assign and sub-grant to GU those rights granted to TATA under the TATA Encroachment Agreement, as to that portion of the Facilities described in Schedule 3 attached to TATA's August 15, 2011, letter to the CITY entitled "Request for Consent to Assign the Encroachment Agreement"; and

WHEREAS, the CITY has considered TATA's request to consent to the above-referenced partial assignment, and to the sub-grant of joint use of that portion of the Facilities described in said Schedule 3 ("Sub-granted Facilities"), subject in part to (i) GU's execution of the GU Encroachment Agreement (defined below) setting forth the terms and conditions applicable to such joint use by GU, and (ii) the CITY and TATA's execution of this Sixth Amendment; and

WHEREAS, CITY and TATA now want to execute this Sixth Amendment to memorialize CITY's and TATA's respective obligations to one another for the period beginning on the Effective Date through the Execution Date (the "Prior Term"), and the remainder of the term, and otherwise agree to the terms set forth herein; and

WHEREAS, the CITY and GU are separately executing the Encroachment Agreement Between the City of Redondo Beach and GU Holdings, Inc., dated February 17, 2026 ("GU Encroachment Agreement").

NOW, THEREFORE, the CITY and TATA agree to amend the TATA Encroachment Agreement as follows:

11.3 TATA shall complete all necessary repairs within thirty (30) days of CITY's delivery of written notice that such damage is TATA's responsibility, or a reasonable longer period to complete the repair as may be agreed to by TATA and CITY (with such reasonable period not to exceed sixty (60) days); provided, however, should the City Engineer (or designee) determine that any such damage jeopardizes public health and safety, CITY may immediately perform all necessary public health and safety repairs and TATA will be responsible for the costs of such repairs to the extent such costs directly arise from repairs attributable to TATA's use, operation, maintenance, repair, or removal of the Network Facilities, and/or use of the Public Right-of-Way or Public Property on a joint and several basis with other users. Under no circumstances shall the City bear any costs associated with work required or performed under this Section.

11.3.1 If TATA fails to make any non-public health and safety repairs within such thirty (30) day period, or the reasonable longer period as may be agreed to by TATA and CITY, CITY may have repairs made with the cost being billed to and promptly paid by TATA.

11.3.2 If the repair cannot fully reverse such deterioration, CITY may require TATA to pay for the damage suffered as a result.

11.4 This obligation shall extend for one (1) year from the termination or earlier expiration of this Agreement, or one (1) year after the Network Facilities are conveyed to CITY pursuant to Section 8.6, whichever occurs first.

7. Delivery of Signing Bonus and All Subsequent Rental Fee Payments. The Signing Bonus and all subsequent Payments must be delivered to CITY at the following address:

City Of Redondo Beach
Attention: Finance Department
415 Diamond Street
Redondo Beach, CA 90277

All Payments are due and must be delivered to CITY on the first business day in January in each year.

Rental Fee Payments not delivered to CITY within five (5) business days of the due date are subject to a late payment fee (a "Late Fee") of ten percent (10%) of the amount then due. The Parties agree that such a Late Fee represents a fair and reasonable estimate of the costs CITY incurs by reason of late payment by TATA.

TATA COMMUNICATIONS (AMERICA) INC., a Delaware Corporation
(Two Corporate Signatures Required)

Troy Reynolds	Matthew Ma
Name (Print)	Name (Print)
Chief Legal & Compliance Officer	Vice President
Title (an authorized signatory)	Title (an authorized signatory)
Signature	Signature

Approved As To Form:
LEGAL DEPARTMENT
By: _____
Name: _Kenneth Lebon_____
Date: __/___/___
TC/LD//009-06
APPROVED FOR SIGNATURE

SIXTH AMENDMENT TO THE ENCROACHMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND TATA COMMUNICATIONS (AMERICA) INC. AND CONSENT TO ASSIGNMENT

THIS SIXTH AMENDMENT TO THE ENCROACHMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND TATA COMMUNICATIONS (AMERICA) INC. AND CONSENT TO ASSIGNMENT ("Sixth Amendment") is dated February 17, 2026 (the "Execution Date"), but to be effective as of January 1, 2013 (the "Effective Date") by and between the **City of Redondo Beach**, a charter city and municipal corporation ("CITY") and **Tata Communications (America) Inc.**, a Delaware corporation ("TATA").

WHEREAS, the CITY and TATA, as successor in interest to Tyco Telecommunications (US) Inc., and formerly known as Tata Communications (US) Inc., have heretofore entered into that certain Encroachment Agreement dated December 17, 2002 and which is subject to five (5) separate, previous amendments (collectively, "TATA Encroachment Agreement"), thereby permitting the installation, operation and maintenance of certain telecommunications facilities within the CITY's public rights-of-way ("Facilities"); and

WHEREAS, TATA has requested the CITY's consent to the partial assignment of the TATA Encroachment Agreement to GU Holdings, Inc. ("GU"), as to that portion of the Facilities described in Schedule 2 attached to TATA's August 15, 2011, letter to the CITY entitled "Request for Consent to Assign the Encroachment Agreement"; and

WHEREAS, TATA has requested the CITY's consent to assign and sub-grant to GU those rights granted to TATA under the TATA Encroachment Agreement, as to that portion of the Facilities described in Schedule 3 attached to TATA's August 15, 2011, letter to the CITY entitled "Request for Consent to Assign the Encroachment Agreement"; and

WHEREAS, the CITY has considered TATA's request to consent to the above-referenced partial assignment, and to the sub-grant of joint use of that portion of the Facilities described in said Schedule 3 ("Sub-granted Facilities"), subject in part to (i) GU's execution of the GU Encroachment Agreement (defined below) setting forth the terms and conditions applicable to such joint use by GU, and (ii) the CITY and TATA's execution of this Sixth Amendment; and

WHEREAS, CITY and TATA now want to execute this Sixth Amendment to memorialize CITY's and TATA's respective obligations to one another for the period beginning on the Effective Date through the Execution Date (the "Prior Term"), and the remainder of the term, and otherwise agree to the terms set forth herein; and

WHEREAS, the CITY and GU are separately executing the Encroachment Agreement Between the City of Redondo Beach and GU Holdings, Inc., dated February 17, 2026 ("GU Encroachment Agreement").

NOW, THEREFORE, the CITY and TATA agree to amend the TATA Encroachment Agreement as follows:

1. Exhibit A to the TATA Encroachment Agreement is hereby deemed amended by the deletion of those Network Facilities (as that term is used in the TATA Encroachment Agreement), the rights of which to operate, maintain and repair have been assigned to GU Holdings, Inc., by TATA and the CITY consents to such assignment.

2. Notwithstanding any provision of the TATA Encroachment Agreement, GU is authorized by the GU Encroachment Agreement to jointly use the Sub-granted Facilities described in Exhibit A to the TATA Encroachment Agreement, subject to all terms and conditions of the GU Encroachment Agreement.

3. Notwithstanding Section 2 of the TATA Encroachment Agreement, the TATA Encroachment Agreement shall remain in effect for fifteen (15) years beginning January 1, 2013, and will continue thereafter on an annual basis until terminated by either Party upon no less than ninety (90) days prior written notice.

4. Pursuant to this Sixth Amendment, TATA agrees to pay a rental fee to the CITY in the amount of $9.73 per annum per linear foot of duct or conduit contained within the CITY's rights-of-way for 2025, subject to the payment terms and annual percentage increase set forth in Section 7 of the TATA Encroachment Agreement. The parties agree that the length of duct or conduit for which compensation is required by this Section is 879 feet.

5. As additional and required consideration to induce into this Sixth Amendment and without which CITY would not enter into this Sixth Amendment, TATA shall pay CITY a Signing Bonus of One Hundred Forty-Two Eight Hundred Seventy-Seven and 89/100 Dollars ($142,877.89) within thirty (30) days after TATA's receipt of this fully executed Sixth Amendment.

6. Section 11 of the Agreement is hereby deleted in its entirety and replaced in full to read as follows:

SECTION 11: DAMAGE TO PUBLIC RIGHTS-OF-WAY

11.1 TATA shall be responsible for all damage, ordinary wear and tear excepted, to CITY street pavements, existing utilities, curbs, gutters, sidewalks and all other Public Property or private property and facilities due to its use, operation, maintenance, repair or removal of the Network Facilities in Public Right-of-Way and/or Public Property, and shall repair, replace and restore in kind such damaged facilities at its sole expense.

11.2 Any premature deterioration of surface and subsurface improvements, such as pavement or concrete over the facilities or trench or adjacent area, or reduction in the life of the Public Right-of-Way and/or Public Property, normal wear and tear excepted, which directly results from TATA's acts or omissions, in connection with TATA's use, operation, maintenance, repair or removal of the Network Facilities, shall be the sole responsibility of TATA and remediated at TATA's sole cost and expense.

11.3 TATA shall complete all necessary repairs within thirty (30) days of CITY's delivery of written notice that such damage is TATA's responsibility, or a reasonable longer period to complete the repair as may be agreed to by TATA and CITY (with such reasonable period not to exceed sixty (60) days); provided, however, should the City Engineer (or designee) determine that any such damage jeopardizes public health and safety, CITY may immediately perform all necessary public health and safety repairs and TATA will be responsible for the costs of such repairs to the extent such costs directly arise from repairs attributable to TATA's use, operation, maintenance, repair, or removal of the Network Facilities, and/or use of the Public Right-of-Way or Public Property on a joint and several basis with other users. Under no circumstances shall the City bear any costs associated with work required or performed under this Section.

11.3.1 If TATA fails to make any non-public health and safety repairs within such thirty (30) day period, or the reasonable longer period as may be agreed to by TATA and CITY, CITY may have repairs made with the cost being billed to and promptly paid by TATA.

11.3.2 If the repair cannot fully reverse such deterioration, CITY may require TATA to pay for the damage suffered as a result.

11.4 This obligation shall extend for one (1) year from the termination or earlier expiration of this Agreement, or one (1) year after the Network Facilities are conveyed to CITY pursuant to Section 8.6, whichever occurs first.

7. Delivery of Signing Bonus and All Subsequent Rental Fee Payments. The Signing Bonus and all subsequent Payments must be delivered to CITY at the following address:

City Of Redondo Beach
Attention: Finance Department
415 Diamond Street
Redondo Beach, CA 90277

All Payments are due and must be delivered to CITY on the first business day in January in each year.

Rental Fee Payments not delivered to CITY within five (5) business days of the due date are subject to a late payment fee (a "Late Fee") of ten percent (10%) of the amount then due. The Parties agree that such a Late Fee represents a fair and reasonable estimate of the costs CITY incurs by reason of late payment by TATA.

8. Except as expressly modified and amended herein, the TATA Encroachment Agreement shall continue in full force and effect. The TATA Encroachment Agreement, together with the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and this Sixth Amendment shall constitute the entire agreement between the parties and shall supersede all previous oral or written agreements between the parties concerning the subject matter herein. The provisions of this Sixth Amendment shall govern over any inconsistent provisions contained in the TATA Encroachment Agreement or any prior amendments.

9. The terms and conditions of this Sixth Amendment shall be binding upon the parties' assigns and successors in interest.

10. This Sixth Amendment may be modified or amended only by written instrument executed by the parties.

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of this 17th day of February, 2026.

CITY OF REDONDO BEACH, a Charter City and Municipal Corporation

_____
James A. Light, Mayor

APPROVED AS TO FORM

_____
Joy A. Ford, City Attorney

APPROVED:

_____
Diane Strickfaden, Risk Manager

ATTEST:

_____
Eleanor Manzano, City Clerk

TATA COMMUNICATIONS (AMERICA) INC., a Delaware Corporation
(Two Corporate Signatures Required)

Troy Reynolds	Matthew Ma
Name (Print)	Name (Print)
Chief Legal & Compliance Officer	Vice President
Title (an authorized signatory)	Title (an authorized signatory)
Signature	Signature

Approved As To Form:
LEGAL DEPARTMENT
By: _____
Name: _Kenneth Lebon_____
Date: __/___/___
TC/LD//009-06
APPROVED FOR SIGNATURE

Recording Requested By:
City of Redondo Beach

When Recorded Mail To:
City Clerk
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

For the Benefit of:
City of Redondo Beach
Recorded Free
Government Code Sec. 6103

(Space above this line for Recorder's Use)

ENCROACHMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND GU HOLDINGS, INC.

This Agreement ("Agreement") for the term specified, is dated February 17, 2026 (the "Execution Date"), by and between the CITY OF REDONDO BEACH ("CITY") and GU HOLDINGS, INC ("GU").

RECITALS

WHEREAS, CITY owns, operates and maintains the Public Rights-of-Way and/or Public Property within CITY for the purpose of providing public services to its citizens; and

WHEREAS, GU, desires to maintain certain Network Facilities (as defined herein) within the Public Rights-of-Way and/or Public Property to provide Telecommunications Services; and

WHEREAS, CITY has the authority to establish certain terms and conditions for use of the Public Rights-of-Way and/or Public Property for the construction, installation and maintenance of Network Facilities by telecommunications service providers; and

WHEREAS, CITY has determined that the terms and conditions herein are appropriate given the specific nature of the Network Facilities and their construction, together with the other circumstances under which this Agreement has been agreed to and will be carried out.

WHEREAS, CITY and GU intended to execute a certain encroachment agreement (substantially similar to this Agreement) on January 1, 2012 (the "Effective Date"). That certain encroachment agreement was never executed. CITY and GU now want to execute this Agreement to memorialize CITY's and GU's respective obligations to one another for the period beginning on the Effective Date through the Execution Date (the "Prior Term") and the remainder of the term, and otherwise agree to the terms set forth herein.

NOW, THEREFORE, in consideration of the recitals and the mutual promises contained herein, CITY and GU agree as follows:

AGREEMENT

SECTION 1
DEFINITIONS

1.1 **Affiliate** – means an entity that controls, is controlled by, or is under common control with another entity. For purposes of this definition, "control" means actual working control, however exercised.

1.2 **CITY** – means the **City of Redondo Beach**, a charter city and municipal corporation of the State of California, and includes the duly elected or appointed officers, agents, and employees of the City of Redondo Beach, individually or collectively.

1.3 **City Engineer** – means the City Engineer, or designee, of the City of Redondo Beach, California.

1.4 **City Manager** – means the City Manager, or designee, of the City of Redondo Beach, California.

1.5 **Network Facilities** – means any and all telecommunications facilities, cables, lines, conduits, boxes, and other similar equipment and devices located in the Public Right-of-Way and/or Public Property, that are described in "Schedule 2" attached to the August 15, 2011 letter to the CITY, entitled Request for Consent to Assign the Encroachment Agreement, executed by Tata Communications (America) Inc. and GU, and which Schedule is attached as Exhibit "A" hereto and is incorporated by reference herein.

1.6 **Public Property** – means the surface, the air space above the surface and the area below the surface of any City-owned property not considered to be a Public Right-of-Way.

1.7 **Public Rights-of-Way** – means the surface, the air space above the surface and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, parkway, dedicated public utility easement or similar public right-of-way in which CITY now or hereafter holds any property interest which, consistent with the purposes for which it was dedicated, may be used for the purpose of installing and maintaining Network Facilities.

1.8 **Route** – means the specific parts of the Public Rights-of-way occupied by the Network Facilities and described in Exhibit "A" to this Agreement.

1.9 **Telecommunications** – means the electronic transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

1.10 **GU** – means GU Holdings, Inc., a Delaware corporation, its successors and assigns.

SECTION 2
TERM OF THE AGREEMENT

2.1 This Agreement shall become effective on the Effective Date and shall continue for fifteen (15) years and will continue thereafter on an annual basis until terminated by either Party upon no less than ninety (90) days prior written notice ("Agreement Term")

SECTION 3
SCOPE OF USE OF PUBLIC RIGHTS-OF-WAY

3.1 CITY hereby grants an encroachment permit to GU, subject to the reservations, covenants and conditions herein contained, to repair, operate, maintain, and remove Network Facilities within Public Rights-of-Way to provide Telecommunications along the Route as described in Exhibit A.

3.2 This Agreement does not authorize GU or any other entity to install any new facilities without first obtaining written authorizations and all required permits from the CITY.

3.3 This Agreement does not authorize any use of the Network Facilities except as specified in this Agreement without first obtaining written authorizations and all required permits from the CITY.

3.4 If GU or any other entity wishes to place in the Public Rights-of-Way any new facilities (including any other facilities or equipment enclosed within the Network Facilities conduit), or to use the Network Facilities for purposes other than as specified in this Agreement, then GU and/or such other entity shall first mutually agree with the CITY on the terms and conditions for such placement or use, either through written amendment of this Agreement or through a separate written agreement or agreements.

3.5 This Agreement does not authorize use of any property other than the Public Rights-of-Way. Any use of any other CITY property, including but not limited to poles and conduits, shall require a separate written agreement.

3.6 The encroachment permit issued pursuant to this Agreement is not a grant by the CITY of any property interest but is made subject and subordinate to the prior and continuing right of CITY and its assigns to use all the Public Rights-of-Way in the performance of its duties, including but not limited to public use as a street and for the purpose of laying, installing, maintaining, repairing, protecting, replacing and removing sanitary sewers, water mains, storm drains, gas mains, poles, overhead and underground electric, and telephone lines, cable television and other utility and municipal uses together with appurtenances thereof and with right of ingress and egress, along, over, across and in the Public Rights-of-Way; and GU shall have a duty to remove, relocate and rearrange its Network Facilities therefor in accordance with the requirements of CITY.

3.7 The encroachment permit issued pursuant to this Agreement is made subject to all easements, restrictions, conditions, covenants, encumbrances and claims of title which may affect the Public Right-of-Way and/or Public Property, and it is understood that GU, at its own cost and expense, shall obtain all such permission as may be necessary consistent with any other existing rights.

3.8 The operation, repair and maintenance of Network Facilities shall be in accordance with all applicable Federal, State and local laws, including, without limitation, zoning laws, construction codes and CITY's Standard Specifications and Details, all as may be amended, replaced, or superseded from time-to-time.

3.9 GU shall comply with any generally applicable annual registration requirements CITY may adopt, amend, replace, or supersede from time-to-time.

3.10 The CITY does not guarantee that its interest or other rights to control the use of the Public Rights-of-Way is sufficient to permit its use for GU's purposes, and GU shall be deemed to gain only those rights to use the property as CITY may have the right and power to give. However, CITY warrants and represents that to the best of its knowledge, CITY has the right to grant GU the rights specified in this Agreement.

SECTION 4
CONSTRUCTION AND MAINTENANCE STANDARDS

4.1 In connection with its operation, maintenance, repair and/or removal of Network Facilities, GU shall comply with CITY's established construction-related conditions and specifications as described in the Engineering Permit Guidelines for the City of Redondo Beach, Version No. 3, dated July 2000, or any successor Guidelines, as they may be amended, replaced, or superseded, by the CITY in the future. Such conditions shall include, without limitation, compliance with: the times of day and days of week during which construction is able to occur; any special traffic control studies required to be approved prior to construction; Work Area Traffic Control Handbook (WATCH) requirements (as may be amended, replaced, or superseded); and any conditions agreed to as part of any general notes required by CITY in the construction drawings.

4.2 GU shall at all times exercise care within the meaning of applicable law and industry standards and shall install, maintain and use commonly accepted industry-wide methods and devices for preventing failures and accidents that may cause damage, injury or nuisance to the public. The maintenance, repair and/or removal of network Facilities shall be accomplished at GU's sole cost and expense and subject to the written approval of the City Engineer in such a manner as not to endanger personnel or property, or unreasonably obstruct travel on any portion, or other access thereon, within the Public Rights-of-Way.

4.3 GU shall repair, operate, maintain, and remove its Network Facilities so as not to endanger or interfere with improvements CITY shall deem appropriate to make or to interfere in any manner with the Public Rights-of-Way or legal rights of any property owner or to unnecessarily hinder or obstruct pedestrian or vehicular traffic.

4.4 GU shall operate, maintain, repair and/or remove Network Facilities in strict conformance with the provisions of this Agreement, and so as to not interfere with, including, but not limited to, any gas, electric, telephone, telecommunications, water, sewer or other utility facilities or obstruct or hinder in any manner any such provider's use of any Public Rights-of-Way.

4.5 Nothing in this Agreement shall affect CITY's right to use reserved fiber (if any) in the Network Facilities without cost to CITY.

4.6 GU shall keep the Network Facilities in good and safe condition and free from any nuisance, liens, or encumbrances.

4.7 Any and all Public Right-of-Way and/or Public Property, or private property that is disturbed or damaged by GU during the operation, maintenance, repair and/or removal of Network Facilities shall be promptly repaired by GU, to a condition equal to or (at GU's discretion) better than that which existed prior to the damage.

4.8 Any contractor or subcontractor used for the maintenance, repair or removal of the Network Facilities equipment shall be properly and currently licensed by the California Contractors State License Board, and under the laws of California and all applicable local ordinances and each contractor or subcontractor shall have the same licensing and other obligations with respect to its work as GU would have under this Agreement and applicable law as if the work were performed by GU.

4.9 GU shall be responsible for ensuring that the work of contractors and subcontractors is performed consistent with this Agreement and all applicable laws and shall be solely responsible for all acts or omissions of contractors or subcontractors.

4.10 Nothing in this section is meant to alter any tort liability of GU to third parties.

SECTION 5
IDENTIFICATION OF NETWORK FACILITIES

5.1 GU shall identify the Network Facilities installed in the Public Rights-of-Way by means of aboveground flexible line marker posts, with height of either feet above grade or as otherwise approved by the City Engineer, color orange, reflective, and marked as follows: "WARNING UNDERGROUND FIBER OPTIC CABLE, CALL BEFORE YOU DIG, UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA, 811 or (800) 422-4133." These markers will be placed approximately every 500 linear feet along the Route, within the Public Right-of-Way and/or Public Property, on the closest side of the street.

SECTION 6
NO OWNERSHIP OR VESTED INTEREST CREATED

6.1 No use of any Public Rights-of-Way or other interest or property under this Agreement shall create or vest in GU any ownership interest in the Public Right-of-Way and/or Public Property, streets or any other property or interest of CITY.

6.2 Nothing in this agreement shall be construed as granting or creating any franchise rights.

6.3 This Agreement and the rights granted herein are not exclusive and do not preclude the issuance of other franchises, permits or agreements to use Public Rights-of-Way for any purpose, subject to the conditions specified in this Agreement.

SECTION 7
PAYMENTS TO THE CITY

7.1 GU shall pay the CITY a rental fee which shall be $10.22 per annum per lineal foot of six-inch conduit in the Public Property beginning in 2026 which shall increase by five percent (5%) for each subsequent year of the term. GU shall only be responsible for payment to CITY for the Prior Term, and any remaining portion of the calendar year 2026 from the Execution Date through December 31, 2026, as set forth in Section 7.7 below.

7.2 The rental fee specified in Section 7.1 shall be paid annually, in advance and without any invoice requirement beginning upon the effective date of this Agreement and subsequently paid on January 1 of each year.

7.3 The parties agree that the length of Public Rights-of-Way occupied by the Network Facilities is equal to 879 feet.

7.4 The payment requirements of this Section shall be in addition to any generally applicable permit or other fees for which GU may be liable including without limitation to permit fees and inspection fees.

7.5 GU acknowledges and accepts the responsibility to collect and remit to CITY any fees due from its customers under the Utility Users Tax as set forth in Title 8, Chapter 9 of the Redondo Beach Municipal Code, as it now reads or may hereafter be amended. As of the date of this Agreement, based on GU's description of the Network Facilities and their use, the parties understand that GU will not be a telephone communications services supplier for any person in CITY.

7.6 GU shall provide such records to CITY as CITY may lawfully require to confirm compliance with the requirements of this section.

7.7 As additional and required consideration to induce CITY to enter into this Agreement, and without which CITY would not enter into this Agreement, GU shall pay CITY a Signing Bonus of One Hundred Seventy-Five Thousand Seven Hundred Ninety Five 56/100 ($175,795.56) within thirty (30) days after GU's receipt of this fully executed

Agreement. The Signing Bonus includes the following costs for the Prior Term: (a) License Agreement Administration Fee ($15,000), (b) Permit Fee ($50), and (c) Inspection Fee ($1,100).

7.8 Upon CITY's receipt of the Signing Bonus, City agrees that GU is current on all rental fees and other CITY fees incurred or related to GU's occupancy of the Rights of Way in Exhibit A during the entirety of the Prior Term.

7.9 Payment Summary

7.9.1 Signing Bonus: $175,795.56

7.9.2 2027 Rental Fee: $9,429.27

7.9.3 2028 Rental Fee: $9,900.73

7.9.4 2029 Rental Fee: $10,395.77

7.9.5 2030 Rental Fee: $10,915.56

7.9.6 2031 Rental Fee: $11,461.34

7.9.7 2032 Rental Fee: $12,034.40

7.9.8 2033 Rental Fee: $12,636.12

7.9.9 2034 Rental Fee: $13,267.93

7.9.10 2035 Rental Fee: $13,931.33

7.9.11 Each subsequent year's Rental Fees shall be the prior year's Rental Fee increased by five percent (5%).

7.10 Delivery of Signing Bonus and All Subsequent Rental Fee Payments

7.10.1 The Signing Bonus and all subsequent Payments must be delivered to CITY at the following address:

City Of Redondo Beach
Attention: Finance Department
415 Diamond Street
Redondo Beach, CA 90277

7.10.2 City may change is payment addressee and/or addresses above from time-to-time by delivery of thirty (30) days' prior written notice to GU at the then-current notice address of GU.

7.10.3 The Signing Bonus must be delivered to CITY within thirty (30) days following GU's receipt of CITY's executed copy of this Agreement.

7.10.4 All Payments are due and must be delivered to CITY on the first business day in January in each year.

7.10.5 Rental Fee Payments not delivered to CITY within five (5) business days of the due date are subject to a late payment fee (a "Late Fee") of ten percent (10%) of the amount then due. The Parties agree that such a Late Fee represents a fair and reasonable estimate of the costs CITY incurs by reason of late payment by GU.

SECTION 8
REMOVAL AND RELOCATION

8.1 GU shall promptly relocate its facilities to accommodate the reasonable governmental needs of CITY or other government agencies who are authorized to use the Public Right-of-Way and/or Public Property. In the event of an emergency, or where Network Facilities create or are contributing to an imminent danger to health, safety or property, CITY at GU's sole cost and expense may remove, re-lay or relocate any or all parts of those Network Facilities without prior notice. However, CITY shall make reasonable efforts to provide prior notice and to permit GU to remove any Network Facilities that are associated with such danger, or if not reasonably possible CITY shall provide GU with such notice after the fact.

8.2 Should GU be required to relocate its Network Facilities for any nongovernmental need, the reasonable cost of the relocation shall be borne by the requesting party except where (i) the Network Facilities must be relocated because they were not properly installed, or were installed without obtaining necessary authorizations; or (ii) state or federal law provides otherwise. GU may condition such rearrangement of its facilities on an agreement by the applicable parties described in this Section 8.2 to pay the reasonable cost of relocation, which agreement shall be subject to the exceptions listed in Section 8.2 (i) and (ii).

8.3 GU shall remove or relocate, without any cost or expense to CITY, any Network Facilities used and maintained under this Agreement if and when made necessary by any lawful change of grade, alignment or width of any street, including, but not limited to, the construction, maintenance or operation of any underground facility by CITY and/or construction, maintenance or operation of any other CITY underground or aboveground facilities. GU shall, by a time specified by CITY but (given the specific nature of the Network Facilities and their construction) not to be less than six months from the date the CITY delivers written notice to GU, protect, support, or relocate any of its property when necessary and required by CITY or any other governmental entity by reason of traffic conditions; public safety; Public Right-of-Way and/or Public Property construction; maintenance or repair (including resurfacing or widening) by CITY; change of Public Right-of-Way and/or Public Property grade; construction, installation or repair of sewers, drains, water pipes, power lines, signal lines, tracks or any other type of government-owned system, public work or improvement or any government-owned utility; or Public Right-of-Way vacation or sale or other transfer of Public Property.

8.4 In the event all or any portion of the Public Rights-of-Way and/or Public Property occupied by the Network Facilities shall be needed by CITY for governmental purposes or in the event that the existence of the Network Facilities shall be considered materially detrimental to governmental activities, including but not limited to, material interference with CITY construction projects, or is reasonably in conflict vertically and/or horizontally with any CITY installation, GU shall, by written direction of CITY's Public Works Director, remove and relocate such Network Facilities to such other location or locations in the Public Rights-of-Way and/or on Public Property as may reasonably be designated by CITY, by a time specified by CITY but (given the specific nature of the Network Facilities and their construction) not to be less than six months from the date the CITY delivers written notice to GU.

8.5 In the event such Network Facilities are not removed or relocated within the time periods indicated in paragraphs 8.1 through 8.4 of this Agreement, CITY may cause the same to be done at the sole expense of GU.

8.6 If any portions or all of the Network Facilities covered under this Agreement other than redundant facilities or facilities for emergency use are no longer used by GU, or are abandoned for a period in excess of one (1) year, or if GU ceases through termination of this Agreement to have authority to maintain the Network Facilities in CITY's Public Right-of-Way and/or Public Property, then GU shall notify CITY and shall either promptly vacate and remove the facilities at its own expense or, at the sole discretion of CITY, convey title to same to CITY or a party designated by CITY.

8.7 Should GU remove the Network Facilities from the Public Right-of-Way and/or Public Property, GU shall, within ten (10) days after such removal, deliver written notice thereof to CITY specifying the Public Rights-of-Way affected and the location thereof as well as the date of removal, and certify that the Public Rights-of-Way have been restored to the standard outlined in paragraph 4.7 and Section 11 of this Agreement.

SECTION 9
CONSTRUCTION PERMITS

9.1 GU shall obtain all necessary construction permits by application to the City Engineer pursuant to CITY's generally applicable permit procedures and fees, and shall pay all processing, field marking, engineering and inspection fees in connection with such construction permits in accordance with the rates in effect at the time of payment.

9.2 All work shall be constructed and installed in accordance with the Redondo Beach Municipal Code, CITY's Standard Specifications, state and federal standards and specifications, and this Agreement, as any or all of which may be amended, replaced, or superseded from time-to-time.

SECTION 10
PERFORMANCE BOND

10.1 Prior to the commencement of any maintenance, repair or removal activities involving any construction in the Public Right-of-Way and/or Public Property, GU shall

provide CITY with a performance bond or other security satisfactory to CITY, name CITY as obligee in the amount equal to one hundred percent (100%) of the full value of the work to be performed by or on behalf of GU within and affecting the Public Right-of-Way and/or Public Property, to guarantee and assure the faithful performance of GU's construction obligations under this Agreement.

10.2 CITY shall have the right to draw against the performance bond in the event of a default by GU or in the event that GU fails to meet and fully perform any of its obligations.

10.3 The form of the performance bond shall be approved by CITY, which approval shall not be unreasonably withheld or delayed.

10.4 The performance bond shall remain in full force until the work to be performed is complete, and the restoration of the Public Rights-of-Way has been inspected and accepted in the City Engineer's reasonable discretion.

SECTION 11
DAMAGE TO PUBLIC RIGHTS-OF-WAY

11.1 GU shall be responsible for all damage, ordinary wear and tear excepted, to CITY street pavements, existing utilities, curbs, gutters, sidewalks and all other Public Property or private property and facilities due to its use, operation, maintenance, repair or removal of the Network Facilities in Public Right-of-Way and/or Public Property, and shall repair, replace and restore in kind such damaged facilities at its sole expense.

11.2 Any premature deterioration of surface and subsurface improvements, such as pavement or concrete over the facilities or trench or adjacent area, or reduction in the life of the Public Right-of-Way and/or Public Property, normal wear and tear excepted, which directly results from GU's acts or omissions, in connection with GU's use, operation, maintenance, repair or removal of the Network Facilities, shall be the sole responsibility of GU and remediated at GU's sole cost and expense.

11.3 GU shall complete all necessary repairs within thirty (30) days of CITY's delivery of written notice that such damage is GU's responsibility, or a reasonable longer period to complete the repair as may be agreed to by GU and CITY (with such reasonable period not to exceed sixty (60) days); provided, however, should the City Engineer (or designee) determine that any such damage jeopardizes public health and safety, CITY may immediately perform all necessary public health and safety repairs and GU will be responsible for the costs of such repairs to the extent such costs directly arise from repairs attributable to GU's use, operation, maintenance, repair, or removal of the Network Facilities, and/or use of the Public Right-of-Way or Public Property on a joint and several basis with other users. Under no circumstances shall the City bear any costs associated with work required or performed under this Section.

11.3.1 If GU fails to make any non-public health and safety repairs within such thirty (30) day period, or the reasonable longer period as may be agreed to by GU and CITY, CITY may have repairs made with the cost being billed to and promptly paid by GU.

11.3.2 If the repair cannot fully reverse such deterioration, CITY may require GU to pay for the damage suffered as a result.

11.4 This obligation shall extend for one (1) year from the termination or earlier expiration of this Agreement, or one (1) year after the Network Facilities are conveyed to CITY pursuant to Section 8.6, whichever occurs first.

SECTION 12
PREEXISTING INSTALLATIONS

12.1 If the Public Right-of-Way and/or Public Property to be used by GU have preexisting installation(s) placed therein, GU assumes the sole responsibility to verify the location of the preexisting installation(s) and notify CITY and any third-party owner prior to conducting any activities that could adversely affect such installation(s).

12.2 GU shall be solely responsible for the costs of repair to any preexisting installation damaged by GU's activities.

12.3 CITY is under no obligation to move its existing utilities to accommodate or make room for GU's Network Facilities.

SECTION 13
RECORDS AND FIELD LOCATIONS

13.1 GU shall maintain accurate maps and improvement plans of the Network Facilities.

13.2 GU shall, upon demand of the City Engineer, deliver to the office of the Public Works Department free of charge, and for a reasonable charge upon request to other third parties interested in performing work within the Public Right-of-Way and/or Public Property, within thirty (30) days after such request, such "as-built" maps and plans as may be required to show in detail the exact location, size, depth, and nature of the Network Facilities.

13.3 GU shall submit such plans in digital electronic format specified by the City Engineer

13.4 GU shall be a member of the regional notification center for subsurface installations (Underground Service Alert) and shall field mark, at its sole expense, the locations of its underground Network Facilities upon notification in accordance with the requirements of Section 4216 of the State of California Government code, as it now reads or may hereinafter be amended.

SECTION 14
HOLD HARMLESS AND INDEMNIFICATION

14.1 To the maximum extent permitted by law, GU, jointly and severally, for itself, its successors, agents, contractors, and GU's employees, agrees to indemnify, defend (with reasonable notice to GU and with counsel reasonably acceptable to CITY) and hold

harmless CITY, its elected official, officers, employees, agents, and volunteers, and any successors to CITY's interest from and against any and all claims, demands, losses, damages, liabilities, fines, penalties, charges, liens, stop notices, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and environmental cleanup actions of any kind, all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorney's fees and costs of defense (collectively, the "Losses") arising directly or indirectly out of the activities described in this Agreement and/or the presence, operation, maintenance, removal and/or repair of the Network Facilities.

14.2 GU shall not be obligated to indemnify CITY, its elected officials, officers, employees, agents, and volunteers, or any successors to CITY's interest for losses to the percentage extent directly arising from the CITY's active negligence or willful misconduct as established by final court decision or agreement of the parties.

14.3 GU's indemnification, defense and hold harmless obligations under this Section 14 are specifically conditioned on the following: (a) the CITY shall provide prompt notification to GU in writing of any such claim or demand; (b) the CITY shall cooperate reasonably to facilitate the defense of such claim or the negotiation for its settlement. CITY and GU must concur in any settlement or in any substantive defense affecting CITY's rights.

14.4 CITY shall not be responsible for any damages, losses, or liability of any kind occurring by reason of anything done or omitted to be done by CITY, except for acts which constitute CITY's active negligence or willful misconduct, or by any third party, including, without limitation, damages, losses or liability arising from the issuance by CITY of a permit or approval to any third party or any interruption in service.

14.5 GU, for itself and its successors and assigns, hereby waives all claims and causes of action, whether now existing or hereafter arising, again CITY or its elected officials, officers, employees, agents, and volunteers, for damages, physical or otherwise, to any of the Network Facilities from any cause whatsoever, excluding those arising as a result of CITY's active negligence or willful misconduct.

SECTION 15
INSURANCE

15.1 GU shall maintain insurance during the entire term of this Agreement, including any renewals or extensions, against claims for injuries to persons or damages to property which in any way relate to, arise from, or are connected with the presence, operation, maintenance or repair of the Network Facilities in the Public Rights-of-Way by GU, or any entity acting on its behalf, and shall keep such insurance in effect in accordance with the minimum insurance scope CITY may reasonably set from time to time.

15.2 GU shall maintain in full force and effect throughout the term of this Agreement the insurance policies set forth in the following Sections.

15.2.1 Worker's Compensation Insurance: GU shall obtain statutory Worker's Compensation Insurance and Employer's Liability insurance in the amount of One Million Dollars ($1,000,000) per accident.

15.2.2 Commercial General Liability/Automobile Liability Insurance: GU shall obtain Commercial General Liability insurance including operations, products and completed operations and Automobile Liability insurance, in the amount of Two Million Dollars ($2,000,000) per occurrence. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this contract or the general aggregate limit shall be twice the required occurrence limit. GU's insurance coverage shall be written on an occurrence basis and shall waive the right of subrogation as to the City additional insureds.

15.2.3 Acceptability of Insurers: Insurance is to be placed with insurers admitted and duly authorized to transact business under the laws of the State of California and with a current Best Rating of A:VII or better.

15.2.4 Verification of Coverage: Insurance, deductibles and self-insurance retentions shall be subject to CITY's approval. The basis for this approval shall be the Original Certificates of Insurance which will be provided by GU. Original Certificates of Insurance with endorsements shall be received and approved by CITY before work commences, and insurance must be in effect for the duration of this Agreement.

15.2.5 Other Insurance Provisions: The City of Redondo Beach, its officers, officials, employees, agents and volunteers are to be covered as additional insureds, by a comprehensive commercial general liability endorsement no less than Endorsement CG 20 10 11 85 or equivalent, or as otherwise permitted in writing by CITY's risk manager.

15.2.6 For any claims related to this project, GU's insurance coverage shall be primary.

15.2.7 Each insurance policy required shall be endorsed that a thirty (30) day written notice be delivered to CITY in the event of cancellation or modification to the stipulated insurance coverage.

15.2.8 It shall be the responsibility of GU to ensure that all subcontractors comply with the same insurance requirements that are stated in this Agreement.

15.2.9 The existence of insurance shall not act as a limitation on GU's liability.

SECTION 16
ASSIGNMENT

16.1 GU shall not assign, sublet or transfer any interest in this Agreement nor the performance of any GU's obligations hereunder, without the prior written consent of CITY and any attempt by GU to so assign this Agreement or any rights, duties or obligations arising hereunder without CITY's consent shall be void and of no effect.

16.2 Notwithstanding the foregoing, GU shall have the right to assign all of its rights under this Agreement at any time without CITY's consent to an affiliate or subsidiary, provided that such assignment shall not relieve GU of its obligations to perform and remain responsible under this Agreement, if

(a) GU delivers CITY written notice of the assignment; and

(b) The assignee does not have a record of behavior with respect to public rights-of-way in CITY or elsewhere to which CITY reasonably objects.

16.3 Any successor or assignee of GU shall agree in writing to be bound by all of the provisions, terms and conditions of this Agreement.

SECTION 17
ENFORCEMENT

17.1 Failure to comply with the terms and conditions of this Agreement may result in CITY's determination that the Network Facilities constitute a nuisance, or at CITY's election may result in enforcement pursuant to the Redondo Beach Municipal Code, and/or CITY's reliance on any other applicable remedy the CITY may now or in the future have at law or equity.

SECTION 18
TERMINATION

18.1 This Agreement shall remain in effect for the duration of its term, unless terminated under the following circumstances:

18.1.1 This Agreement may be terminated by CITY upon at least one hundred eighty (180) days' written notice to GU if CITY reasonably, necessarily, and lawfully determines that the provisions herein interfere with the use or disposal of the Public Rights-of-Way or any part thereof by CITY; provided however, that where all or a portion of GU's Network Facilities interferes with the use or disposal of the Public Right-of-Way and/or Public Property, and relocation is reasonably possible, CITY shall allow GU to relocate such portion in accordance with other Sections of this Agreement.

18.1.2 This Agreement may be terminated by CITY upon thirty (30) days' written notice for failure, neglect or refusal by GU to fully and promptly comply with any and all of the material conditions of this Agreement, unless GU delivers written notice and the CITY agrees within thirty (30) days of receipt of the notice that the cited condition has been corrected.

18.1.3 This Agreement shall terminate if CITY adopts a general ordinance governing telecommunications uses of the Public Rights-of-Way and/or Public Property that is applicable to the Network Facilities, in which case GU shall have the opportunity to make new arrangements with CITY for its use of the Public Rights-of-Way and/or Public Property pursuant to such ordinance, provided,

however, that such termination shall occur only if such new arrangements do not alter, except as provided in Section 7.1, the rental fee paid pursuant to that Section during the time period covered by the original term of this Agreement as specified in Section 2.1.

SECTION 19
NOTICE

19.1 GU shall provide a single telephonic point of contact which shall be available to CITY staff 24 hours a day, 7 days a week, regarding problems or complaints resulting from the Network Facilities. GU shall also provide an escalation list, including cell phone numbers, of responsible operations personnel within GU.

19.1.1 GU shall promptly respond to such call(s) and promptly perform the required repair or correct any adverse impact to CITY's use or operations or the use or operations of a third party cause by GU's Network Facilities in the Public Rights-of-Way and/or Public Property at no cost to CITY.

19.1.2 GU shall designate a person or legal entity located within California who or that is authorized to accept service of process on behalf of GU.

19.2 All notices given or which may be given pursuant to this Agreement shall be delivered in writing and transmitted by certified or registered United States mail with prepaid postage and return receipt requested, or by established private delivery systems that maintain delivery records and conditions, such as Federal Express or UPS and addressed as follows:

To CITY at: City of Redondo Beach
Attn: City Engineer
City Hall, 415 Diamond Street
Redondo Beach, California 94088-3707

With a copy to: City of Redondo Beach
Attn: City Attorney
City Hall, 415 Diamond Street
Redondo Beach, California 94088-3707

To GU at: GU Holdings Inc
1600 Amphitheatre Parkway
Mountain View, CA 94304
Attn: Global Infrastructure Manager

Either Party may change is notice addressee and/or addresses above from time-to-time by delivery of thirty (30) days' prior written notice to the then-current notice address of the other Party. All notices, demands, or other correspondence in connection with this Agreement will be deemed to have been delivered upon actual delivery or actual refusal. Copies to legal counsel constitute a mandatory administrative step and not actual notice.

SECTION 20
MISCELLANEOUS PROVISIONS

20.1 This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements or understanding (whether oral or written) between or among the parties relating to the subject matter of this Agreement which are not fully expressed herein.

20.2 This Agreement may not be amended except pursuant to a written instruction signed by the authorized representative of each Party.

20.3 Nothing in this Agreement shall be construed to waive or prevent the CITY's lawful exercise of its police powers or any other lawful authority, provided, however, that such exercise shall not alter the rental fee paid pursuant to Section 7.1 during the term of this Agreement except as provided in that Section.

20.4 This Agreement is entered into as a onetime grant of authority for entry and use of the Public Rights-of-Way and/or Public Property as designated in Exhibit "A" and does not constitute any waiver of the CITY's authority over future applications by GU or other telecommunications providers for use of the Public Rights-of-Way.

20.5 If any one or more of the provisions of this Agreement shall be held by a court of competent jurisdiction in a final judicial action to be void, avoidable, or unenforceable, such provision(s) shall be deemed separable from the remaining provisions of this Agreement and shall in no way affect the validity of the remaining portions of this Agreement.

20.6 In any action brought for breach or to enforce any provision of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs of experts, and all court costs.

20.7 This Agreement shall be governed in all respects by the law of the State of California, with exclusive venue to hear disputes under this Agreement in federal and state courts of competent jurisdiction for Redondo Beach, California.

20.8 CITY and GU agree that the above recitals are true and correct and are hereby incorporated herein as though set forth in full.

20.9 CITY and GU hereby warrant, represent and certify as of the Execution Date, that:

1. Neither CITY (including its elected officials, officers, employees, agents and volunteers nor GU or any party claiming by or through GU have incurred any Losses arising directly or indirectly out of the activities described in this Agreement and/or the presence, operation, maintenance, removal and/or repair of the Network Facilities during the entire Prior Term.

2. CITY (including its elected officials, officers, employees, agents and volunteers and GU hereby waive any and all rights to recover any and all Losses from one another arising directly or indirectly out of the activities described in this Agreement and/or the presence, operation, maintenance, removal and/or repair of the Network Facilities during the Prior Term.

3. Upon payment of the amounts identified in Section 7.7 above, GU has fulfilled any and all of its payment obligations to CITY for the Prior Term and any remaining portion of the calendar year 2024, and CITY (including its officers, employees and agents and any successors to CITY's interest) has no further claim for any additional payment from GU for the Prior Term or any remaining portion of the calendar year 2024 from the Execution Date through December 31, 2024, including but not limited, additional payment for rental fees and/or any License Agreement Administration Fees, Permit Fees, or Inspection Fees.

4. CITY and GU have complied with all terms and conditions of this Agreement for the entirety of the Prior Term.

[Signatures follow on next page]

[Balance of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate as of the date first written above.

CITY OF REDONDO BEACH, a Charter City and Municipal Corporation

James A. Light, Mayor

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

APPROVED:

Diane Strickfaden, Risk Manager

ATTEST:

Eleanor Manzano, City Clerk

GU HOLDINGS, INC., a Delaware Corporation
(Two Corporate Signatures Required)

Name (Print)	Name (Print)
Title, an authorized signatory	Title, an authorized signatory
Signature	Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT "A"

From intermediate manhole no. 2 in Hermosa Beach, CA to intermediate manhole no. 2A in Redondo Beach, CA.: two (2) 1.25-inch and one (1) 1.0-inch sub-ducts.

From intermediate manhole no. 2A in Redondo Beach, CA to intermediate manhole no. 2B in Redondo Beach, CA.: (2) 1.25-inch and one (1) 1.0-inch sub-ducts.

From intermediate manhole no. 2B in to intermediate manhole no. 3 in Redondo Beach, CA.: NONE

From intermediate manhole no. 2B in to Redondo Beach, CA to intermediate manhole no. 4 in Redondo Beach, CA.: four (4) 1.25-inch and one (1) 1.0-inch sub-ducts.

EXHIBIT "B"

Reserved Fiber (if any)

Administrative Report

H.7., **File #** 25-1718 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

ACCEPT AS COMPLETE THE RESIDENTIAL STREET REHABILITATION PROJECT, CYCLE 2 PHASE 4, JOB NO. 40190, AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER, AND AUTHORIZE RELEASE OF THE RETENTION UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AND NO CLAIMS BEING FILED UPON THE PROJECT

EXECUTIVE SUMMARY

On March 11, 2025, the City Council awarded LCR Earthwork and Engineering, Corp. (LCR) a public works contract for $2,595,851 for the construction of the Residential Street Rehabilitation Project, Cycle 2, Phase 4, Job No. 40190 (Project). LCR's work on the Project is now finished. During construction, staff issued two change orders that decreased the total amount by $191,810.95 (-7.4%), bringing the final contract amount to $2,404,040.05.

Staff recommends the City Council accept the Project as complete and authorize the release of the final retention amount of $120,202 to the contractor upon expiration of the 35-day lien period and there being no claims filed.

BACKGROUND

The Residential Street Rehabilitation Project is an on-going Capital Improvement Program to ensure continuing resurfacing and repair of residential streets. The routine implementation of the program in its periodic phases increases the life of the existing pavement and improves the ride of City streets and supports the City's Strategic Plan goal of investing in the City's infrastructure.

To minimize construction costs and disruption to residents, additional projects that are: identified by City Council, funded, are near the selected residential streets, or that use the same rehabilitation methods are often added to the project solicitation. Specifically for this Project, the deferred maintenance streets identified in District 5 and the Alley east of McBain Avenue, between Manhattan Beach Blvd and Beland Blvd, were included with this contract as a means to address the needed improvements in an expedient and cost-effective manner.

On December 17, 2024, the City Council approved plans and specifications for the Project, and authorized competitive bidding. Seven bids were received, and, on March 11, 2025, the City Council awarded LCR the Project contract in the amount of $2,595,851. During construction, staff issued two change orders which reduced the total contract amount by $191,810.95. The change orders included

the abandonment of an unused City storm drain line, adjustments in bid item quantities and pricing, traffic signage modifications, and an assessment of liquidated damages for additional time between contract execution and project completion. The amount of the change order falls within the City Engineer's authorization limit as established in the City's Administrative Policies and Procedures (APP 14.1).

Construction is now finished, and the Project is ready for City Council to accept the work as complete and authorize the City Engineer to file a Notice of Completion with the Los Angeles County Registrar-Recorder's Office. Approval of the staff recommendation will conclude the administrative closeout of the construction contract and authorize the release of retention in 35 days, assuming no claims are made against the Project.

COORDINATION

This Project has been fully coordinated with the Public Works Engineering and Maintenance Divisions.

FISCAL IMPACT

Funds for the Project were appropriated in the adopted CIP. There is no fiscal impact associated with accepting the Project as complete.

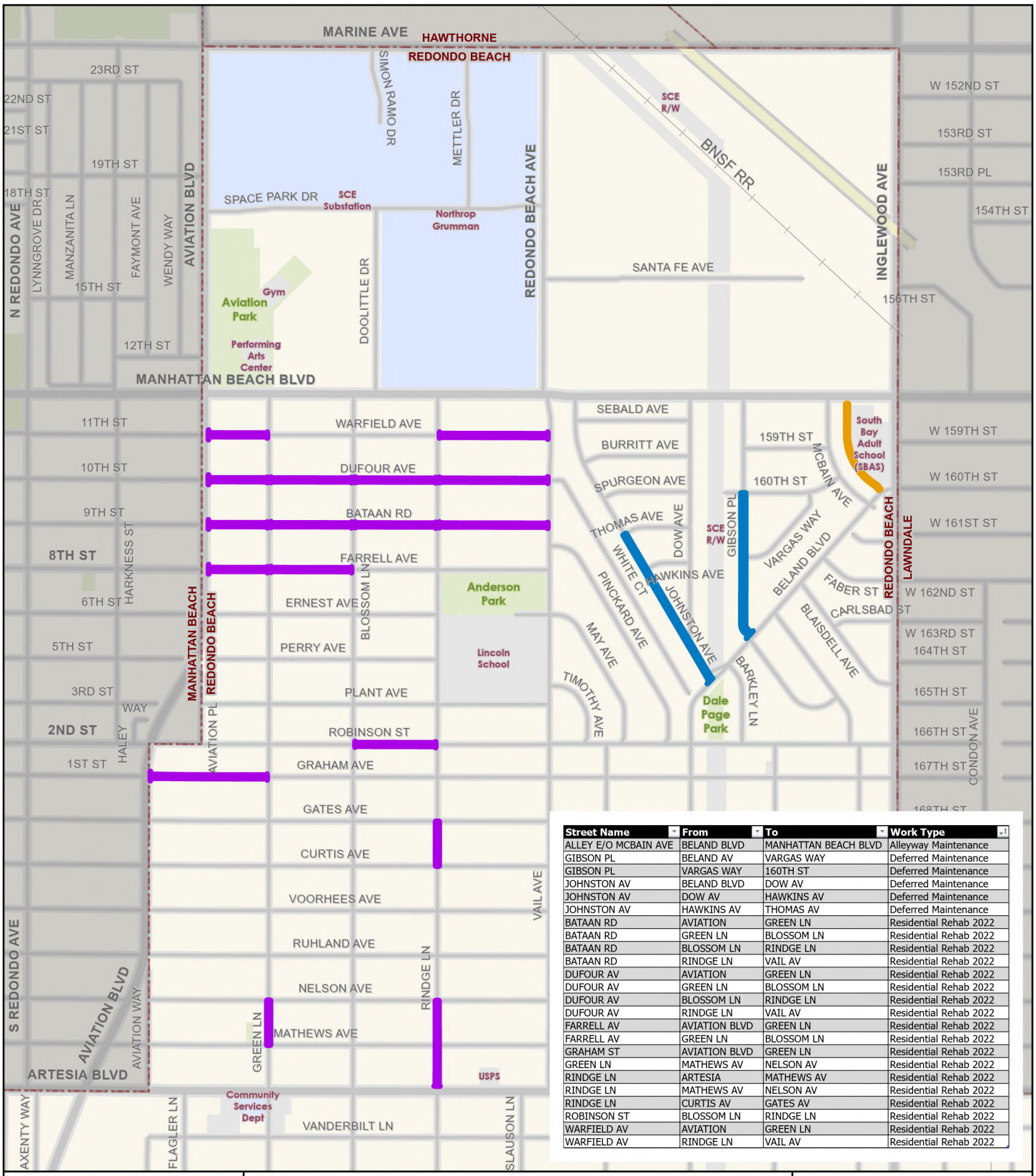
Funding	Amount		Expenditures	Amount
Residential Street Rehab #40190	$2,540,140		LCR Earthwork & Engineering, Corp.	$ 2,404,040
Residential Deferred Maintenance #41300	$361,250		Inspection and CM	$ 353,600
Alleyway Resurfacing #41370	$56,250		Project Management	$ 200,000
Total	**$2,957,640**		**Total**	**$2,957,640**

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Project Location Map



Street Name	From	To	Work Type
ALLEY E/O MCBAIN AVE	BELAND BLVD	MANHATTAN BEACH BLVD	Alleyway Maintenance
GIBSON PL	BELAND AV	VARGAS WAY	Deferred Maintenance
GIBSON PL	VARGAS WAY	160TH ST	Deferred Maintenance
JOHNSTON AV	BELAND BLVD	DOW AV	Deferred Maintenance
JOHNSTON AV	DOW AV	HAWKINS AV	Deferred Maintenance
JOHNSTON AV	HAWKINS AV	THOMAS AV	Deferred Maintenance
BATAAN RD	AVIATION	GREEN LN	Residential Rehab 2022
BATAAN RD	GREEN LN	BLOSSOM LN	Residential Rehab 2022
BATAAN RD	BLOSSOM LN	RINDGE LN	Residential Rehab 2022
BATAAN RD	RINDGE LN	VAIL AV	Residential Rehab 2022
DUFOUR AV	AVIATION	GREEN LN	Residential Rehab 2022
DUFOUR AV	GREEN LN	BLOSSOM LN	Residential Rehab 2022
DUFOUR AV	BLOSSOM LN	RINDGE LN	Residential Rehab 2022
DUFOUR AV	RINDGE LN	VAIL AV	Residential Rehab 2022
FARRELL AV	AVIATION BLVD	GREEN LN	Residential Rehab 2022
FARRELL AV	GREEN LN	BLOSSOM LN	Residential Rehab 2022
GRAHAM ST	AVIATION BLVD	GREEN LN	Residential Rehab 2022
GREEN LN	MATHEWS AV	NELSON AV	Residential Rehab 2022
RINDGE LN	ARTESIA	MATHEWS AV	Residential Rehab 2022
RINDGE LN	MATHEWS AV	NELSON AV	Residential Rehab 2022
RINDGE LN	CURTIS AV	GATES AV	Residential Rehab 2022
ROBINSON ST	BLOSSOM LN	RINDGE LN	Residential Rehab 2022
WARFIELD AV	AVIATION	GREEN LN	Residential Rehab 2022
WARFIELD AV	RINDGE LN	VAIL AV	Residential Rehab 2022

N

Residential Street Rehabilitation Project

District 4 & 5

REDONDO BEACH

12/11/2024

Residential Rehab 2022 | Alleyway Maintenance | Deferred Maintenance

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Administrative Report

H.8., **File #** 25-1746 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE THE SECOND FUNDING AMENDMENT FOR PROJECT #9200000000M460209 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE NORTH REDONDO BEACH BIKEWAY EXTENSION - INGLEWOOD AVENUE PROJECT NO.41260

EXECUTIVE SUMMARY

The Los Angeles County Metropolitan Transportation Authority (Metro) Board approved a $4,000,000 increase to the amount of Regional Measure M funds provided for the North Redondo Beach Bikeway (NRBB) Extension - Inglewood Avenue Project, Job No. 41260 (Project). The Project (not to be confused with the recently completed extension of the bike path from Felton Lane to Inglewood) will extend the North Redondo Beach Bikeway on the Southern California Edison right of way from its newly finished terminus at Inglewood Avenue, southward on the west side of Inglewood Avenue to the intersection with Grant Avenue. The Project also includes pedestrian improvements, reconstruction of curb ramps, and the development of a mobility hub at the southeast quadrant of the intersection. Amendment No. 2 to the Funding Agreement increases the total project budget to $5,735,000 and includes a completion date of Summer 2027.

BACKGROUND

Measure M is a one-half cent sales tax approved by the Los Angeles County voters in November 2016 to meet the transportation, highway, and transit needs of Los Angeles County. The South Bay Cities Council of Governments (SBCCOG) initially approved the design of the project for $200,000, which was approved by Metro on September 15, 2021. Subsequently, on July 28, 2022, the SBCCOG amended the Fiscal Year 2022-2023 Measure M Multi-Year Regional Programs and approved an amendment to add $1,535,000 to the Project for updated design and ROW acquisition. On September 17, 2025, the Metro Board approved the programming of an additional $4,000,000 to the North Redondo Beach Bikeway Extension - Inglewood Avenue Project for final design and construction.

The North Redondo Beach Bikeway Extension is part of the South Bay Subregion Measure M Multi-Year Subregional Plan - Transportation System & Mobility Improvements Program. The Project will install a Class IV bikeway and extend the North Redondo Beach Bikeway along the west side of Inglewood Avenue from the SCE right-of-way to Grant Avenue. In addition, the Project includes intersection improvements, such as new curb ramps and striping, as well as construction of a mobility hub at the southeast quadrant. The mobility hub will include landscaping, light poles, interpretive

panels, and site amenities such as bicycle racks, bicycle repair stations, and a water fountain.

The tasks included in the funding agreement are ROW acquisition, development of conceptual plans, community outreach, preparation of final plans and specifications, and construction. The ROW at the southeast corner has been purchased by the City, and design of the project has begun. With approval of the Funding Agreement, final design of the North Redondo Bikeway Extension - Inglewood Avenue to Grant Ave. will continue, with construction anticipated to start in November 2026.

COORDINATION

The City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

Approval of the amendment will result in an additional $4,000,000 of Regional Measure M Funds for completion of the North Redondo Beach Bikeway Extension along Inglewood and a total Project Budget of $5,735,000. The funding does not require a local match. The funds are paid to the City on a cost-reimbursement basis.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Amendment No. 2 to Measure M Funding Agreement #9200000000M460209
- Agmt - Amendment No. 1 to Measure M Funding Agreement #9200000000M460209
- Measure M Funding Agreement #9200000000M460209
- Location Map

AMENDMENT No. 2 TO MEASURE M FUNDING AGREEMENT BETWEEN CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 2 to the Funding Agreement (this "Amendment"), is dated as of November 3, 2025 by and between the City of Redondo Beach ("GRANTEE") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. GRANTEE and LACMTA entered into that certain Funding Agreement No. 9200000000M460209, dated September 23, 2022, which was amended on June 5, 2023 (as amended, the "Existing FA"), which Existing FA provides for the North Redondo Beach Bikeway (NRBB) Extension – Inglewood Avenue, ("the Project"); and

B. WHEREAS, the LACMTA Board on September 25, 2025 approved the increase to the Measure M Funds by $4,000,000 from $1,735,000 to $5,735,000 for Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), Right-of-Way (ROW), and Construction. This amount is within the Board authorized budget increase for the Project; and

C. WHEREAS, the LACMTA Board on September 25, 2025 approved reprogramming of the Measure M Funds previously approved; and

D. WHEREAS, the Funds are currently programmed as follows: $60,000 in Measure M Funds in Fiscal Year 2020-21, $140,000 in FY 2021-22, $1,294,091 in FY 2022-23, $61,000 in FY 2024-25, $429,909 in FY 2025-26, and $3,750,000 in FY 2026-27. The total designated for PAED, PS&E, ROW, and Construction of the North Redondo Beach Bikeway (NRBB) Extension – Inglewood Avenue is $5,735,000; and

E. GRANTEE and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, Paragraph 2.2 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "To the extent the Measure M funds are available, LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $5,735,000 (the "Funds") for the Project. LACMTA Board of Directors' actions on August 27, 2020 and September 25, 2025 granted the Measure M Funds for the Project. LACMTA Board of Directors' action on September 25, 2025 reprogrammed the Measure M Funds for the Project. The Funds are currently programmed over six Fiscal Years (FY): $60,000 in FY2020-21; $140,000 in FY2021-22; $1,294,091 in FY 2022-23; $61,000 in FY 2024-25; $429,909 in FY 2025-26; and $3,750,000 in FY 2026-27."

2. Part II, Section 9.1 (vii) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "(vii) Expending the Funds granted under this FA for allowable costs by the lapsing date. All Funds programmed for FY 2020-21, FY 2021-22 and FY 2022-23 have been expended and are no longer available. All Funds programmed for FY2024-25 are subject to lapse by June 30, 2027. All Funds programmed for FY2025-26 are subject to lapse by June 30, 2028. All Funds programmed for FY2026-27 are subject to lapse by June 30, 2029."

3. Attachment A of the Existing FA is hereby replaced by Attachment A-1, attached.

4. Attachment B-1 of the Existing FA is hereby replaced by Attachment B-2- attached.

5. Attachment C of the Existing FA is hereby replaced by Attachment C-1, attached.

6. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 2 to the FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____ Date: 2/9/2026
Deputy

GRANTEE:

City of Redondo Beach

By: _____ Date: _____
James A. Light
Mayor

APPROVED AS TO FORM:

By: _____ Date: _____
Joy A. Ford
City Attorney

ATTEST:

By: _____ Date: _____
Eleanor Manzano
City Clerk

ATTACHMENT A -1 PROJECT FUNDING

Measure M MSP - Transporation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460209

Project Title: NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION -- INGLWOOD AVE Project ID#: MM4602.09

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING									
MEASURE M MSP FUNDS	$ 60,000	$ 140,000	$ 1,294,091	$ -	$ 61,000	$ 429,909	$ 3,750,000	$ 5,735,000	
SUM PROG LACMTA FUNDS	$ 60,000	$ 140,000	$ 1,294,091	$ -	$ 61,000	$ 429,909	$ 3,750,000	$ 5,735,000	100%
OTHER NON LACMTA FUNDING:									
LOCAL:								$ -	0%
STATE:								$ -	0%
FEDERAL:								$ -	0%
PRIVATE OR OTHER:								$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -		$ -	0
TOTAL PROJECT FUNDS	$ 60,000	$ 140,000	$ 1,294,091	$ -	$ 61,000	$ 429,909	$ 3,750,000	$ 5,735,000	100%

ATTACHMENT B - 2 EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - South Bay Transportation System & Mobility Improvements (TSMI) Program 2 Program - Funding Agreement Projects - FA# 9200000000M460209
Project Title: North Redondo Beach Bikeway Extension - Inglewood Avenue Project#:MM4602.09

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2023-24 Qtr 1	FY 2023-24 Qtr 2	FY 2023-24 Qtr 3	FY 2023-24 Qtr 4	FY 2024-25 Qtr 1	FY 2024-25 Qtr 2	FY 2024-25 Qtr 3	FY 2024-25 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E						$36,503	$24,556		$61,059
Right-of-Way Acquisition	$47,938	$1,445,307	$528						$1,493,773
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$47,938**	**$1,445,307**	**$528**	**$0**	**$0**	**$36,503**	**$24,556**	**$0**	**$1,554,832**
SUM PROG LACMTA FUNDS:	**$47,938**	**$1,445,307**	**$528**	**$0**	**$0**	**$36,503**	**$24,556**	**$0**	**$1,554,832**
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2023-24 and FY2024-25	**$47,938**	**$1,445,307**	**$528**	**$0**	**$0**	**$36,503**	**$24,556**	**$0**	**$1,554,832**

ATTACHMENT B - 2 EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - South Bay Transportation System & Mobility Improvements (TSMI) Program 2 Program - Funding Agreement Projects - FA# 9200000000M460209
Project Title: North Redondo Beach Bikeway Extension - Inglewood Avenue Project#:MM4602.09

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E	$30,000	$30,000	$40,000	$40,000	$50,000	$40,000			$230,000
Right-of-Way Acquisition									$0
Construction							$2,267,668	$1,682,500	$3,950,168
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$30,000**	**$30,000**	**$40,000**	**$40,000**	**$50,000**	**$40,000**	**$2,267,668**	**$1,682,500**	**$4,180,168**
SUM PROG LACMTA FUNDS:	**$30,000**	**$30,000**	**$40,000**	**$40,000**	**$50,000**	**$40,000**	**$2,267,668**	**$1,682,500**	**$4,180,168**
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2025-26 and FY2026-27	**$30,000**	**$30,000**	**$40,000**	**$40,000**	**$50,000**	**$40,000**	**$2,267,668**	**$1,682,500**	**$4,180,168**
TOTAL LACMTA FUNDS	**$77,938**	**$1,475,307**	**$40,528**	**$40,000**	**$50,000**	**$76,503**	**$2,292,224**	**$1,682,500**	**$5,735,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$77,938**	**$1,475,307**	**$40,528**	**$40,000**	**$50,000**	**$76,503**	**$2,292,224**	**$1,682,500**	**$5,735,000**

ATTACHMENT C-1
SCOPE OF WORK
(CAPITAL PROJECTS)

PROJECT TITLE: North Redondo Beach Bikeway (NRBB) Extension – Inglewood Ave.

PROJECT LOCATION/LIMITS/AREA:
The project is located along the west side of Inglewood Avenue from the terminus of the North Redondo Beach Bikeway in the Southern California Edison (SCE) right-of-way south to Grant Avenue in the City of Redondo Beach, in the area near the Redondo Beach Galleria. In addition, it includes the proposed "hub" area at the southeast quadrant of the Grant/Inglewood intersection.

The project limits are from the SCE right-of way to Grant Avenue along the west side of Inglewood Avenue and the southeast quadrant of the Grant/Inglewood intersection.

PROJECT DESCRIPTION INCLUDING MULTI-YEAR SUBREGIONAL PROGRAM AND PROJECT NEXUS:

The NRBB is a lighted concrete path owned and maintained by the City under a license agreement with SCE to support multi-modal travel for cyclists and pedestrians. SCE owns the parcels over which the NRBB runs for the transmission of electric power on elevated high voltage lines. Within the City of Redondo Beach, the NRBB runs in a north-south orientation from Dale Page Park to just south of Rockefeller Lane where it turns to the east and continues to Felton Lane. There is a gap in the NRBB between Felton Lane and Inglewood Avenue. Funding for construction of that gap is submitted for consideration as a separate Measure M project. This project continues the NRBB to points east of Inglewood Avenue, especially the Galleria commercial area and the pending new transit center.

The project includes the design of the NRBB along the west side of Inglewood Avenue between the SCE right-of-way and Ripley Avenue. In addition, the project includes property acquisition and design of the "hub" area at the southeast quadrant of the Grant/Inglewood intersection. Tasks will include property acquisition, development of conceptual plans, community outreach, and preparation of final plans and specifications.

The South Bay Cities Council of Governments (SBCCOG) initially approved the design of the project for $200,000, which was approved by Metro on September 15, 2021. Subsequently, on July 28, 0222 the SBCCOG amended the FY 22-23 Measure M Multi-Year Regional Programs and approved the amendment to add $1,535,000 to the project for amended design and right-of-way (ROW) acquisition. On September 17, 2025, the

Los Angeles County Metropolitan Transportation Authority (LACMTA) Board approved the programming of an additional $4,000,000 to this project for the PA/ED, PS&E, ROW acquisition, and construction phases for a revised total grant of $5,735,000.

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
PA/ED, PS&E, ROW Acquisition, and Construction	$5,735,000	$0	$5,735,000
TOTAL BUDGET COST	**$5,735,000**	**$0**	**$5,735,000**

ESTIMATED PROJECT COSTS:

Item Description	Estimated Cost
PA/ED	$50,000
PS&E	$250,000
ROW Acquisition	$1,485,000
Construction	$3,900,000
Total	**$5,735,000**

Opinion of Probable Construction Cost

General

Item No.	Description	Unit	Quantity	Unit Price	Total
1	Mobilization / Demobilization	LS	1	$ 55,000.00	$ 55,000.00
2	Maintain Construction Schedule	LS	1	$ 19,000.00	$ 19,000.00
3	Water Pollution Control	LS	1	$ 37,000.00	$ 37,000.00
4	Construction Staking	LS	1	$ 19,000.00	$ 19,000.00
5	Traffic Control	LS	1	$ 91,000.00	$ 91,000.00
				Sub-Total	$ 221,000.00

Earthwork & Grading

Item No.	Description	Unit	Quantity	Unit Price	Total
6	Unclassified Excavation	LS	1	$ 43,340.81	$ 43,350.00
				Sub-Total	$ 43,350.00

Demolition

Item No.	Description	Unit	Quantity	Unit Price	Total
7	Clear and Grub	LS	1	$ 99,000.00	$ 99,000.00
8	Sawcut	LF	1250	$ 8.00	$ 10,000.00
9	Miscellaneous Utility Adjustments	LS	1	$ 5,000.00	$ 5,000.00
10	Adjust to Grade Pullbox	EA	6	$ 1,500.00	$ 9,000.00
11	Adjust to Grade Telecomm Manhole	EA	1	$ 2,500.00	$ 2,500.00
12	Adjust to Grade Water Meter	EA	1	$ 1,500.00	$ 1,500.00
13	Adjust to Grade Telecomm Vault	EA	1	$ 5,000.00	$ 5,000.00
14	Adjust to Grade Signange	EA	5	$ 500.00	$ 2,500.00
15	Adjust to Grade Valve	EA	1	$ 1,500.00	$ 1,500.00
16	Remove Tree	EA	3	$ 6,250.00	$ 18,750.00
17	Remove Fence	LF	45	$ 50.00	$ 2,250.00
				Sub-Total	$ 157,000.00

Infrastructure

Item No.	Description	Unit	Quantity	Unit Price	Total
18	Construct PCC Sidewalk	SF	2950	$ 20.00	$ 59,000.00
19	Construct Curb Ramp	EA	3	$ 11,000.00	$ 33,000.00
20	Construct 6" Curb and Gutter (W=6")	LF	530	$ 71.50	$ 37,900.00
21	Construct 6" Curb and Gutter (W=12")	LF	320	$ 95.00	$ 30,400.00
22	Construct Median Infill	SF	360	$ 20.00	$ 7,200.00
23	Construct PCC Driveway	EA	2	$ 16,720.00	$ 33,450.00
24	Slurry Seal	SY	2005	$ 9.00	$ 18,050.00
25	Hot Mix Asphalt	TON	240	$ 220.00	$ 52,800.00
26	Class II Aggregate Base	CY	280	$ 110.00	$ 30,800.00
27	Cold Mill	SF	2710	$ 4.00	$ 10,850.00
				Sub-Total	$ 313,450.00

Landscaping

Item No.	Description	Unit	Quantity	Unit Price	Total
28	Construction	LS	1	$ 604,100.00	$ 604,100.00
29	Site Furnishings	LS	1	$ 189,350.00	$ 189,350.00
30	Irrigation	LS	1	$ 82,850.00	$ 82,850.00
31	Planting	LS	1	$ 106,900.00	$ 106,900.00
32	Maintenance	LS	1	$ 14,350.00	$ 14,350.00
				Sub-Total	$ 997,550.00

Striping and Signage

Item No.	Description	Unit	Quantity	Unit Price	Total
33	Signing and Striping	LS	1	$ 37,000.00	$ 37,000.00
				Sub-Total	$ 37,000.00

Utilities

Item No.	Description	Unit	Quantity	Unit Price	Total
34	1" Lateral and Water Service Connection / Meter	LS	1	$ 25,000.00	$ 25,000.00
35	Bioswale	Allowance	1	$ 25,000.00	$ 25,000.00
36	Drainage Improvements	Allowance	1	$ 20,000.00	$ 20,000.00
				Sub-Total	$ 70,000.00

Traffic Signal Improvements

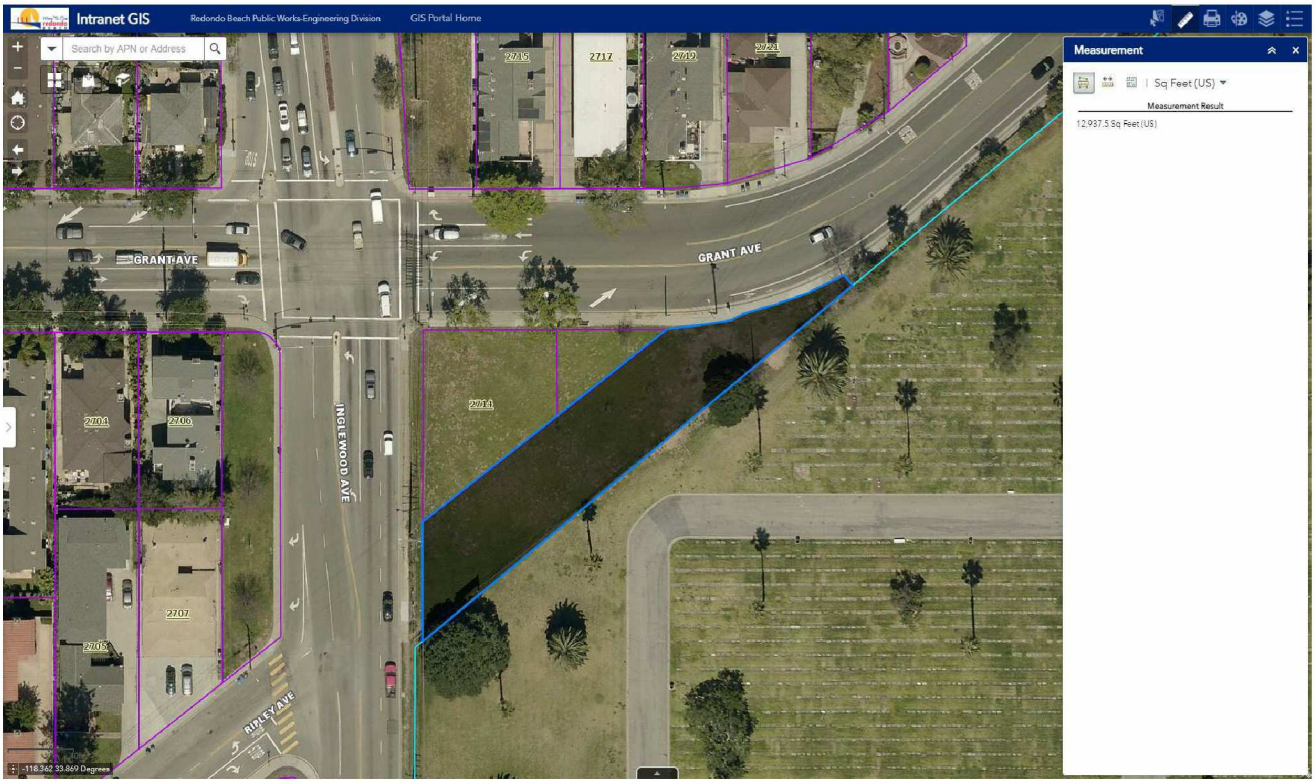
Item No.	Description	Unit	Quantity	Unit Price	Total
37	Remove Existing PPB	EA	8	$ 400.00	$ 3,200.00
38	Remove Bike Push Button	EA	3	$ 400.00	$ 1,200.00
39	Remove Existing Pole/Foundation (PBA or 1A)	EA	1	$ 1,200.00	$ 1,200.00
40	Remove Pull Boxes	EA	6	$ 400.00	$ 2,400.00
41	Remove Electrolier/Foundation	EA	1	$ 3,000.00	$ 3,000.00
42	Remove Luminaire	EA	5	$ 300.00	$ 1,500.00
43	Remove Traffic Signal Conductors and Cables	LS	1	$ 20,000.00	$ 20,000.00
44	Pedestrian Push Button	EA	8	$ 1,200.00	$ 9,600.00
45	Bike Push Button	EA	4	$ 1,200.00	$ 4,800.00
46	Push Button Assembly and Foundation	EA	4	$ 2,500.00	$ 10,000.00
47	Traffic Signal Looping	EA	32	$ 900.00	$ 28,800.00
48	Furnish and Install Traffic Signal Conductors and Cables	LS	1	$ 50,000.00	$ 50,000.00
49	Conduit	LF	800	$ 100.00	$ 80,000.00
50	Standard 1A and Foundation	EA	1	$ 6,000.00	$ 6,000.00
51	Sign on Pole/Mast Arm	EA	4	$ 500.00	$ 2,000.00
52	Blank Out Sign and Mounting	EA	1	$ 7,000.00	$ 7,000.00
53	Pull Boxes	EA	10	$ 1,500.00	$ 15,000.00
54	New Luminaire (LED)	EA	4	$ 600.00	$ 2,400.00
				Sub-Total	$ 248,100.00

Park Lighting Improvements					
Item No.	Description	Unit	Quantity	Unit Price	Total
55	Conduit	LF	450	$ 85.00	$ 38,250.00
56	Service Pedestal	EA	1	$ 15,000.00	$ 15,000.00
57	Lighting and Electrical Wiring	LS	1	$ 8,000.00	$ 8,000.00
58	Pull Boxes	EA	6	$ 1,500.00	$ 9,000.00
59	Shade Structure Down Lights	LS	1	$ 12,000.00	$ 12,000.00
60	Landscape Lighting	LS	1	$ 15,000.00	$ 15,000.00
61	Park Pedestrian Light Pole/Foundation	EA	4	$ 20,000.00	$ 80,000.00
62	Blue Light Emergency Phone	EA	1	$ 18,000.00	$ 18,000.00
				Sub-Total	$ 195,250.00
				Total Construction	$ 2,282,700.00
				Contingency (30%)	$ 684,810.00
				Construction Grand Total	$ 2,967,510.00
				Engineering (15%)	$ 445,126.50
				Construction Management (15%)	$ 445,126.50
				Sub-Total Soft Costs	$ 890,253.00
				Improvement Project Grand Total	$ 3,857,763.00

PROJECT SCHEDULE:

FA Milestones	Original FA Schedule in Scope of Work		Revised Project Schedule	
	Start Date	End Date	Start Date	End Date
RIGHT OF WAY ACQUISITON				
Closing/Acquire Property Relocation	N/A	N/A	1/1/2023	9/6/2023
DESIGN MILESTONES				
Solicitation for Design Phase (Bid/Proposal)	7/15/2023	11/15/2023	2/15/2024	7/17/2024
PA/ED	2/1/2024	5/1/2024	10/1/2023	7/31/2024
Preliminary Design	3/1/2023	12/1/2023	8/1/2024	9/30/2025
PS&E				
60% PS&E	5/1/2024	7/31/2024	10/1/2025	3/31/2026
90% PS&E	8/1/2024	8/30/2024	4/1/2026	6/30/2026
100% PS&E	9/1/2024	10/1/2024	7/1/2026	8/31/2026
Submittals and Reviews	11/1/2024	1/2/2025	9/1/2026	10/31/2026
Construction	N/A	N/A	11/1/2026	6/30/2027
Total Project Duration (Months)		**18 Months**		**55 Months**

PROJECT MAP:


Intranet GIS
Redondo Beach Public Works-Engineering Division
GIS Portal Home
Search by APN or Address
Measurement
Sq Feet (US)
Measurement Result
12,937.5 Sq Feet (US)
GRANT AVE
GRANT AVE
INGLEWOOD AVE
RIPLEY AVE
2715
2717
2719
2723
2704
2706
2707
2709
2714

AMENDMENT No. 1 TO MEASURE M FUNDING AGREEMENT BETWEEN CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 1 to the Funding Agreement (this "Amendment"), is dated as of June 5, 2023 by and between the City of Redondo Beach ("GRANTEE") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. GRANTEE and LACMTA entered into that certain Funding Agreement No. 9200000000M460209, dated September 23, 2022, (the "Existing FA"), which Existing FA provides for the NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION--INGLWOOD AVE, (the "Project"); and

B. WHEREAS, the LACMTA Board on August 27, 2020, delegated administrative authority to staff to extend the funding lapsing date of the Measure M Funds previously approved to meet environmental, design, right-of-way and construction time frames; and

C. WHEREAS, GRANTEE AND LACMTA desire to extend the lapsing of the Measure M funds programmed for FY 2020-21 to June 30, 2024.

D. GRANTEE and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part II, Section 9.1 (vii) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "(vii) Expending the Funds granted under this FA for allowable costs by the lapsing date. All Funds programmed for FY 2020-21 and FY 2021-22 are subject to lapse by June 30, 2024. All Funds programmed for FY 2022-23 are subject to lapse by June 30, 2025."

2. Attachment B of the Existing FA is hereby replaced by Attachment B-1, attached.

3. Attachment C Scope of Work, attached to the Existing FA is hereby amended by deleting the Project Detailed Schedule and replacing it with the following Revised Project Detailed Schedule.

PROJECT SCHEDULE:

FA Milestones	Original FA Schedule in Scope of Work		Revised Project Schedule	
	Start Date	**End Date**	**Start Date**	**End Date**
RIGHT OF WAY ACQUISITON				
Closing/Acquire Property Relocation	NA	NA	12/1/2022	10/30/2023
DESIGN MILESTONES				
Solicitation for Design Phase (Bid/Proposal)	7/15/2023	11/15/2023	10/15/2023	2/24/2024
Preliminary Design	3/1/2023	12/1/2023	3/1/2024	6/1/2024
PA/ED	2/1/2024	5/1/2024	1/15/2024	
PS&E				
60% PS&E	5/1/2024	7/31/2024	8/1/2024	10/31/2024
90% PS&E	8/1/2024	8/30/2024	11/1/2024	12/31/2024
100% PS&E	9/1/2024	10/1/2024	1/1/2025	3/30/2025
Submittals and Reviews	11/1/2024	1/2/2025	4/1/2025	6/1/2025
Total Project Duration (Months)		**18 Months**		**30 Months**

4. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to the FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: for Tammy Pan _____ Date: 1/4/2024

Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____ Date: 10/19/23

Deputy

GRANTEE:

City of Redondo Beach

By: DocuSigned by: William C. Brand E6413C7231DF4E1... _____ Date: 12/18/2023 | 5:13 PM PST

William C. Brand
Mayor

APPROVED AS TO FORM:

By: DocuSigned by: Michael W. Webb 669049EDE03D402... _____ Date: 12/11/2023 | 3:22 PM PST

Michael W. Webb
City Attorney

ATTEST:

By: DocuSigned by: Eleanor Manzano 72E2AC716C214CF... _____ Date: 12/18/2023 | 5:14 PM PST

Eleanor Manzano
City Clerk

ATTACHMENT B - 1 EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - South Bay Transportation System & Mobility Improvements (TSMI) Program 2 Program - Funding Agreement Projects - FA# 9200000000M460209
Project Title: North Redondo Beach Bikeway Extension - Inglewood Avenue Project#:MM4602.09

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2023-24 Qtr 1	FY 2023-24 Qtr 2	FY 2023-24 Qtr 3	FY 2023-24 Qtr 4	FY 2024-25 Qtr 1	FY 2024-25 Qtr 2	FY 2024-25 Qtr 3	FY 2024-25 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental			$50,000						$50,000
Design and PS&E				$60,000	$70,000	$70,000			$200,000
Right-of-Way Acquisition		$1,485,000							$1,485,000
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$0**	**$1,485,000**	**$50,000**	**$60,000**	**$70,000**	**$70,000**	**$0**	**$0**	**$1,735,000**
SUM PROG LACMTA FUNDS:	**$0**	**$1,485,000**	**$50,000**	**$60,000**	**$70,000**	**$70,000**	**$0**	**$0**	**$1,735,000**
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2022-23 and FY2023-24	**$0**	**$1,485,000**	**$50,000**	**$60,000**	**$70,000**	**$70,000**	**$0**	**$0**	**$1,735,000**
TOTAL LACMTA FUNDS	**$0**	**$1,485,000**	**$50,000**	**$60,000**	**$70,000**	**$70,000**	**$0**	**$0**	**$1,735,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$0**	**$1,485,000**	**$50,000**	**$60,000**	**$70,000**	**$70,000**	**$0**	**$0**	**$1,735,000**

MEASURE M FUNDING AGREEMENT
MULTI-YEAR SUBREGIONAL PROGRAMS

This Funding Agreement ("FA") is made and entered into effective as of September 23, 2022 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Redondo Beach ("GRANTEE") for NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION -- INGLWOOD AVE, LACMTA Project ID# MM4602.09 (the "Project"). This Project is eligible for funding under Line 66 of the Measure M Expenditure Plan.

WHEREAS, LACMTA adopted Ordinance #16-01, the Los Angeles County Traffic Improvement Plan, on June 23, 2016 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 8, 2016 as "Measure M" and became effective on July 1, 2017.

WHEREAS, the funding set forth herein is intended to fund Project Development, Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), and Right-of-Way (ROW) of the Project.

WHEREAS, the LACMTA Board, at its August 27, 2020 meeting, programmed $200,000, in Measure M Funds to GRANTEE for PAED, PS&E, and Construction, subject to the terms and conditions contained in this FA; and

WHEREAS, the LACMTA Board on September 22, 2022 approved the increase to the Measure M Funds by $1,535,000, from $200,000 to $1,735,000 for PAED, PS&E, and ROW. This amount is within the Board authorized budget increase for the Project; and

WHEREAS, the Funds are currently programmed as follows: $60,000 in Measure M Funds in Fiscal Years FY 2020-21; $140,000 in FY 2021-22; and $1,535,000 in FY 2022-23. The total designated for PAED, PS&E, and ROW of the NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION -- INGLWOOD AVE is **$1,735,000**.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Expenditure Plan- Cost & Cash Flow Budget
5. Attachment C – Scope of Work
6. Attachment D – Project Reporting and Expenditure Guidelines
7. Attachment D-1 – intentionally omitted
8. Attachment D-2 – Quarterly Progress/Expenditure Report
9. Attachment E – Bond Requirements
10. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: for Tanya Pan _____ Date: 2/15/2023
Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
Interim County Counsel

By: _____ Date: 1/15/2022
Deputy

GRANTEE:

City of Redondo Beach

By: DocuSigned by: Nils H. Nehrenheim DC2A3D6CA98045B... Date: 2/9/2023 | 4:18 PM PST
For William C. Brand
Mayor
Nils H. Nehrenheim,
Mayor Pro Tempore

APPROVED AS TO FORM:

By: DocuSigned by: Michael W. Webb 669049EDE03D402... Date: 2/9/2023 | 3:14 PM PST
Michael W. Webb
City Attorney

ATTEST:

By: DocuSigned by: Eleanor Manzano 72F2AC716C214CF... Date: 2/9/2023 | 5:49 PM PST
Eleanor Manzano
City Clerk

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION -- INGLWOOD AVE –Project Development, Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), and Right-of-Way of the Project. LACMTA Project ID# MM4602.09.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of Measure M Funds.

2.2 To the extent the Measure M Funds are available; LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $1,735,000 (the "Fund") for the Project. LACMTA Board of Directors' action of August 27, 2020, and September 22, 2022 granted the Measure M Funds for the Project. The Funds are programmed over three years for Fiscal Years FY 2020-21; FY 2021-22; and FY 2022-23.

3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold **five percent (5%)** of eligible expenditures per invoice as retention pending an audit of expenditures and completion of scope of work.

4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.

5. **Attachment B** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program in writing. If the LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program concurs with such updated Expenditure Plan in writing, Attachment B shall be replaced with the new Attachment B setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.

6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if the Project is a capital project. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE's ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.

7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.

8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/Expenditure Report is attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.

9. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, as specified in the Bond Requirements attached as **Attachment E** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such Bonds' tax status.

10. GRANTEE shall comply with the "Special Grant Conditions" attached as **Attachment F**, if any.

11. No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

12. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Annie Chou
LACMTA Project Manager
Mail Stop: 99-23-3
Phone: (213) 418-3453
Email: choua@metro.net

13. GRANTEE's Address:

City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Jesse Reyes
Phone: 310-318-0661
Email: jesse.reyes@redondo.org

PART II
GENERAL TERMS OF THE FA

1. TERM

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure M Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296

All invoice material must contain the following information:
Re: LACMTA Project ID# MM4602.09 and FA# 9200000000M460209
Annie Chou; Mail Stop 99-23-3

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines, the specifications for use for the transportation purposes described in the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his Designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with the Regional ITS Architecture. Attachment G, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Report within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with

supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits and final audits. LACMTA will commence a final audit within six months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 6, paragraphs 6.3 and 6.4 above. GRANTEE shall cause all contractors to

cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE's records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service, as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure M Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure M Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee within the subregion in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

(i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) Beginning Project Design, Preliminary Engineering-(PE) within **six (6) months** from completion of environmental clearance, if appropriate.

(iii) Expending Right-of-Way costs (including by deposit into a condemnation action) by the end of the **second (2nd) fiscal year** following the year the Funds were first programmed; and

(iv) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and

(v) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C of this FA; and

(vi) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and

(vii) Expending the Funds granted under this FA for allowable costs within **three years or 36 months** from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2020-21 are subject to lapse by June 30, 2023. All Funds programmed for FY 2021-22 are subject to lapse by June 30, 2024. All Funds programmed for FY 2022-23 are subject to lapse by June 30, 2025.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA as part of its Annual Update process and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same

within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto

shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address or contact person.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A -PROJECT FUNDING

Measure M MSP - Transporation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460209

Project Title: NORTH REDONDO BEACH BIKEWAY (NRBB) EXTENSION -- INGLWOOD AVE Project ID#: MM4602.09

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE M MSP FUNDS	$ 60,000	$ 140,000	$ 1,535,000	$ -			$ 1,735,000	
SUM PROG LACMTA FUNDS	$ 60,000	$ 140,000	$ 1,535,000	$ -	$ -	$ -	$ 1,735,000	100%
OTHER NON LACMTA FUNDING:								
LOCAL:							$ -	0%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
TOTAL PROJECT FUNDS	$ 60,000	$ 140,000	$ 1,535,000	$ -	$ -	$ -	$ 1,735,000	100%

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - South Bay Transportation System & Mobility Improvements (TSMI) Program 2 Program - Funding Agreement Projects - FA# 9200000000M460209
Project Title: North Redondo Beach Bikeway Extension - Inglewood Avenue Project#:MM4602.09

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2020-21 Qtr 1	FY 2020-21 Qtr 2	FY 2020-21 Qtr 3	FY 2020-21 Qtr 4	FY 2021-22 Qtr 1	FY 2021-22 Qtr 2	FY 2021-22 Qtr 3	FY 2021-22 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental								$140,000	$140,000
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total Measure M	$0	$0	$0	$0	$0	$0	$0	$140,000	$140,000
SUM PROG LACMTA FUNDS:	$0	$0	$0	$0	$0	$0	$0	$140,000	$140,000
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-LACMTA FUNDS :	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROJECT FUNDING FY2020-21 and FY2021-22	$0	$0	$0	$0	$0	$0	$0	$140,000	$140,000

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - South Bay Transportation System & Mobility Improvements (TSMI) Program 2 Program - Funding Agreement Projects - FA# 9200000000M460209
Project Title: North Redondo Beach Bikeway Extension - Inglewood Avenue Project#:MM4602.09

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2022-23 Qtr 1	FY 2022-23 Qtr 2	FY 2022-23 Qtr 3	FY 2022-23 Qtr 4	FY 2023-24 Qtr 1	FY 2023-24 Qtr 2	FY 2023-24 Qtr 3	FY 2023-24 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental	$60,000								$60,000
Design and PS&E			$50,000						$50,000
Right-of-Way Acquisition			$495,000	$495,000	$495,000				$1,485,000
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	$60,000	$0	$545,000	$495,000	$495,000	$0	$0	$0	$1,595,000
SUM PROG LACMTA FUNDS:	$60,000	$0	$545,000	$495,000	$495,000	$0	$0	$0	$1,595,000
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-LACMTA FUNDS :	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROJECT FUNDING FY2022-23 and FY2023-24	$60,000	$0	$545,000	$495,000	$495,000	$0	$0	$0	$1,595,000
TOTAL LACMTA FUNDS	$60,000	$0	$545,000	$495,000	$495,000	$0	$0	$140,000	$1,735,000
TOTAL NON-LACMTA FUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROJECT FUNDING	$60,000	$0	$545,000	$495,000	$495,000	$0	$0	$140,000	$1,735,000

ATTACHMENT C
SCOPE OF WORK
(CAPITAL PROJECTS)

PROJECT TITLE: North Redondo Beach Bikeway (NRBB) Extension – Inglewood Ave.

PROJECT LOCATION/LIMITS/AREA:
The project is located along the west side of Inglewood Avenue from the terminus of the North Redondo Beach Bikeway in the Southern California Edison (SCE) right-of-way south to Ripley Avenue in the City of Redondo Beach, in the area near the Redondo Beach Galleria. In addition, it includes the proposed "hub" area at the southeast quadrant of the Grant/Inglewood intersection.

The project limits are from the SCE right-of way to Ripley Avenue along the west side of Inglewood Avenue and the southeast quadrant of the Grant/Inglewood intersection.

PROJECT DESCRIPTION INCLUDING MULTI-YEAR SUBREGIONAL PROGRAM AND PROJECT NEXUS:

The NRBB is a lighted concrete path owned and maintained by the City under a license agreement with SCE to support multi-modal travel for cyclists and pedestrians. SCE owns the parcels over which the NRBB runs for the transmission of electric power on elevated high voltage lines. Within the City of Redondo Beach, the NRBB runs in a north-south orientation from Dale Page Park to just south of Rockefeller Lane where it turns to the east and continues to Felton Lane. There is a gap in the NRBB between Felton Lane and Inglewood Avenue. Funding for construction of that gap is submitted for consideration as a separate Measure M project. This project continues the NRBB to points east of Inglewood Avenue, especially the Galleria commercial area and the pending new transit center.

The project includes the design of the NRBB along the west side of Inglewood Avenue between the SCE right-of-way and Ripley Avenue. In addition, the project includes property acquisition and design of the "hub" area at the southeast quadrant of the Grant/Inglewood intersection. Tasks will include property acquisition, development of conceptual plans, community outreach, and preparation of final plans and specifications.

The South Bay Cities Council of Governments (SBCCOG) initially approved the design of the project for $200,000, which was approved by Metro on September 15, 2021. Subsequently, on July 28, 0222 the SBCCOG amended the FY 22-23 Measure M Multi-Year Regional Programs and approved the amendment to add $1,535,000 to the project for amended design and right-of-way acquisition

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
PA/ED	$50,000		$50,000
PS&E	$200,000		$200,000
R/W Capital	$1,485,000		$1,485,000
TOTAL BUDGET COST	**$1,735,000**	**$0**	**$1,735,000**

ESTIMATED PROJECT COSTS:

Item Description	Estimated Cost
Design and PS & E	$250,000
Right-of-Way Acquisition	$1,485,000
Total	**$1,735,000**

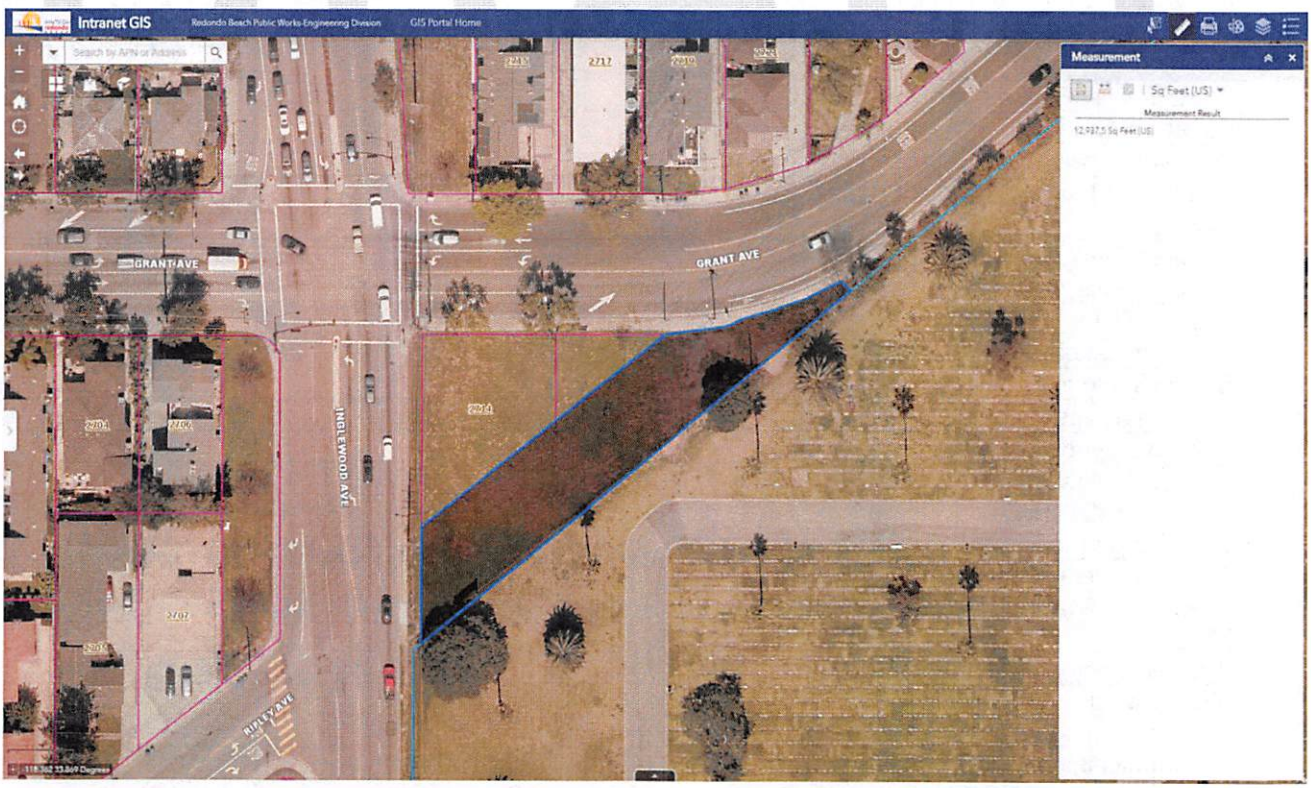
PROJECT SCHEDULE:

Milestones	Begin	End	Duration (months)
SOLICITATION (BID/PROPOSAL)			
Develop Solicitation Package	7/15/2023		
Solicitation Response			
Evaluations			
Selection	10/1/2023		
Board Approval	10/15/2023		
Contract Award			
Fully Executed Contract	11/15/2023		
PLANNING			
Prepare Concept Report			
Prepare Feasibility Study			
Prepare Project Study Report			
Intelligent Transportation System (ITS)			
Feasibility Study			
Concept Exploration	11/15/2023		
PRELIMINARY DESIGN			
Prepare Detailed Design Plans	3/1/2024		
Prepare Detailed Construction Plans			
Prepare Project Cost Estimate	3/1/2024		
Intelligent Transportation System (ITS)			
Concept of Operations			
System Requirements			
High Level Design			
PA&ED			
Prepare Environmental Document Document Type: Expected CE	1/15/2024		
Scoping			

Technical Studies			
Draft Environmental Document			
Final Environmental Document			
Community Outreach	2/1/2024	3/1/2024	1
Secure Project Approval			
Intelligent Transportation System (ITS)			
Categorical Exemption Filing			
PS&E			
35% PS&E			
Preliminary Investigations	5/1/2024		
Preliminary Foundation			
Geometric Drawings			
Bridge Type Selection Roadway and Retrofit Strategy			
ADL Review			
Utilities			
Right-of-Way			
Estimating			
Civic Design			
Structural Design			
Intelligent Transportation System (ITS)			
Detailed Design			
ITS Drawings			
System Plans			
Communications Plans			
Systems Integrations Plans			
Software Specifications			
Project Review & Comments			
65% PS&E			
Civil Design Plans	8/1/2024		
Right-of-Way Engineering			
Structural Design			
Prepare Project Cost Estimate			
Intelligent Transportation System (ITS			
Detailed Design			
ITS Drawings			
System Plans			
Communications Plans			
Systems Integrations Plans			
Equipment Specifications			
Software Specifications			
Project Review & Comments			
95% PS&E			
Civil Design Plans	11/1/2024		
Structural Design			
Intelligent Transportation System (ITS)			
Detailed Design			
ITS Drawings			
System Plans			
Communications Plans			
Systems Integrations Plans			

Equipment Specifications			
Software Specifications			
Submittals & Reviews			
Submit Final PS&E	12/31/2024		
Outside Agency Review			
Insert other PS&E Milestones			
RIGHT OF WAY SUPPORT			
Certification/Mapping			
Appraisal			
RIGHT OF WAY ACQUISITION			
Certification/Mapping			
Title Report			
Meet with Property Owners			
Appraisal			
Environmental Investigation			
Closing/Acquire Property/Relocation	9/30/2025		
Physical Possession			
Remediation			
Insert other ROW milestones			
Utility Relocation			
Third Party Coordination			
Design Utilities			
Relocate Utilities			

PROJECT MAP:



FA ATTACHMENT D

PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Expenditure Report to the LACMTA, after receiving LACMTA Project Manager's acceptance of the draft report, at **ACCOUNTSPAYABLE@METRO.NET** or by mail to Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296. Please note that letters or other forms of documentation may **not** be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.

- The draft Quarterly Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

- Any expense charged to the grant must be clearly and directly related to the project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost", please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations*.

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE M ATTACHMENT D-2
QUARTERLY PROGRESS/EXPENDITURE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	9200000000M460209
Quarterly Report #	

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO
ACCOUNTSPAYABLE@METRO.NET
or submit by mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296

Please note that letters or other forms of documentation may **not** be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and **include totals in this Section.**

	LACMTA Measure M MSP Grant $ MM4602.09
Project Quarter Expenditure	
This Quarter Expenditure	
Retention Amount	-
Net Invoice Amount (Less Retention)	$ -
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	
Total Project Budget	$ 1,735,000.00
% of Project Budget Expended to Date	0%
Balance Remaining	$ 1,735,000.00

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: Bikeway NRBB Extension- Inglewood Ave

FA #: 9200000000M460209

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2019-20 ☐ 2020-21 ☐ 2021-22
☐ 2022-23 ☐ 2023-24 ☐ 2024-25

Quarter :

☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

Measure M Multi-Year Subregional Program Type: **TS & MIP (Line 66)**

LACMTA Project Manager	Name:	Annie Chou
	Phone Number:	213.418.3453
	E-mail:	choua@metro.net

Grantee Contact / Project Manager	Contact Name:	Jesse Reyes
	Job Title:	Capital Projects Program Manager
	Department:	Public Works Department
	City / Agency:	City of Redondo Beach
	Mailing Address:	415 Diamond Street Redondo Beach, CA 90277
	Phone Number:	(310) 318-0686 x2286
	E-mail:	Jesse.Reyes@redondo.org

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. ***DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.***

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental				
Design				
Right-of-Way Acquisition				
Construction				
Vehicle Purchase				
Others				
Ground Breaking Event				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

☐ On schedule per original FA schedule
☐ Less than 12 months behind original schedule
☐ Between 12-24 months behind original schedule
☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

☐ Yes ☐ No ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

☐ Yes ☐ No ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

SECTION 4. ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

	ITEM	INVOICE #	TOTAL EXPENSES CHARGED TO LACMTA MEASURE M GRANT
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
	TOTAL		

Note:
All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:
LACMTA will make all disbursements electronically unless an exception is requested in writing.
ACH Payments require that you complete an ACH Request Form and fax it to Accounts Payable at 213-922-6107.
ACH Request Forms can be found at www.metro.net/callforprojects.
Written exception requests for Check Payments should be completed and faxed to Accounts Payable at 213-922-6107.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature _____ *Date* _____

Name _____ *Title* _____

ATTACHMENT E
BOND REQUIREMENTS

The provisions of this Attachment E apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA' s approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment E and notify LACMTA of such designations.



N

Mobility Hub Project
Grant Avenue and Inglewood Avenue

REDONDO BEACH

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Exported: 2/10/2026

Administrative Report

H.9., **File #** 26-0007 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE AN AMENDMENT TO THE MEASURE M FUNDING AGREEMENT #9200000000M460208 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE NORTH REDONDO BEACH BIKEWAY EXTENSION - FELTON LANE TO INGLEWOOD AVENUE - PROJECT AND RESET THE CITY ENGINEER'S AUTHORIZATION LIMIT FOR CONSTRUCTION CLOSEOUT COSTS FOR THE PROJECT TO $125,000

EXECUTIVE SUMMARY

The Los Angeles County Metropolitan Transportation Authority (Metro) Board approved a $600,000 increase to the Regional Measure M funds provided for the North Redondo Beach Bikeway Extension - Felton Lane to Inglewood Avenue Project. Approval of the Amendment will allow the additional funding to be available for the Project.

The Project extends the North Redondo Beach Bikeway from Felton Lane to Inglewood Avenue to improve the multi-modal travel for cyclists and pedestrians. After the initial award, staff proposed installation of solar lighting in an existing adjacent section of the bikeway between Rockefeller Lane and Felton Lane, the only section of the Bikeway without lighting. This amendment to the Funding Agreement is sufficient to cover the solar lighting and the remaining construction closeout costs. To address the light installation and closeout costs in a timely manner, staff proposes to reset the City Engineer's authority to $125,000.

BACKGROUND

Measure M is a one-half cent sales tax approved by the Los Angeles County voters in November 2016 to meet the transportation, highway, and transit needs of Los Angeles County. On August 27, 2020, the Metro Board programmed $1,000,000 in Measure M funds for the City to construct the North Redondo Beach Bikeway Extension. On September 26, 2024, the LACMTA Board programmed an additional $600,000 towards the project. On September 25, 2025, the LACMTA Board programmed another $600,000 for the project for a total of $2,200,000.

The North Redondo Beach Bikeway Extension is part of the South Bay Subregion Measure M Multi-Year Subregional Plan - Transportation System & Mobility Improvements Program. The North Redondo Beach Bikeway (NRBB) is located within Southern California Edison right-of-way and is maintained by the City under a license agreement. The travel direction of the NRBB is primarily north -south until Rockefeller Lane when it transitions to an east-west alignment. Prior to this Project, the

eastern terminus of the NRBB was Felton Lane.

The NRBB from Felton Lane to Inglewood Avenue has been substantially constructed and is undergoing the standard 3-month landscape maintenance period that also ensures other punch list items are completed. Due to proximity to the unlighted segment of the NRBB between Rockefeller Lane and Felton Lane, installation of solar light poles was incorporated into the Project and negotiated with the contractor through a change order. The construction cost for the solar lights along the bikeway between Rockefeller Lane and Felton Lane is expected to be less than $100,000. The remaining funds will be allocated to address issues and support finalization of all Project work. To promptly implement improvements and close out the project, staff is requesting the City Engineer's authority be reset to $125,000 to accommodate swift processing of outstanding items.

With approval of the amended Funding Agreement, the procurement process for the solar lights for the NRBB segment between Rockefeller Lane and Felton Lane will commence. Installation is anticipated to occur in February 2026. The installation of these lights will not impact the timing of the grand opening of the new NRBB segment, which is scheduled for February 19, 2026.

COORDINATION

This item was coordinated with the Public Works Department and Southern California Edison. The City Attorney's Office approved the Amendment as to form.

FISCAL IMPACT

Allocation of the Regional Measure M Funds to the City of Redondo Beach for the North Redondo Beach Bikeway Extension - Felton Lane to Inglewood Avenue - Project will be increased by $600,00 for a total of $2,200,000. With approval of this amendment there will be sufficient funding in the Project account for procurement and construction of solar lights between Rockefeller Lane and Felton Lane.

The funding does not require a local match. The funds are paid to the City on a cost-reimbursement basis. Any remaining budget after project closeout will be released by Metro to fund other Measure M projects.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Amendment No. 1 to Measure M Funding Agreement #9200000000M460208
- Agmt - Measure M Funding Agreement #9200000000M460208
- Location Map

AMENDMENT No. 1 TO MEASURE M FUNDING AGREEMENT BETWEEN CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 1 to the Funding Agreement (this "Amendment"), is dated as of December 1, 2025 by and between the City of Redondo Beach ("GRANTEE") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. GRANTEE and LACMTA entered into that certain Funding Agreement No. 9200000000M460208, dated March 3, 2025, (the "Existing FA"), which Existing FA provides for the North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue, (the "Project"); and

B. WHEREAS, the LACMTA Board on September 25, 2025 approved the increase to the Measure M Funds by **$600,000,** from **$1,600,000** to **$2,200,000** for Construction. This amount is within the Board authorized budget increase for the Project; and

B. WHEREAS, the LACMTA Board on September 25, 2025 approved reprogramming of the Measure M Funds previously approved; and

C. WHEREAS, the Funds are currently programmed as follows: **$500,000** in Measure M Funds in Fiscal Year (FY) 2020-21, and **$1,700,000** in FY 2025-26. The total designated for Construction of the North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue is $2,200,000; and

D. WHEREAS, the LACMTA Board on September 23, 2021, delegated administrative authority to modify the scope of work of projects and project development phases consistent with eligibility requirements; and

E. WHEREAS, LACMTA administratively approved minor changes to the Scope of Work; and

F. GRANTEE and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, Paragraph 2.2 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "To the extent the Measure M funds are available, LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $2,200,000 (the "Funds") for the Project. LACMTA Board of Directors' actions on August 27, 2020, September 26, 2024 and September 25, 2025 granted the Measure M Funds for the Project. LACMTA Board of Directors' action on September 25, 2025 reprogrammed the Measure M Funds for the Project. The Funds are currently programmed over two Fiscal Yearsv(FY): $500,000 in FY 2020-21; and $1,700,000 in FY 2025-26."

2. Part II, Section 9.1 (vi) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "(vi) Expending the Funds granted under this FA for allowable costs by the lapsing date. All Funds programmed for FY 2020-21 have been expended and are no longer available. All Funds programmed for FY2025-26 are subject to lapse by June 30, 2028."

3. Attachment A of the Existing FA is hereby replaced by Attachment A-1, attached.

4. Attachment B of the Existing FA is hereby replaced by Attachment B-1, attached.

5. Attachment C of the Existing FA is hereby replaced by Attachment C-1, attached.

6. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to the FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____ Date: 2/9/2026
Deputy

GRANTEE:

City of Redondo Beach

By: _____ Date: _____
James A. Light
Mayor

APPROVED AS TO FORM:

By: _____ Date: _____
Joy A. Ford
City Attorney

ATTEST:

By: _____ Date: _____
Eleanor Manzano
City Clerk

ATTACHMENT A - 1 PROJECT FUNDING

Measure M MSP - Transportation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460208

Project Title: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue Project ID#: MM4602.08

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	FY2020-21	FY2021-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING							
MEASURE M MSP FUNDS	$ 500,000			$ -	$ 1,700,000	$ 2,200,000	
SUM PROG LACMTA FUNDS	$ 500,000	$ -	$ -	$ -	$ 1,700,000	$ 2,200,000	100%
OTHER NON LACMTA FUNDING:							
LOCAL: CITY FUNDS				$ -		$ -	0%
STATE:						$ -	0%
FEDERAL:						$ -	0%
PRIVATE OR OTHER:						$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -	0%
TOTAL PROJECT FUNDS	$ 500,000	$ -	$ -	$ -	$ 1,700,000	$ 2,200,000	100%

ATTACHMENT B - 1 EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Transportation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460208
Project Title: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue Project ID#: MM4602.08

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2023-24 Qtr 1	FY 2023-24 Qtr 2	FY 2023-24 Qtr 3	FY 2023-24 Qtr 4	FY 2024-25 Qtr 1	FY 2024-25 Qtr 2	FY 2024-25 Qtr 3	FY 2024-25 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction								$6,600	$6,600
Vehicle Purchase									$0
Others									$0
Total Measure M	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,600**	**$6,600**
SUM PROG LACMTA FUNDS:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,600**	**$6,600**
OTHER NON LACMTA FUNDING:									
LOCAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2023-24 and FY2024-25	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,600**	**$6,600**

ATTACHMENT B - 1 EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Transportation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460208
Project Title: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue Project ID#: MM4602.08

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction	$1,000,000	$693,400	$500,000						$2,193,400
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$1,000,000**	**$693,400**	**$500,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,193,400**
SUM PROG LACMTA FUNDS:	**$1,000,000**	**$693,400**	**$500,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,193,400**
OTHER NON LACMTA FUNDING:									
LOCAL: CITY FUNDS									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2025-26 and FY2026-27	**$1,000,000**	**$693,400**	**$500,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,193,400**
TOTAL LACMTA FUNDS	**$1,000,000**	**$693,400**	**$500,000**	**$0**	**$0**	**$0**	**$0**	**$6,600**	**$2,200,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$1,000,000**	**$693,400**	**$500,000**	**$0**	**$0**	**$0**	**$0**	**$6,600**	**$2,200,000**

ATTACHMENT C-1
SCOPE OF WORK
CAPITAL PROJECT

PROJECT NAME: North Redondo Beach Bikeway (NRBB) Extension – Felton Lane to Inglewood Avenue

PROJECT LOCATION/LIMITS/AREA:

The project is located along the Southern California Edison (SCE) right-of-way in the City of Redondo Beach, in the area near the South Bay Galleria.

PROJECT DESCRIPTION INCLUDING MULTI-YEAR SUBREGIONAL PROGRAM AND PROJECT NEXUS:

This project is part of the South Bay Subregion Measure M Multi-Year Subregional Plan-Transportation System & Mobility Improvements Program. The purpose of this project is to extend the existing NRBB two blocks, improving multi-modal travel for cyclists and pedestrians and reducing congestion by reducing the need for travel via single occupancy vehicles. The project will also install lighting in an existing adjacent section of the bikeway. The proposed additional lighting will improve visibility for cyclists/pedestrians and deter prohibited activities during and after dusk.

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
Construction	$2,200,000	$0	$2,200,000
TOTAL BUDGET COST	**$2,200,000**	**$0**	**$2,200,000**

ESTIMATED PROJECT COSTS:

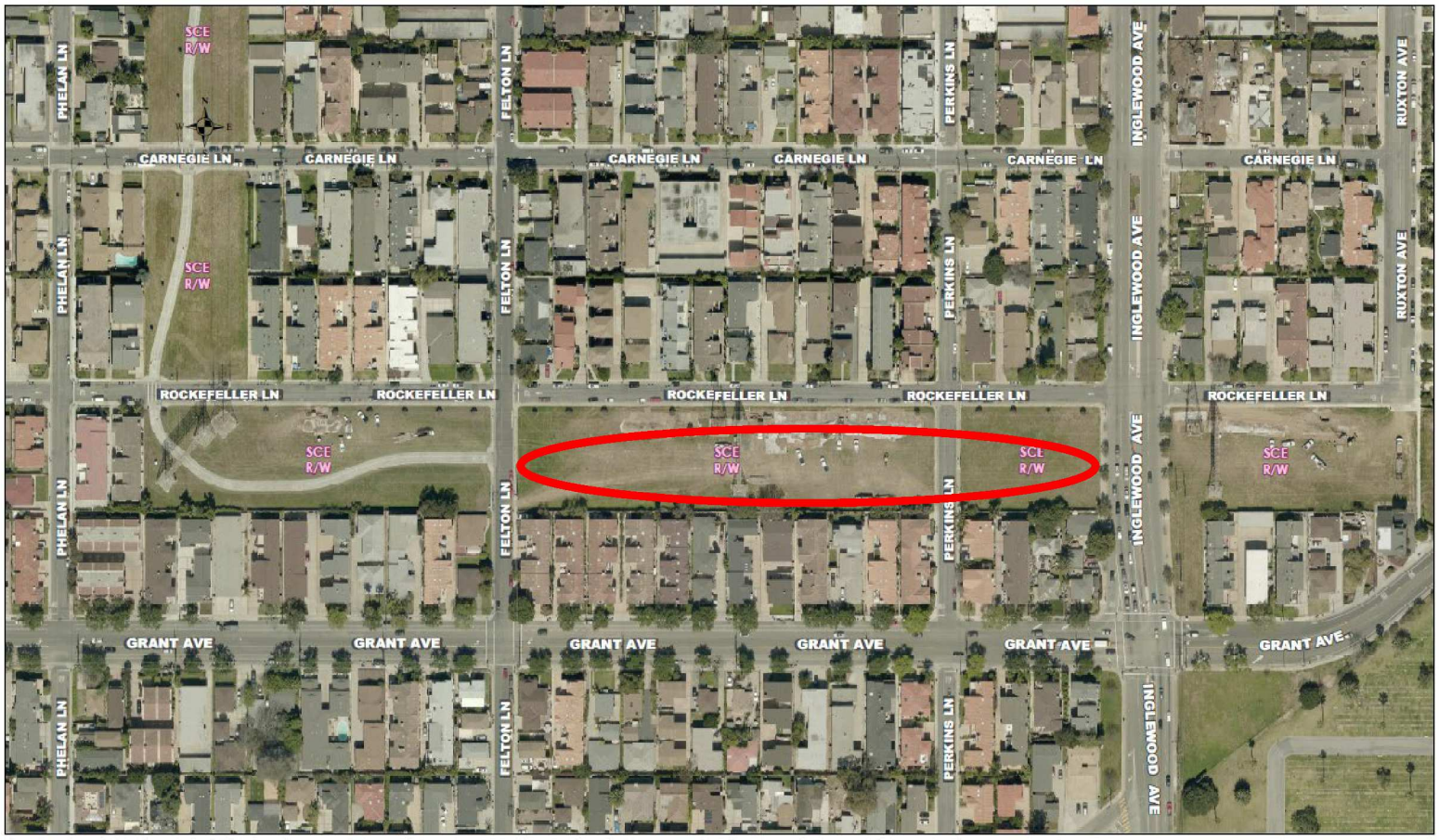
GENERAL	QTY	UNIT	COST	TOTAL
Mobilization/Demobilization	1	LS	$130,000	$130,000
Water Pollution Control	1	LS	$30,000	$30,000
Temporary Fencing	1	LS	$10,000	$10,000
Surveying and Staking	1	LS	$30,000	$30,000
Southern California Edison Temporary Entry Permit	1	LS	$25,000	$25,000
SUBTOTAL				$225,000
SITE GRADING & DEMOLITION	**QTY**	**UNIT**	**COST**	**TOTAL**
Clear & Grub, Fine Grade	114,266	SF	$0.65	$74,273
Sawcut and Remove Ex. Sidewalk, Curb, and Gutter	718	SF	$15	$10,770
Sawcut and Remove Existing Asphalt Paving	209	SF	$30	$6,270
Remove Damaged Abandoned Utility Poles	2	EA	$160	$320
Install and Remove Temporary 10' K-rail	2	EA	$1,000	$2,000
Install and Remove Temporary 20' K-rail	17	EA	$1,200	$20,400
Soil Import	3,060	CY	$90	$275,400
Temporary Construction Signs	1	LS	$2,000	$2,000
Traffic Control Plans	1	LS	$19,000	$19,000
SUBTOTAL				$410,433
SITE CONSTRUCTION	**QTY**	**UNIT**	**COST**	**TOTAL**
Solar Light and Footing	17	EA	$5,000	$85,000
Drive Apron, Sidewalk, Curb and Gutter	1	LS	$12,000	$12,000
Asphalt Patch	1	LS	$2,000	$2,000
4" Thick Reinforced Concrete	260	SF	$23	$5,980
6" Thick Reinforced Concrete	15,467	SF	$25	$386,675
6" x 8" Concrete Curb for Decomposed Granite Path	1,535	LF	$35	$53,725
Decomposed Granite and Compacted Base	6,906	SF	$6	$41,436
6" x 6" Planter Mow Curb	340	LF	$23	$7,820
Grounding Installation	173	EA	$600	$103,800
Install Signage	4	EA	$800	$3,200
Bike Path Striping	1	LS	$18,000	$18,000
SUBTOTAL				$719,636

SITE CONSTRUCTION	QTY	UNIT	COST	TOTAL
Solar Light and Footing	17	EA	$5,000	$85,000
Drive Apron, Sidewalk, Curb and Gutter	1	LS	$12,000	$12,000
Asphalt Patch	1	LS	$2,000	$2,000
4" Thick Reinforced Concrete	260	SF	$23	$5,980
6" Thick Reinforced Concrete	15,467	SF	$25	$386,675
6" x 8" Concrete Curb for Decomposed Granite Path	1,535	LF	$35	$53,725
Decomposed Granite and Compacted Base	6,906	SF	$6	$41,436
6" x 6" Planter Mow Curb	340	LF	$23	$7,820
Grounding Installation	173	EA	$600	$103,800
Install Signage	4	EA	$800	$3,200
Bike Path Striping	1	LS	$18,000	$18,000
SUBTOTAL				$719,636
SITE IRRIGATION	**QTY**	**UNIT**	**COST**	**TOTAL**
Solar Controller	3	EA	$5,000	$15,000
Master Control Valve	3	EA	$300	$900
Backflow Preventer and Enclosure	3	EA	$4,000	$12,000
Main Line and Valves	1,805	LF	$30	$54,150
Rotator/Spray Irrigation and Lines	81,909	SF	$3	$245,727
SUBTOTAL				$327,777
SITE LANDSCAPING	**QTY**	**UNIT**	**COST**	**TOTAL**
1 Gallon Shrubs	447	EA	$22	$9,834
Amend Soil and Top Mulch	81,909	SF	$0.60	$49,145
Provide and Install Hydroseed	77,987	SF	$0.60	$46,792
SUBTOTAL				$105,772
SUBTOTAL				$1,788,618
Contractor General Conditions	8%			$143,089
Construction Contingency	15%			$268,293
Total Construction				$2,200,000

PROJECT DETAILED SCHEDULE:

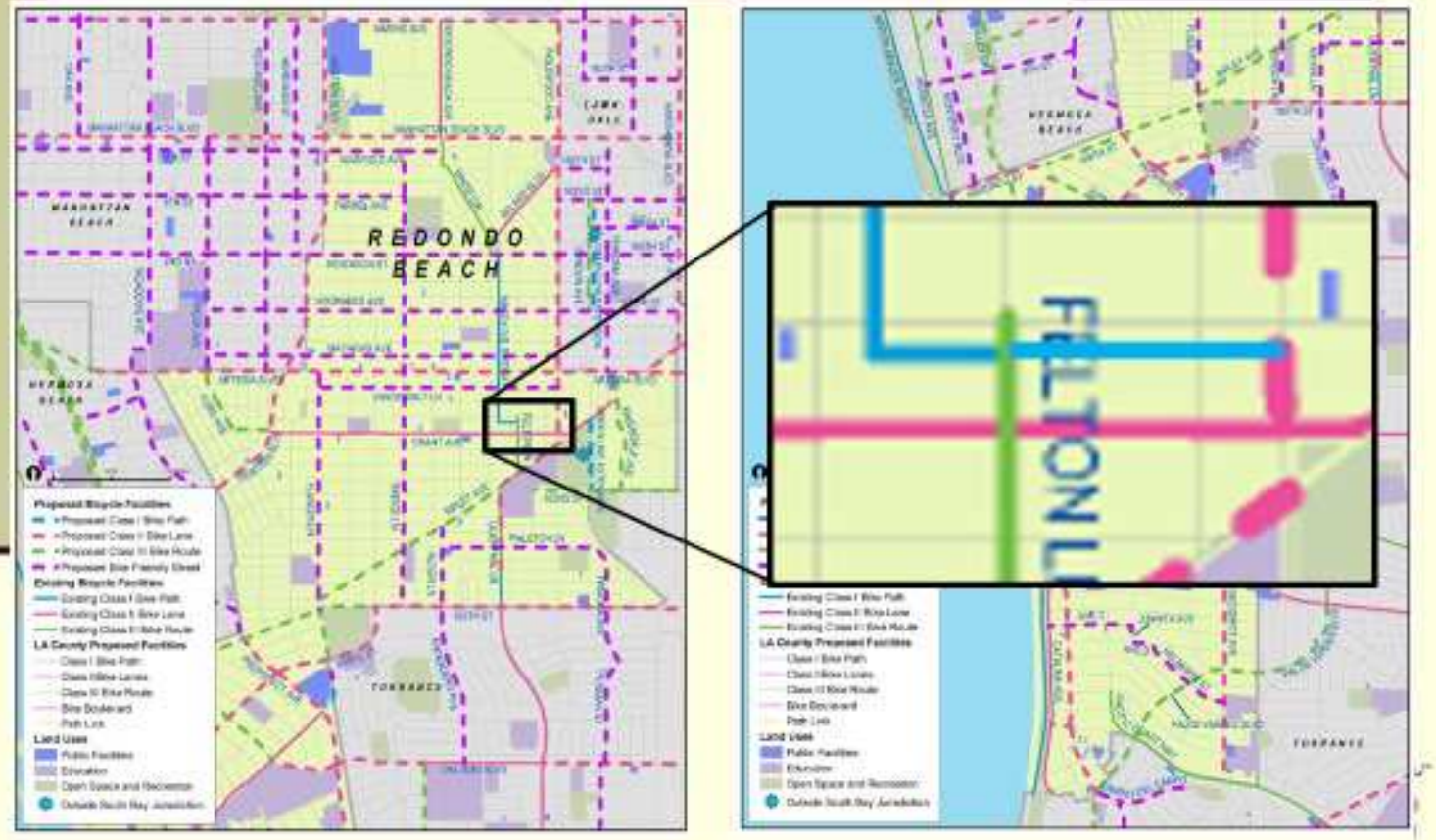
MILESTONES	BEGIN	END	DURATION (MONTHS)
Solicitation (Bid/Proposal)			6
Develop Solicitation Package	12/2/2024	12/20/2024	
Solicitation Response	1/16/2025	2/12/2025	
Evaluations	2/12/2025	3/3/2025	
Selection	3/3/2025	3/3/2025	
Board Approval Process	3/10/2025	3/10/2025	
Contract Award	4/1/2025	4/1/2025	
Fully Executed Contract	5/6/2025	5/6/2025	
Excavation			1
Survey	7/16/2025	7/18/2025	
Clear/Grub	7/21/2025	7/25/2025	
Grading	7/28/2025	8/8/2025	
Compaction	8/11/2025	8/22/2025	
Concrete			1
Form Work	8/18/2025	9/8/2025	
Rebar Placement	8/18/2025	9/8/2025	
Pole Placement	10/6/2025	10/8/2025	
Structural			4
Pole Placement	10/20/2025	2/30/2026	
Utilities			3
Cal Water	3/28/2025	7/8/2025	
Materials			3
Staging	7/14/2025	10/24/2025	
Material Lay Down Area	7/14/2025	9/30/2025	
Signage	10/13/2025	10/17/2025	
Electrical			1
A/G Testing/Acceptance	10/22/2025	9/24/2025	
Landscape			6
Clearing	7/21/2025	7/25/2025	
Irrigation	8/4/2025	9/8/2025	
Planting	10/132025	1/30/2025	
Testing	8/4/2025	10/20/2025	
Closeout	7/14/2025	2/30/2026	8

PROJECT MAPS:



NORTH REDONDO BEACH BIKEWAY EXTENSION PROJECT
VICINITY MAP- EXISTING CONDITIONS

South Bay Bicycle Master Plan



MEASURE M FUNDING AGREEMENT
MULTI-YEAR SUBREGIONAL PROGRAMS

This Funding Agreement ("FA") is made and entered into effective as of March 3, 2025 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Redondo Beach ("GRANTEE") for North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue, LACMTA Project ID# MM4602.08, (the "Project"). This Project is eligible for funding under Line 66 of the Measure M Expenditure Plan.

WHEREAS, LACMTA adopted Ordinance #16-01, the Los Angeles County Traffic Improvement Plan, on June 23, 2016 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 8, 2016 as "Measure M" and became effective on July 1, 2017.

WHEREAS, the funding set forth herein is intended to fund Construction of the Project.

WHEREAS, the LACMTA Board, at its August 27, 2020 meeting, programmed $1,000,000, in Measure M Funds to GRANTEE for Construction, subject to the terms and conditions contained in this FA; and

WHEREAS, the LACMTA Board, at its September 26, 2024 meeting, programmed additional $600,000, in Measure M Funds to GRANTEE for Construction, subject to the terms and conditions contained in this FA; and

WHEREAS, the Funds are currently programmed as follows: $500,000 in Measure M Funds in Fiscal Years (FY) 2020-21; $500,000 in FY 2021-22; and $600,000 in FY 2024-25. The total designated for Construction of the North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue is $1,600,000; and

WHEREAS, the LACMTA Board on September 23, 2021 meeting, delegated administrative authority to staff to extend funding agreement lapse dates for Measure M MSP funding agreements to meet environmental, design, right-of-way, and construction time frames; and

WHEREAS, the GRANTEE and LACMTA desire to extend the lapse dates of FY 2020-21 and FY 2021-22 funds to June 30, 2026.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Expenditure Plan- Cost & Cash Flow Budget
5. Attachment C – Scope of Work
6. Attachment D – Project Reporting and Expenditure Guidelines

7. Attachment D-1 – Intentionally omitted
8. Attachment D-2 – Quarterly Progress/Expenditure Report
9. Attachment E – Bond Requirements
10. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Digitally signed by Fanny Pan Date: 2025.04.15 16:39:28 -07'00' Date: 04/15/2025

for Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____ Digitally signed by: 4dd8a4b6-a104-429a-9907-9b6d6de7c696 DN: CN = 4dd8a4b6-a104-429a-9907-9b6d6de7c696 Date: 2025.03.10 11:07:45 -08'00' Date: _____

Deputy

GRANTEE:

CITY OF REDONDO BEACH

By: _____ DocuSigned by: 6BC0853B8F644F1... Date: 4/4/2025 | 10:09 PM PDT

James A. Light
Mayor

APPROVED AS TO FORM:

By: _____ Signed by: A5A27AAE40834DE... Date: 4/4/2025 | 3:41 PM PDT

Joy A. Ford
City Attorney

ATTEST:

DocuSigned by: Eleanor Manzano 72F2AC716C214CF...

Eleanor Manzano,
City Clerk

4/7/2025 | 8:53 AM PDT

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue – Construction of the Project. LACMTA Project ID# MM4602.08.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of Measure M Funds.

2.2 To the extent the Measure M Funds are available; LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $1,600,000 (the "Funds") for the Project. LACMTA Board of Directors' actions of August 27, 2020 and September 26, 2024, granted the Measure M Funds for the Project. The Funds are programmed over three (3) years for Fiscal Years (FY) 2020-21, FY 2021-22, and FY 2024-25.

3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of Scope of Work.

4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.

5. **Attachment B** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget, and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program in writing. If the LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program concurs with such updated Expenditure Plan in writing, Attachment B shall be replaced with the new Attachment B setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.

6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the

Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if the Project is a capital project. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10, and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE's ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.

7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan, or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.

8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/Expenditure Report is attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.

9. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, as specified in the Bond Requirements attached as **Attachment E** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such Bonds' tax status.

11. GRANTEE shall comply with the "Special Grant Conditions" attached as **Attachment F**, if any.

12. No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date, or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive

Officer or his designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

13. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Annie Chou
LACMTA Project Manager
Mail Stop: 99-23-3
Phone: (213) 418-3453
Email: ChouA@metro.net

14. GRANTEE's Address:

City of Redondo Beach
415 Diamond St.
Redondo Beach, CA 90277
Attention: Jesse Reyes
Title: Capital Projects Program Manager
Phone: (310) 697-3171
Email: jesse.reyes@redondo.org

PART II
GENERAL TERMS OF THE FA

1. TERM

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure M Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress, and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. GRANTEE shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Project ID# MM4602.08 and FA# 9200000000M460208
Annie Chou; Mail Stop 99-23-3

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines, the specifications for use for the transportation purposes described in the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with the Regional ITS Architecture. Attachment F, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design, and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May, and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Report within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular

quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits, and final audits. LACMTA will commence a final audit within six (6) months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges, and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants, and suppliers' expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years (3) following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 6, paragraphs 6.3 and 6.4 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE's records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service (IRS), as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance, the Guidelines, and the Multi-Year Subregional Programs Administrative Procedures. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance, the Guidelines, and the Multi-Year Subregional Programs Administrative Procedures.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure M Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure M Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee within the subregion in accordance with the Ordinance, the Guidelines, and the Multi-Year Subregional Programs Administrative Procedures. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the

Project, GRANTEE shall return such overage to LACMTA within thirty (30) days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

(i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) Beginning Project Design, Preliminary Engineering-(PE) within **six (6) months** from completion of environmental clearance, if appropriate; and

(iii) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and

(iv) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C of this FA; and

(v) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and

(vi) Expending the Funds granted under this FA for allowable costs within **three years (3) or thirty-six (36) months** from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2020-21 are subject to lapse by June 30, 2026. All Funds programmed for FY 2021-22 are subject to lapse by June 30, 2026. All Funds programmed for FY 2024-25 are subject to lapse by June 30, 2027.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA as part of its Annual Update process and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance, the Guidelines, and the Multi-Year Subregional Programs Administrative Procedures. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, and vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors, and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address or contact person.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A - PROJECT FUNDING

Measure M MSP - Transportation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460208

Project Title: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue Project ID#: MM4602.08

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE M MSP FUNDS	$ 500,000	$ 500,000			$ 600,000		$ 1,600,000	
SUM PROG LACMTA FUNDS	$ 500,000	$ 500,000	$ -	$ -	$ 600,000	$ -	$ 1,600,000	**99%**
OTHER NON LACMTA FUNDING:								
LOCAL: CITY FUNDS					$ 9,208		$ 9,208	1%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ 9,208	$ -	$ 9,208	**1%**
TOTAL PROJECT FUNDS	**$ 500,000**	**$ 500,000**	**$ -**	**$ -**	**$ 609,208**	**$ -**	**$ 1,609,208**	**100%**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Transportation System & Mobility Improvements Program - Funding Agreement Projects - FA#: 9200000000M460208
Project Title: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue Project ID#: MM4602.08

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction	$1,000,000	$600,000							$1,600,000
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$1,000,000**	**$600,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,600,000**
SUM PROG LACMTA FUNDS:	**$1,000,000**	**$600,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,600,000**
OTHER NON LACMTA FUNDING:									
LOCAL: CITY FUNDS									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction		$9,208							$9,208
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$9,208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,208**
STATE: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL: [INSERT SOURCE]									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE: [INSERT SOURCE]									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$9,208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,208**
PROJECT FUNDING FY2025-26 and FY2026-27	**$1,000,000**	**$609,208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,609,208**
TOTAL LACMTA FUNDS	**$1,000,000**	**$600,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,600,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$9,208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,208**
TOTAL PROJECT FUNDING	**$1,000,000**	**$609,208**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,609,208**

ATTACHMENT C
SCOPE OF WORK
CAPITAL PROJECT

PROJECT NAME: North Redondo Beach Bikeway (NRBB) Extension – Felton Lane to Inglewood Avenue

PROJECT LOCATION/LIMITS/AREA:

The project is located along the Southern California Edison (SCE) right-of-way in the City of Redondo Beach, in the area near the South Bay Galleria.

PROJECT DESCRIPTION INCLUDING MULTI-YEAR SUBREGIONAL PROGRAM AND PROJECT NEXUS:

This project is part of the South Bay Subregion Measure M Multi-Year Subregional Plan-Transportation System & Mobility Improvements Program. The purpose of this project is to extend the existing NRBB two blocks, improving multi-modal travel for cyclists and pedestrians and reducing congestion by reducing the need for travel via single occupancy vehicles.

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
Construction	$1,600,000	$9,208	$1,609,208
TOTAL BUDGET COST	**$1,600,000**	**$9,208**	**$1,609,208**

ESTIMATED PROJECT COSTS:

	SITE GRADING & DEMOLITION	QTY	UNIT	COST	TOTAL
1	Clear & Grub, Fine Grade	114,266	SF	$ 0.65	$ 74,273
2	Sawcut and Remove Ex. Sidewalk, Curb, and Gutter For New Drive Apron	718	SF	$ 15	$ 10,770
3	Sawcut and Remove Existing Asphalt Paving For New Drive Apron	209	SF	$ 30	$ 6,270
4	Remove Damaged Abandoned Utility Poles	2	EA	$ 160	$ 320
5	Install and remove temporary 10' K-rail	1	EA	$ 1,000	$ 1,000
6	Install and remove temporary 20' K-rail	18	EA	$ 1,200	$ 21,600
7	Soil Import	1,919	CY	$ 75	$ 143,925
8	Temporary Construction Signs	1	LS	$ 2,000	$ 2,000
9	Traffic Control Plans	1	LS	$ 19,000	$ 19,000
10	Storm Water Pollution Prevention Plan Allowance	1	LS	$ 30,000	$ 30,000
11	SUBTOTAL				$ 309,158

	SITE CONSTRUCTION	QTY	UNIT	COST	TOTAL
12	Solar Light and Footing	9	EA	$ 6,000	$ 54,000
13	Drive Apron, Sidewalk, Curb and Gutter	1	LS	$ 12,000	$ 12,000
14	Asphalt patch	1	LS	$ 2,000	$ 2,000
15	4" Thick Reinforced Concrete	164	SF	$ 23	$ 3,772
16	6" Thick Reinforced Concrete	15,457	SF	$ 25	$ 386,425
17	6" x 8" Concrete Curb for Decomposed Granite Path	1,535	LF	$ 35	$ 53,725
18	Decomposed Granite and Compacted base	6,891	SF	$ 6.00	$ 41,346
19	6" x 6" Planter Mow Curb	76	LF	$ 23	$ 1,748
20	Ground Installation	173	EA	$ 600	$ 103,800
21	Install Signage	4	EA	$ 800	$ 3,200
22	Bike Path Striping	1	LS	$ 18,000	$ 18,000
23	SUBTOTAL				$ 680,016

	SITE IRRIGATION	QTY	UNIT	COST	TOTAL
24	Solar Controller	3	EA	$ 5,000	$ 15,000
25	Master Control Valve	3	EA	$ 300	$ 900
26	Backflow Preventer and Enclosure	3	EA	$ 4,000	$ 12,000
27	Main Line and Valves	1,805	LF	$ 30	$ 54,150
28	Rotator/Spray Irrigation and Lines	81,909	SF	$ 3.00	$ 245,727
29	SUBTOTAL				$ 327,777

	SITE LANDSCAPE	QTY	UNIT	COST	TOTAL
30	1 Gallon shrubs	447	EA	$ 22	$ 9,834
31	Amend Soil and Top Mulch	81,909	SF	$ 0.60	$ 49,145
32	Provide and Install Hydroseed	77,975	SF	$ 0.60	$ 46,785
33	SUBTOTAL				$ 46,785
34	SUBTOTAL				$ 1,363,736
35	Contractor General Conditions	8.00%			$ 109,099
36	Construction Contingency	10.00%			$ 136,374
37	**Total Construction**				**$ 1,609,208**

PROJECT DETAILED SCHEDULE:

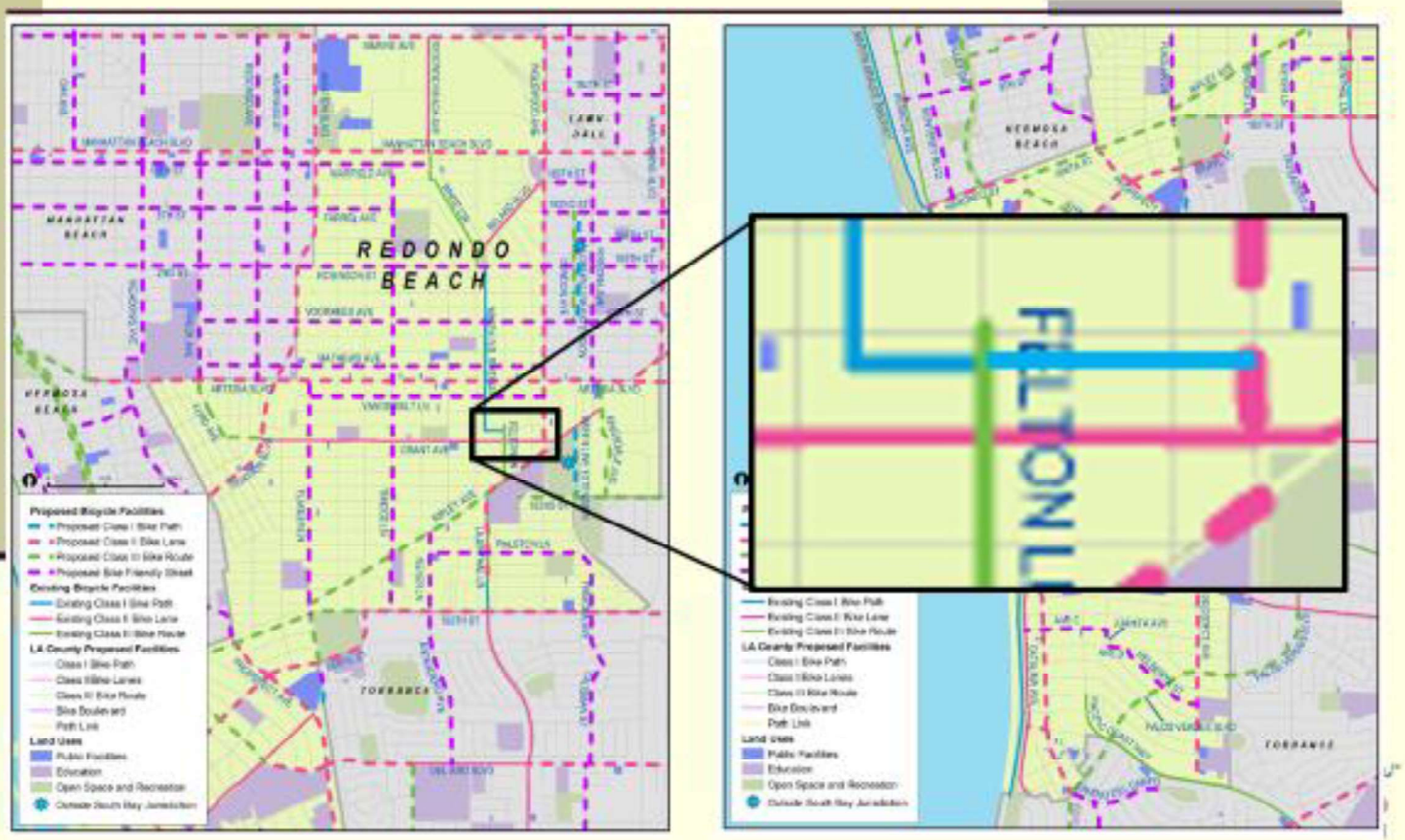
MILESTONES	BEGIN	END	DURATION (MONTHS)
Solicitation (Bid/Proposal)			8
Develop Solicitation Package	9/1/2024	9/30/2024	
Solicitation Response	10/15/2024	11/22/2024	
Evaluations	11/22/2024	12/6/2024	
Selection	12/6/2024	12/6/2024	
Board Approval Process	12/6/2024	12/17/2024	
Contract Award	3/11/2025	3/11/2025	
Fully Executed Contract	4/25/25	4/25/2025	
Excavation			2
Clear/Grub	6/2/2025	6/13/2025	
Survey	6/16/2025	6/27/2025	
Grading	6/30/2025	7/11/2025	
Compaction	7/14/2025	7/25/2025	
Concrete			1
Form Work	7/28/2025	8/8/2025	
Rebar Placement	8/11/2025	8/29/2025	
Pole Placement	8/11/2025	8/29/2025	
Structural			1
Pole Placement	9/15/2025	9/19/2025	
Utilities			2
Cal Water	7/1/2025	9/1/2025	
Materials			4
Staging	5/26/2025	10/10/2025	
Material Lay Down Area	5/26/2025	10/10/2025	
Signage	9/22/2025	9/26/2025	
Electrical			1
A/G Testing/Acceptance	9/22/2025	9/26/2025	
Landscape			2
Clearing	6/2/2025	6/13/2025	
Planting	9/1/2025	9/19/2025	
Irrigation	6/30/2025	8/1/2025	
Testing	8/4/2025	8/15/2025	
Closeout	6/2/2025	10/31/2025	4

PROJECT MAPS:



NORTH REDONDO BEACH BIKEWAY EXTENSION PROJECT
VICINITY MAP- EXISTING CONDITIONS

South Bay Bicycle Master Plan



FA ATTACHMENT D
PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D-2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Progress/Expenditure Report to the LACMTA, after receiving LACMTA Project Manager's acceptance of the draft report, at ACCOUNTSPAYABLE@METRO.NET or by mail to **Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296.** Please note that letters or other forms of documentation may **not** be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.

- The draft Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July - September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Prpgress/Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his designee.

- Any expense charged to the grant must be clearly and directly related to the project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost", please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations*.

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE M ATTACHMENT D-2

QUARTERLY PROGRESS/EXPENDITURE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	9200000000M460208
Quarterly Report #	1

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO
ACCOUNTSPAYABLE@METRO.NET
or submit by mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296

Please note that letters or other forms
of documentation may **not** be substituted for this form. Refer to the
Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and **include totals in this Section.**

	LACMTA MEASURE M MSP Grant $	LOCAL FUNDS (INC. IN KIND)	TOTAL
Project Quarter Expenditure			
This Quarter Expenditure	$ -	$ -	$ -
Retention Amount	$ -	$ -	$ -
Net Invoice Amount (Less Retention)	$ -	$ -	$ -
Project-to-Date Expenditure			
Funds Expended to Date (Include this Quarter)	$ -	$ -	$ -
Total Project Budget	$ 1,600,000.00	$ 9,208.00	$ 1,609,208.00
% of Project Budget Expended to Date	0%	0%	
Balance Remaining	**$ 1,600,000.00**	**$ 9,208.00**	**$ 1,609,208.00**

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: North Redondo Beach Bikeway (NRBB) Extension - Felton Lane to Inglewood Avenue

FA #: 9200000000M460208

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2022-23 ☐ 2023-24 ☐ 2024-25
☐ 2025-26 ☐ 2026-27 ☐ 2027-28

Quarter :

☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED:

Measure M Multi-Year Subregional Program Type: Transportation System & Mobility Improvements Program

LACMTA Project Manager	Name:	Annie Chou
	Phone Number:	213-418-3453
	E-mail:	ChouA@metro.net

Grantee Contact / Project Manager	Contact Name:	Jesse Reyes
	Job Title:	Capital Projects Program Manager
	Department:	Department of Public Works
	City / Agency:	City of Redondo Beach
	Mailing Address:	415 Diamond St., Redondo Beach, CA 90277
	Phone Number:	310-697-3171
	E-mail:	Jesse.reyes@redondo.org

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. ***DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.***

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental				
Design				
Right-of-Way Acquisition				
Construction				
Vehicle Purchase				
Others				
Ground Breaking Event				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

☐ On schedule per original FA schedule
☐ Less than 12 months behind original schedule
☐ Between 12-24 months behind original schedule
☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

☐ Yes ☐ No ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

☐ Yes ☐ No ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays.

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

6. UPCOMING QUARTERLY TASKS / MILESTONES

List tasks or milestones expected to be accomplished next quarter.

7. PLAN EXPENDITURES

Provide expected expenditures (estimated) for next quarter.

SECTION 4. ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment C, Scope of Work. Use additional pages if needed.

	ITEM	INVOICE #	INVOICE REFERENCE PG(S)	TOTAL EXPENSES CHARGED TO LACMTA MEASURE M GRANT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
	TOTAL			$ -

Note:
All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:
LACMTA will make all disbursements electronically unless an exception is requested in writing.
ACH Payments require registering in LACMTA's iSupplier portal and submitting an application.
The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor%20Portal%20Registration.pdf.
Written exception requests for Check Payments should be completed and emailed to Accounts Payable at ACCOUNTSPAYABLE@METRO.NET.

I certify that I am the responsible Project Manager or fiscal officer and representative of **City of Redondo Beach** and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature *Date*

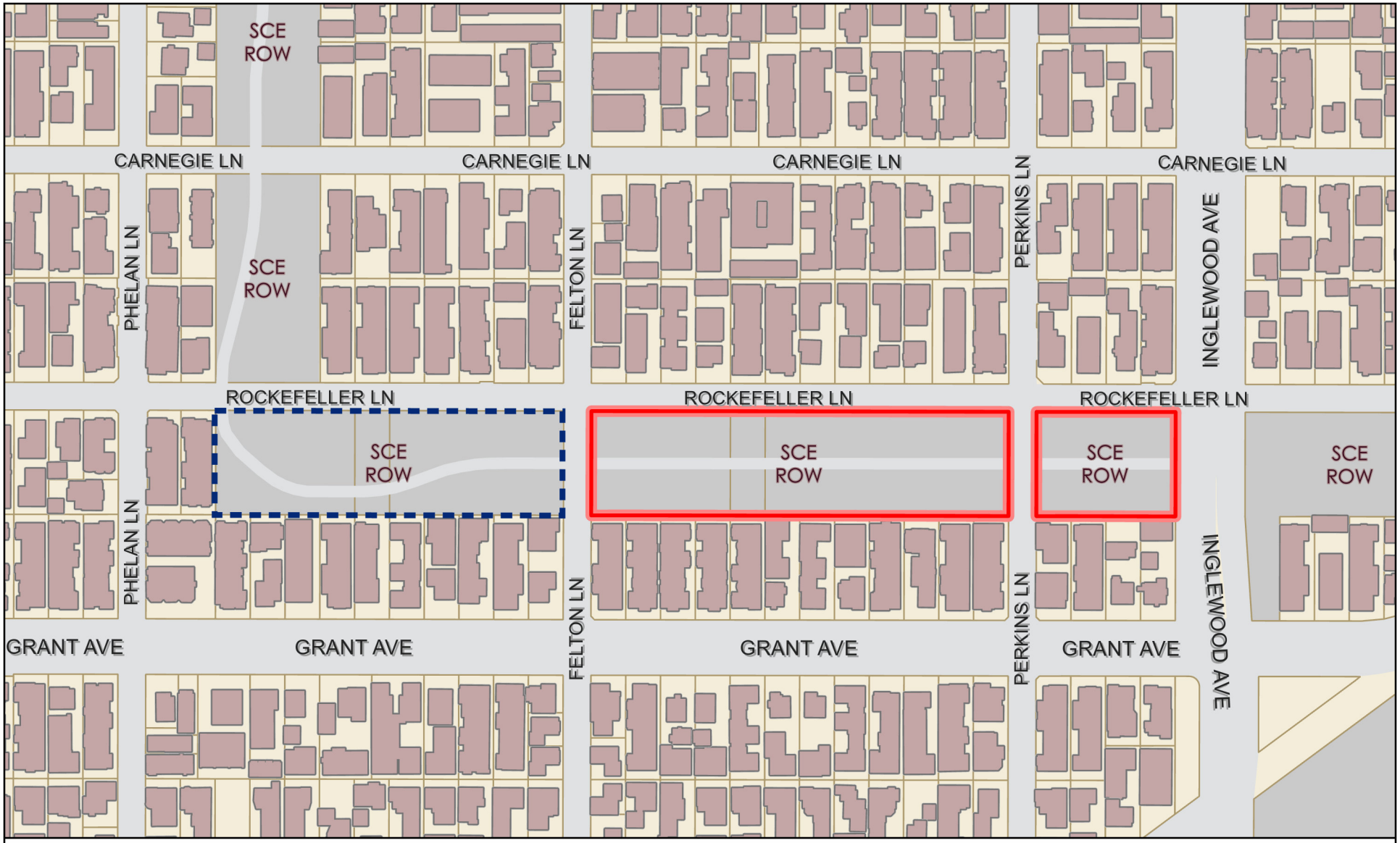
Name *Title*

ATTACHMENT E
BOND REQUIREMENTS

The provisions of this Attachment E apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease, or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA' s approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment E and notify LACMTA of such designations.



N

North Redondo Beach Bikeway Extension

REDONDO BEACH

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Exported: 2/10/2026

Administrative Report

H.10., **File #** 26-0028 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHEN SPRENGEL, CHIEF OF POLICE

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2602-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING RETIRED ANNUITANT, COMMUNICATIONS SUPERVISOR NICOLE BAVIS TO RECEIVE THE AUTHORIZED SALARY INCREASE TO PERFORM EMERGENCY MEDICAL DISPATCH DUTIES AS REQUIRED OF THE COMMUNICATIONS SUPERVISOR CLASSIFICATION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 7522.56 & 21224

EXECUTIVE SUMMARY

On June 6, 2023, in accordance with the guidelines set forth in the Public Employees' Pension Reform Act (PEPRA), City Council authorized Communications Supervisor Nicole Bavis to return to work as a retired annuitant in the Emergency Communications Center.

Supervisor Bavis possesses unique job skills which make it critical to hire her back as a 960-hour CalPERS retired annuitant to address ongoing staffing challenges in the Emergency Communications Center. There is a continued need for staffing, and, in order to ensure the success of the Emergency Medical Dispatch (EMD) program, Supervisor Bavis should be certified in EMD. In order to maintain consistency with the City's pay plan provisions for performing this duty, the certification requires a salary increase. Funding for the increased cost is included in the Police Department's FY 2025-26 Operating Budget.

BACKGROUND

Guidelines under PEPRA, which became effective January 1, 2013, generally prohibit a CalPERS retiree from employment with a CalPERS agency until a minimum 180-day break in service has occurred following the retirement date. An exception to this waiting period may be granted when the governing body of the employing agency certifies that the position is of critical need and adopts a resolution authorizing an exemption pursuant to Government Code sections 7522.56 and 21224.

On June 6, 2023, City Council authorized the return of Communication Supervisor Nicole Bavis to service as a retired annuitant within the Emergency Communications Center.

Supervisor Bavis began her career with the Redondo Beach Police Department in August 1985 as an Emergency Services Dispatcher and was promoted to Communications Supervisor in 2017. The Communications Supervisor position provides direct oversight of the Communications Unit and is also responsible for performing dispatcher duties, which include answering 9-1-1 calls and providing EMD services. Due to ongoing staffing challenges within the Communications Center, and the specialized skill set required for the Communications Supervisor role, retaining Supervisor Bavis is critical to maintaining effective dispatch operations.

When Supervisor Bavis returned as a retired annuitant during calendar year 2023, the Emergency Medical Dispatch EMD program had only recently been implemented, and she was not EMD-certified at that time. With the Communications Center handling approximately 1,900 EMD calls per year, it is essential that she obtain full certification to perform all the required duties of the position.

Continued retention of Supervisor Bavis will provide the necessary supervisory oversight and continuity with EMD call handling in the Emergency Communications Center. Supervisor Bavis is authorized to work no more than 960 hours per fiscal year and is currently compensated at an hourly rate of $42.86, or an annualized salary of $41,145.60, which is approximately 20% less than fulltime Communications Supervisors.

Upon completion of the EMD certification, her hourly rate will increase to $50.00, resulting in an adjusted annual salary of $48,000. This adjustment is consistent with the City's pay plan provisions for the additional EMD duty and salary range for the supervisor position, which has been increased since 2023. Supervisor Bavis is not eligible for additional City benefits while employed as a retired annuitant.

COORDINATION

The Police Department coordinated this item with CalPERS and the Human Resources Department. The Resolution was approved as to form by the City Attorney's Office.

FISCAL IMPACT

Funding for the authorized salary increase is available in the Police Department's FY 2025-26 Operating Budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2602-008 Authorizing Retired Annuitant, Communications Supervisor Nicole Bavis to Receive The Authorized Salary Increase to Perform Emergency Medical Dispatch Duties as Required of the Communications Supervisor Classification Pursuant to California Government Code Sections 7522.56 & 21224

RESOLUTION NO. CC-2602-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING RETIRED ANNUITANT, COMMUNICATIONS SUPERVISOR NICOLE BAVIS, TO RECEIVE THE AUTHORIZED SALARY INCREASE TO PERFORM EMERGENCY MEDICAL DISPATCH DUTIES AS REQUIRED OF THE COMMUNICATIONS SUPERVISOR CLASSIFICATION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 7522.56 AND 21224

WHEREAS, Government Code section 7522.56 permits a CalPERS retiree ("Retired Annuitant") to work for a CalPERS employer under certain conditions; and,

WHEREAS, in compliance with California Government Code sections 7522.56 and 21224, the City of Redondo Beach ("City") provided CalPERS certification a resolution when hiring retiree Communications Supervisor Nicole Bavis as a Retired Annuitant before 180 days had passed since her retirement date; and,

WHEREAS, this limited duration appointment was necessary to fill a critically needed "extra help" position in the City of Redondo Beach Police Department; and,

WHEREAS, Communications Supervisor Nicole Bavis retired from the City on July 1, 2023; and,

WHEREAS, the City Police Department Communications Unit remains in urgent need of additional support to maintain its emergency communication services; and,

WHEREAS, in accordance with the Communications Supervisor classification, the City will provide the authorized salary increase for Emergency Medical Dispatch (EMD) certification to retired annuitant Communication Supervisor Nicole Bavis; and,

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and,

WHEREAS, pursuant to Government Code section 7522.56, the compensation paid to Retired Annuitants cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties; and,

WHEREAS, the maximum base salary for a Communications Supervisor is $9,499 monthly and the hourly equivalent is $54.80, and the minimum base salary for a Communications Supervisor is $6,807 monthly and the hourly equivalent is $39.27; and,

WHEREAS, upon certification of Emergency Medical Dispatch (EMD), the new hourly rate paid to Communications Supervisor Nicole Bavis shall be $50.00; and,

WHEREAS, in accordance with Government Code section 7522.56, subdivision (g), Nicole Bavis has not, and will not, receive any other retirement-related benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this new hourly pay rate.

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

SECTION 1. The City Council of the City of Redondo Beach hereby approves the salary increase to Retired Annuitant, Nicole Bavis, upon certification of Emergency Medical Dispatch, and that the new hourly rate shall be $50.00.

SECTION 2. That this salary increase shall be effective February 17, 2026.

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 17th day of February, 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-2602-008 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 17th day of February, 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

Administrative Report

H.11., **File #** 26-0100 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE A SECOND AMENDMENT TO THE AGREEMENT WITH SOUTHSTAR ENGINEERING & CONSULTING, INC. FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE KINGSDALE AVENUE RESURFACING (BETWEEN GRANT AVENUE AND 182ND STREET) PROJECT, JOB NO. 40880, INCREASING THE COMPENSATION AMOUNT BY $14,980 FOR A NEW NOT TO EXCEED TOTAL OF $433,206

EXECUTIVE SUMMARY

The City has an agreement with Southstar Engineering & Consulting, Inc. (Southstar) to provide construction management and inspection services for two roadway projects, including the Kingsdale Avenue Resurfacing (Between Grant Avenue and 182nd Street) Project, Job No. 40880 (Project). Southstar's services ensure that all requirements of the Project plans and specifications are met and that the Project is completed in a timely, safe, and professional manner.

Additional construction management and inspection services are necessary for the Project due to weather delays and additional pavement construction required at the Transit Center driveways to reduce impact to bus operations. The cost for the additional scope of work is $14,980 (10% increase for this Project), calculated using contracted hourly rates. Approval of the second amendment to the Agreement with Southstar would bring the total cost of construction management and inspection services to $160,580 and provide sufficient compensation for completion of the Project.

BACKGROUND

The Project is designed to rehabilitate pavement on Kingsdale Avenue from Grant Avenue to 182nd Street using a full depth reconstruction method. This portion of Kingsdale is a primary corridor for bus and transit vehicles and serves important commercial sites.

On June 3, 2025, the City Council awarded the construction contract to Sequel Contractors, Inc. for $1,151,000. Construction started in early October 2025 and was estimated to take 50 working days to complete. However, due to prolonged rain, construction had to be stopped periodically considering the safety of the vehicle and pedestrian traffic. The revised completion date is now late February 2026.

City staff solicited proposals from consulting services firms to provide construction management and inspection services for the Project during the advertisement phase. Out of three prospective proposers, staff recommended Southstar as they provided the best combination of price, experience,

and expertise to perform the requested services. In addition, Southstar had been very responsive during the pre-construction phase of the Aviation Boulevard at Artesia Boulevard Intersection Improvements (Northbound Right Turn Lane Project), Job No. 40780, the other roadway project included in the Agreement.

If approved, the proposed amendment would add $14,980 to the contract with Southstar, increasing the total not-to exceed amount to $433,206 for all projects. The cost for the Kingsdale Project is fully covered by local return Prop C funding available in the Project account.

COORDINATION

The development of the project plans and specifications were coordinated by the Public Works Department, Engineering Services Division. The Project was further discussed with the City of Torrance for introduction of a crosswalk and curb ramp on 182nd Street. The work has also been coordinated with the Transit Services Division to accommodate bus traffic during construction. The City Attorney's Office approved the proposed amendment as to form.

FISCAL IMPACT

Funds for the Construction of the Project, including the Second Amendment, are available through the City's local return Prop C allocation and are restricted to transportation related activities.

Funding			**Expenditures**	
Kingsdale Resurfacing- 182nd to Grant Ave #40880	$ 1,551,680		Sequel Contractors, Inc.	$ 1,151,000
			Contingency estimate 10% or $125,000, whichever is greater	$ 125,000
			Southstar Construction Management and Inspection	**$ 160,580**
			Project Management	$ 115,100
Total	**$ 1,551,680**		**Total**	**$ 1,551,680**

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Second Amendment to the Southstar Engineering & Consulting, Inc.
- Agmt - First Amendment to the Southstar Engineering & Consulting, Inc., October 7, 2025
- Agmt - Original Agreement with Southstar Engineering & Consulting, Inc., August 5, 2025

SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND SOUTHSTAR ENGINEERING & CONSULTING, 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 Southstar Engineering & Consulting, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on August 5, 2025, the parties hereto entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, on October 7, 2025, the parties hereto entered into the First Amendment to the Agreement (the "First Amendment") to include additional duties for the inspection and construction management of the Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880 and increase the compensation by $145,600, thereby establishing a total compensation limit of $418,226; and

WHEREAS, the parties hereto desire to amend the Agreement to increase Contractor's compensation for the inspection and construction management of the Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880 due to additional pavement work and weather-related delays; and

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 amendments to the Agreement:

1. **COMPENSATION**. Exhibit "C" of the Agreement, as amended by Exhibit "C-1" is hereby amended to add Exhibit "C-2", increasing Consultant's total compensation by $14,980, setting a new compensation limit of $433,206. Exhibit "C-2" is attached hereto and incorporated by reference. Contractor shall be compensated for the services described in Exhibit "A", as amended by Exhibit "A-1".

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 agreements 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 FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 17th day of February, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

SOUTHSTAR ENGINEERING & CONSULTING, INC., a California corporation

Signed by:
34AB87E8A2004B6...

By: _____
Name: Yvette Kirrin
Title: President
2/10/2026 | 2:41 PM PST

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 this Agreement, Consultant shall be compensated as provided below.

I. **AMOUNT.** Consultant shall be compensated on a time and materials basis for services actually rendered and expenses incurred, in accordance with the following schedule.

Staff Classification	Hourly Rate for Project 1	Hourly Rate for Project 2
Resident Engineer	$230	$230
Construction Manager	$219	$200
Public Works Inspector	$189	$180

No overtime or premium rates shall apply unless specifically preapproved in writing by the City.

II. **EXPENSES**. Consultant may be reimbursed for the following expenses directly arising from this Agreement

A. Consultant obtains the City's prior written authorization for any individual expense exceeding $200;
B. Consultant provides written documentation evidencing the expenditure, such as receipts or invoices; and
C. The total aggregate of Consultant's expenses shall not exceed $2,000.

Expenses	Amount
Travel: For distances exceeding 50 miles one way, reimbursement will be based on the IRS mileage rate.	IRS mileage rate
Material and reproduction for out of the ordinary items, such as oversized and/or color printing	At actual cost plus 15%
Subcontractor	At the subcontractor cost plus 15%

III. **NOT TO EXCEED AMOUNT**. In no event shall Consultant's total compensation, including reimbursable expenses, exceed $433,206 during the term of the Agreement, allocated as follows:

A. Project 1: $272,626
B. Project 2: $160,580

IV. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices to City for approval and payment. Invoices shall include the following:

A. Project Name (Project 1 or Project 2)
B. Date of service
C. Description of tasks performed and services provided
D. Staff classification, applicable hourly rates, total hours worked for each staff classification, and subtotal
E. Subtotals for labor and expenses
F. If applicable, subcontractor costs
G. Itemized list of approved reimbursable expenses with receipts
H. Copies of prior City authorizations for expenses and subcontractor use, as applicable.

Invoices must be based on the services and tasks performed in the prior month, 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.

V. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of its receipt of the monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction and the invoice is undisputed. The City may withhold payment for:

1. Unsatisfactory or incomplete work
2. Noncompliance with invoicing or documentation requirements
3. Disputes over amounts or scope of work.

VI. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Consultant: Southstar DCCM
1945 Chicago Avenue, Suite C-2
Riverside, California 92507
Attention: Yvette Kirrin, President/ Principal-in-Charge
Email: ykirrin@dccm.com

City: City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277
Attention: Lauren Sablan, City Engineer
Email: lauren.sablan@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.

Client#: 189537 DCCMLLC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/30/2025

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Michelle Wolfe	
Propel Insurance 1201 Pacific Avenue; Suite 1000 COM Middle Market Tacoma, WA 98402-4321	PHONE (A/C, No, Ext): 800 499-0933	FAX (A/C, No): 866 577-1326
	E-MAIL ADDRESS: michelle.wolfe@propelinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : American Guarantee and Liability Ins.Co	26247
INSURED Southstar Engineering and Consulting Inc DCCM, LLC 1945 Chicago Ave, Unit C2 Riverside, CA 92507	INSURER B : Zurich American Insurance Company	16535
	INSURER C :	
	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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X BI/PD Ded:2,000 GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:			GLO872027302	06/30/2025	06/30/2026	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 $100,000 $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			BAP872027402	06/30/2025	06/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$1,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			SXS808437602	06/30/2025	06/30/2026	EACH OCCURRENCE AGGREGATE $	$10,000,000 $10,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC872027202	06/30/2025	06/30/2026	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

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured Status applies per attached form(s).

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street, Engineering Division
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

Mitchell R. [illegible]

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Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. BAP 8720274 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

The following are also "insureds":

a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any “employee” of yours is also 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.

b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don’t own, hire or borrow to transport your clients or other persons in activities necessary to your business.

c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form**:**

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the 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.

(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.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

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D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph **2.** in **B. Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph **2.b.** in **B. Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and

b. Any:

(1) Overdue lease or loan payments at the time of the "loss";

(2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(3) Security deposits not returned by the lessor;

(4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and

(5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to $75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

(1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

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(2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is $100 per day, to a maximum of $3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

a. We will pay up to $750 for "loss" to personal effects which are:

(1) Personal property owned by an "insured"; and

(2) In or on a covered "auto".

b. Subject to Paragraph **a.** above, the amount to be paid for "loss" to personal effects will be based on the lesser of:

(1) The reasonable cost to replace; or

(2) The actual cash value.

c. The coverage provided in Paragraphs **a.** and **b.** above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:

(1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.

(2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.

(3) Paintings, statuary and other works of art.

(4) Contraband or property in the course of illegal transportation or trade.

(5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

1. The Exclusion in Paragraph **B.4.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.2.c.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.

2. The following is added to Paragraph **1.a. Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

(a) Are the property of an "insured"; and

(b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is $500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph **B.3.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.4.a.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

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If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or

2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

Temporary Substitute Autos – Physical Damage

If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

1. Breakdown;

2. Repair;

3. Servicing;

4. "Loss"; or

5. Destruction.

2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

Temporary Substitute Autos – Physical Damage

We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

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This Condition does not apply 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 operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

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 under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto – World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to $50 per day to a maximum of $1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

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V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of $2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered “auto” is stolen and recovered, we will pay the cost of transport to return the “auto” to you. We will pay only for those covered “autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Blanket Notification To Others Of Cancellation

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. If we cancel this Coverage Part by written notice to the first Named Insured for any reason other than nonpayment of premium, we will deliver electronic notification that such Coverage Part has been cancelled to each person or organization shown in a Schedule provided to us by the First Named Insured. Such Schedule:

1. Must be initially provided to us within 15 days:

a. After the beginning of the policy period shown in the Declarations; or

b. After this endorsement has been added to policy;

2. Must contain the names and e-mail addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled;

3. Must be in an electronic format that is acceptable to us; and

4. Must be accurate.

Such Schedule may be updated and provided to us by the First Named Insured during the policy period. Such updated Schedule must comply with Paragraphs **2. 3.** and **4.** above.

B. Our delivery of the electronic notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured. Delivery of the notification as described in Paragraph **A.** of this endorsement will be completed as soon as practicable after the effective date of cancellation to the first Named Insured.

C. Proof of e-mailing the electronic notification will be sufficient proof that we have complied with Paragraphs **A.** and **B.** of this endorsement.

D. Our delivery of electronic notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such delivery of electronic notification will not:

1. Extend the Coverage Part cancellation date;

2. Negate the cancellation; or

3. Provide any additional insurance that would not have been provided in the absence of this endorsement.

E. We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the Schedule provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Other Insurance Amendment – Primary And Non-Contributory

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO872027302	06/30/2025	06/30/2026	06/30/2025			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured:

Address (including ZIP Code):

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

a. The additional insured is a Named Insured under such other insurance; and

b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition 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, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Additional Insured – Owners, Lessees Or Contractors – Completed Operations

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION, OTHER THAN AN ARCHITECT, ENGINEER OR SURVEYOR, WHOM YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER THIS POLICY UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS.	ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM

Section **II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, 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 such Schedule, performed for that additional insured and included in the "products-completed operations hazard".

All other terms, conditions, provisions and exclusions of this policy remain the same.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) – AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION, OTHER THAN AN ARCHITECT, ENGINEER OR SURVEYOR, WHOM YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER THIS POLICY UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS.	ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM

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 of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and 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 in such Schedule.

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 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

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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.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.

2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A,** except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.

4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section **III** – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE POLICY

WC 04 03 06 (Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT—CALIFORNIA

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

This endorsement, effective on 06/30/2025 (DATE) at 12:01 A.M. standard time, forms a part of

Policy No. WC 8720272 - 02 Endorsement No.

of the Zurich American Insurance Company (NAME OF INSURANCE COMPANY)

issued to DCCM LLC

Premium (if any) $

Authorized Representative

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 % of the California workers' compensation premium otherwise due on such remuneration.

Schedule

Person or Organization **Blanket Waiver of Subrogation**	**Job Description**

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

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, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ( ) Specific Waiver

   Name of person or organization

   (X) Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:

3. Premium:
   The premium charge for this endorsement shall be_____ percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium:

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 06.30.2025 Insured

Policy No. WC872027202

Endorsement No.

Premium

Insurance Company

Countersigned by _____

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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 anyone not named in the Schedule.

Schedule

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective Policy No. WC872027202 Endorsement No.

Insured DCCM LLC Premium $

Insurance Company Countersigned by _____

Zurich American Insurance Company

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/30/2025

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
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	HDI Specialty Insurance Company	16131
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Southstar Engineering and Consulting Inc
1945 Chicago Ave Ste C2
Riverside CA 92507-2369 USA

COVERAGES **CERTIFICATE NUMBER:** 570114681469 **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.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	
A	Architects & Engineers Professional			PID6558401S Claims Made SIR applies per policy terms & conditions	06/30/2025	06/30/2026	Per Claim Limit Aggregate Limit	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of insurance.

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach CA 90277 USA

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

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570114681469

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FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND SOUTHSTAR ENGINEERING & CONSULTING, 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 Southstar Engineering & Consulting, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on August 5, 2025, the parties hereto entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties hereto desire to amend the Agreement to include additional duties for the inspection and construction management of the Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880; and

WHEREAS, the parties hereto desire to increase Consultant's compensation to account for the additional services; and

WHEREAS, the parties now desire to amend the Agreement to reflect these additional duties and corresponding compensation.

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 amendments to the Agreement:

1. **PROJECT DESCRIPTION AND SCOPE OF SERVICES.** Exhibit "A" of the Agreement, is hereby amended to add Exhibit "A-1", which extends Consultant's duties to include the Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880. For avoidance of doubt, the Project defined in Exhibit "A" shall be referred to as "Project 1" and Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880 shall be referred to as "Project 2." Consultant shall perform the tasks set forth in Exhibit "A", as amended by Exhibit "A-1" for both Project 1 and Project 2. Exhibit "A-1" is attached hereto and incorporated by reference.

2. **COMPENSATION.** Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1", increasing Consultant's total compensation limit by $145,600, setting a new compensation limit of $418,226. Exhibit "C-1" is attached hereto and incorporated by reference. Consultant shall be compensated for the services described in Exhibit "A", as amended by Exhibit "A-1".

3. **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 agreements 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 FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 7th day of October, 2025.

CITY OF REDONDO BEACH,
a chartered municipal corporation

Signed by:
Scott Behrendt
E40817BE56BD45F...

For

James A. Light, Mayor
Scott Behrendt, Mayor
Pro Tempore

SOUTHSTAR ENGINEERING & CONSULTING, INC., a California corporation

By: Signed by:
34AB87E8A2004B6...

Name: Yvette Kirrin
Title: President

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-1"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

I. PROJECT DEFINITION

A. Project 1 shall mean Aviation Boulevard At Artesia Boulevard Intersection Improvements (Northbound Right Turn Lane) Project, Job No. 40780.
B. Project 2 shall mean Kingsdale Avenue Resurfacing (between Grant Avenue and 182nd Street) Project, Job No. 40880.
C. References in Exhibit "A" to "the Project" shall be construed to apply separately to Project 1 and Project 2.

II. CONSULTANT'S DUTIES

Consultant shall perform for Project 2 the same duties, tasks, and responsibilities set forth in Exhibit "A" for Project 1, including but not limited to construction management, inspection, documentation, and coordination with the City and the Project Contractor. Unless otherwise directed by the City, the scope of Consultant's services for Project 2 shall mirror the tasks enumerated in Exhibit "A", as applicable to Project 2.

EXHIBIT "C-1"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

I. **AMOUNT.** Consultant shall be compensated on a time and materials basis for services actually rendered and expenses incurred, in accordance with the following schedule.

Staff Classification	Hourly Rate for Project 1	Hourly Rate for Project 2
Resident Engineer	$230	$230
Construction Manager	$219	$200
Public Works Inspector	$189	$180

No overtime or premium rates shall apply unless specifically preapproved in writing by the City.

II. **EXPENSES**. Consultant may be reimbursed for the following expenses directly arising from this Agreement

A. Consultant obtains the City's prior written authorization for any individual expense exceeding $200;
B. Consultant provides written documentation evidencing the expenditure, such as receipts or invoices; and
C. The total aggregate of Consultant's expenses shall not exceed $2,000.

Expenses	Amount
Travel: For distances exceeding 50 miles one way, reimbursement will be based on the IRS mileage rate.	IRS mileage rate
Material and reproduction for out of the ordinary items, such as oversized and/or color printing	At actual cost plus 15%
Subcontractor	At the subcontractor cost plus 15%

III. **NOT TO EXCEED AMOUNT**. In no event shall Consultant's total compensation, including reimbursable expenses, exceed $418,226 during the term of the Agreement, allocated as follows:

A. Project 1: $272,626
B. Project 2: $145,600

IV. **METHOD OF PAYMENT.** Consultant shall provide monthly invoices to City for approval and payment. Invoices shall include the following:

A. Project Name (Project 1 or Project 2)
B. Date of service
C. Description of tasks performed and services provided
D. Staff classification, applicable hourly rates, total hours worked for each staff classification, and subtotal
E. Subtotals for labor and expenses
F. If applicable, subcontractor costs
G. Itemized list of approved reimbursable expenses with receipts
H. Copies of prior City authorizations for expenses and subcontractor use, as applicable.

Invoices must be based on the services and tasks performed in the prior month, 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.

V. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of its receipt of the monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction and the invoice is undisputed. The City may withhold payment for:

1. Unsatisfactory or incomplete work
2. Noncompliance with invoicing or documentation requirements
3. Disputes over amounts or scope of work.

VI. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Consultant: Southstar DCCM
1945 Chicago Avenue, Suite C-2
Riverside, California 92507
Attention: Yvette Kirrin, President/ Principal-in-Charge
Email: ykirrin@dccm.com

City: City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277
Attention: Lauren Sablan, City Engineer
Email: lauren.sablan@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.

Client#: 189537 DCCMLLC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/30/2025

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Michelle Wolfe	
Propel Insurance 1201 Pacific Avenue; Suite 1000 COM Middle Market Tacoma, WA 98402-4321	PHONE (A/C, No, Ext): 800 499-0933	FAX (A/C, No): 866 577-1326
	E-MAIL ADDRESS: michelle.wolfe@propelinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : American Guarantee and Liability Ins.Co	26247
INSURED Southstar Engineering and Consulting Inc DCCM, LLC 1945 Chicago Ave, Unit C2 Riverside, CA 92507	INSURER B : Zurich American Insurance Company	16535
	INSURER C :	
	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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GLO872027302	06/30/2025	06/30/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
	X BI/PD Ded:2,000						MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	X POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			BAP872027402	06/30/2025	06/30/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X 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			SXS808437602	06/30/2025	06/30/2026	EACH OCCURRENCE	$10,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$10,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			WC872027202	06/30/2025	06/30/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured Status applies per attached form(s).

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street, Engineering Division
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

Mitchell R. [illegible]

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Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. BAP 8720274 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

The following are also "insureds":

a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also 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.

b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.

c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the 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.

(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.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

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D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph **2.** in **B. Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph **2.b.** in **B. Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and

b. Any:

(1) Overdue lease or loan payments at the time of the "loss";

(2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(3) Security deposits not returned by the lessor;

(4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and

(5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to $75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

(1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

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(2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is $100 per day, to a maximum of $3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

a. We will pay up to $750 for "loss" to personal effects which are:

(1) Personal property owned by an "insured"; and

(2) In or on a covered "auto".

b. Subject to Paragraph **a.** above, the amount to be paid for "loss" to personal effects will be based on the lesser of:

(1) The reasonable cost to replace; or

(2) The actual cash value.

c. The coverage provided in Paragraphs **a.** and **b.** above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:

(1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.

(2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.

(3) Paintings, statuary and other works of art.

(4) Contraband or property in the course of illegal transportation or trade.

(5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

1. The Exclusion in Paragraph **B.4.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.2.c.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.

2. The following is added to Paragraph **1.a. Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

(a) Are the property of an "insured"; and

(b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is $500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph **B.3.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.4.a.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

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If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

   Temporary Substitute Autos – Physical Damage

   If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

   Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

   1. Breakdown;
   2. Repair;
   3. Servicing;
   4. "Loss"; or
   5. Destruction.

2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

   Temporary Substitute Autos – Physical Damage

   We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

   The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

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This Condition does not apply 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 operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

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 under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto – World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to $50 per day to a maximum of $1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

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V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of $2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered “auto” is stolen and recovered, we will pay the cost of transport to return the “auto” to you. We will pay only for those covered “autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Blanket Notification To Others Of Cancellation

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. If we cancel this Coverage Part by written notice to the first Named Insured for any reason other than nonpayment of premium, we will deliver electronic notification that such Coverage Part has been cancelled to each person or organization shown in a Schedule provided to us by the First Named Insured. Such Schedule:

1. Must be initially provided to us within 15 days:

a. After the beginning of the policy period shown in the Declarations; or

b. After this endorsement has been added to policy;

2. Must contain the names and e-mail addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled;

3. Must be in an electronic format that is acceptable to us; and

4. Must be accurate.

Such Schedule may be updated and provided to us by the First Named Insured during the policy period. Such updated Schedule must comply with Paragraphs **2. 3.** and **4.** above.

B. Our delivery of the electronic notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured. Delivery of the notification as described in Paragraph **A.** of this endorsement will be completed as soon as practicable after the effective date of cancellation to the first Named Insured.

C. Proof of e-mailing the electronic notification will be sufficient proof that we have complied with Paragraphs **A.** and **B.** of this endorsement.

D. Our delivery of electronic notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such delivery of electronic notification will not:

1. Extend the Coverage Part cancellation date;

2. Negate the cancellation; or

3. Provide any additional insurance that would not have been provided in the absence of this endorsement.

E. We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the Schedule provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Other Insurance Amendment – Primary And Non-Contributory

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO872027302	06/30/2025	06/30/2026	06/30/2025			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured:

Address (including ZIP Code):

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

   This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

   b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition 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, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Additional Insured – Owners, Lessees Or Contractors – Completed Operations

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION, OTHER THAN AN ARCHITECT, ENGINEER OR SURVEYOR, WHOM YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER THIS POLICY UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS.	ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM

Section **II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, 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 such Schedule, performed for that additional insured and included in the "products-completed operations hazard".

All other terms, conditions, provisions and exclusions of this policy remain the same.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) – AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 8720273 - 02	Effective Date: 06/30/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION, OTHER THAN AN ARCHITECT, ENGINEER OR SURVEYOR, WHOM YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER THIS POLICY UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS.	ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM

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 of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and 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 in such Schedule.

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 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

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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.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.

2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A,** except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.

4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section **III** – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE POLICY

WC 04 03 06 (Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT—CALIFORNIA

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

This endorsement, effective on 06/30/2025 (DATE) at 12:01 A.M. standard time, forms a part of

Policy No. WC 8720272 - 02 Endorsement No.

of the Zurich American Insurance Company (NAME OF INSURANCE COMPANY)

issued to DCCM LLC

Premium (if any) $

Authorized Representative

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 % of the California workers' compensation premium otherwise due on such remuneration.

Schedule

Person or Organization **Blanket Waiver of Subrogation**	**Job Description**

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

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, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ( ) Specific Waiver

   Name of person or organization

   (X) Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:
3. Premium:
   The premium charge for this endorsement shall be_____ percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.
4. Advance Premium:

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 06.30.2025 Insured

Policy No. WC872027202

Endorsement No.
Premium

Insurance Company

Countersigned by _____

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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 anyone not named in the Schedule.

Schedule

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective Policy No. WC872027202 Endorsement No.

Insured DCCM LLC Premium $

Insurance Company Countersigned by _____

Zurich American Insurance Company

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/30/2025

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:	
Aon Risk Services Northeast, Inc. New York NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Southstar Engineering and Consulting Inc 1945 Chicago Ave Ste C2 Riverside CA 92507-2369 USA	INSURER A: HDI Specialty Insurance Company	16131
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 570114681469 **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.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ **(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	
A	Architects & Engineers Professional			PID6558401S Claims Made SIR applies per policy terms & conditions	06/30/2025	06/30/2026	Per Claim Limit Aggregate Limit	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of insurance.

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach CA 90277 USA

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

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570114681469

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AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND SOUTHSTAR ENGINEERING & CONSULTING, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Southstar Engineering & Consulting, 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

Administrative Report

H.12., **File #** 26-0144 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE USE OF PROPOSITION C 40% DISCRETIONARY FUNDS BY BEACH CITIES TRANSIT FOR THE TERM OCTOBER 1, 2024 THROUGH JUNE 30, 2028

EXECUTIVE SUMMARY

On May 20, 2025, the City Council approved an agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) to participate in the Zero Emission Transit Capital Program (ZETCP). Metro is amending agreements with local transit operators to align allocations with ZETCP funds actually received from the State. As a result, the Beach Cities Transit's (BCT) allocation has been reduced from $310,881 to $115,874. Approval of the amendment will update the Agreement to reflect the revised funding level. The reduction in funding does not have any immediate impact on BCT operations or projects, as the funds are planned for the upcoming Transit Maintenance Yard Capital Improvement Program (CIP) project.

BACKGROUND

The ZETCP was established by Senate Bill 125 in 2023 to support the transition to zero-emission transit through funding for eligible equipment, infrastructure, and operations. The program is administered by the California State Transportation Agency (CalSTA) and funded through continuous State appropriations distributed to regional transportation planning agencies. Metro serves as the regional administering agency for Los Angeles County and received an initial ZETCP award of $320 million to advance its zero-emission bus program. Metro adopted the Los Angeles County Regional Zero Emission Bus Procurement Policy and Fund Allocation Plan to distribute ZETCP-equivalent funding to local transit operators using a Metro Board-approved formula. BCT was identified as an eligible operator under the allocation plan and entered into an agreement with Metro authorizing reimbursement for qualifying expenditures.

To date, Metro has received $119.5 million from the State. Although future appropriations for the program were preserved in the State's FY 2026 budget, Metro is amending its agreements with local transit operators to align allocations with the actual funding received and to mitigate potential future funding delays or reductions. Under the revised funding levels, total allocations for all eligible operators are reduced to $18.58 million, subject to further adjustment based on future State funding actions.

Under the revised allocation, BCT's reimbursement amount is reduced by $195,007. The remaining allocation may be used for eligible operating and capital expenditures that support greenhouse gas emission reduction projects, and is currently planned for use as part of the (yet to be designed or initiated) Transit Maintenance Yard CIP project. There are no immediate impacts to BCT operations or projects. If additional ZETCP funding becomes available in the future, BCT will pursue reimbursement for qualifying zero-emission infrastructure or vehicle investments in compliance with program guidelines.

COORDINATION

The MOU has been approved as to form by the City Attorney's Office.

FISCAL IMPACT

The amended MOU for the Zero Emission Transit Capital Program will provide $115,874 of funding to the Beach Cities Transit system. ZETCP funding is allocated though Proposition C 40% Discretionary monies. There is no impact to the City's General Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Amended Metro MOU, Zero Emission Transit Capital Program
- Agmt - Original Metro MOU, Zero Emission Transit Capital Program, May 20, 2025

MEMORANDUM OF UNDERSTANDING TO ALLOCATE PROPOSITION C 40% DISCRETIONARY FUNDS FOR THE LOS ANGELES COUNTY REGIONAL ZERO EMISSION TRANSIT CAPITAL PROGRAM (ZETCP)

This Memorandum of Understanding ("MOU") is entered into as of June 26, 2025, by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Redondo Beach ("GRANTEE").

WHEREAS, on September 26, 2024, the LACMTA Board adopted the Los Angeles County Regional Zero Emission Bus Procurement Policy; and

WHEREAS, the Board approved the Los Angeles County Regional Zero Emission Transit Capital Program (ZETCP)-Equivalent Fund Allocation Framework ("Framework"); and

WHEREAS, Senate Bill (SB) 125 Zero Emission Transit Capital Program will allocate $320.6 million to Metro, as the county's regional transportation planning agency, over four years beginning in 2024; and

WHEREAS, on September 26, 2024, the LACMTA Board approved the advancement of the total four-year allocation of $49.84 million in Proposition C 40% Discretionary funds for Included and Eligible Transit Operators; and

WHEREAS, on June 26, 2025, the Board subsequently approved the Revised ZETCP-Equivalent fund allocations effectively reducing from $49.84 million to $18.5 million to the Included and Eligible Transit Operators commensurate with current ZETCP fund availability to Metro (Exhibit A), and delegate authority to the Chief Executive Officer to negotiate any future amendments if further adjustments are made in funding availability; and

WHEREAS, SB 125 ZETCP provides the flexibility to use the approved funds to fund transit operating and capital improvements; and

WHEREAS, all SB 125 ZETCP eligible projects must demonstrate that they will achieve a reduction in greenhouse gas emissions; and

WHEREAS, there are specific qualification requirement for use of ZETCP equivalent funds; and

WHEREAS, the GRANTEE is an Eligible or Included Operator and desires to receive the funds from LACMTA for the Los Angeles County Regional ZETCP; and

WHEREAS, LACMTA and GRANTEE desire to agree to the terms and conditions of the grant of funds.

NOW THEREFORE, in consideration of the mutual term and conditions contained herein, LACMTA and GRANTEE hereby agree as follows:

ARTICLE 1 - TERM

1.1. This MOU will be in effect from June 26, 2025, through June 30, 2028, unless terminated earlier as provided herein.

1.2 During the term of this MOU, LACMTA and Grantee shall not pursue legislation, legal or other actions to alter the LACMTA Board approved funding sources currently subject to formula allocations.

ARTICLE 2 - ALLOCATION OF PROPOSITION C 40% DISCRETIONARY FUNDS AND INVOICE PROCEDURE

2.1 Attached as Exhibit A is the board approved REVISED ZETCP-EQUIVALENT FUND ALLOCATIONS. GRANTEE shall receive one hundred fifteen thousand eight hundred seventy-four dollars ($115,874) in FY25 only. GRANTEE agrees that the advanced allocation of funds allows for immediate use. LACMTA shall not be obligated to forward the funds for the ZETCP to GRANTEE until it receives an invoice, and the ZETCP Service Improvement Plan described in Article 3.1 below.

2.2 GRANTEE shall send LACMTA invoice(s) for the ZETCP funds in an amount consistent with the amount shown on the ZETCP-Equivalent Fund Allocation. LACMTA shall disburse funds for operating purposes monthly in equal portions. LACMTA shall disburse funds for capital purposes on a reimbursement basis.

ARTICLE 3 - USE OF FUNDS

3.1 Included in Exhibit B are the required elements of the ZETCP-Equivalent Funds Service Improvement Plan. GRANTEE shall submit a service improvement plan along with their request for funds. Funds can be used for capital and/or operating expenses. If GRANTEE intends to use for both purposes, then the plan must show the assignment of funds between operating and capital. The plan should explain how these services will achieve a reduction in greenhouse gas emissions. The service improvement plan may be amended by Grantee in coordination with the LACMTA.

3.2 GRANTEE shall use the funds as described in the service improvement plan.

ARTICLE 4 - AUDIT AND REPORTING REQUIREMENTS

4.1 GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with conditions defined by this MOU. GRANTEE shall maintain all documents and records related to the ZETCP and the use of the funds for three (3) years after the end of the fiscal year in which funds were expended. LACMTA may audit as provided herein up to three years after the end of the fiscal year within which the funds were expended.

4.2 By January 31, 2026, the GRANTEE shall submit to the LACMTA a completed TPM form including the use of the funds for operating transit service.

ARTICLE 5 – MISCELLANEOUS

5.1 This grant shall be a one-time grant subject to the terms and conditions agreed to herein. Except as otherwise provided in this MOU, the grant does not imply nor obligate any future funding commitment on the part of the LACMTA.

5.2 GRANTEE understands and agrees that in programming the funds and entering into this MOU, LACMTA is acting pursuant to its statutory authority and shall have no liability in connection with the use of these funds for public transit purposes or the projects or services described in the service improvement plan. GRANTEE shall fully indemnify, defend and hold the LACMTA, its directors, officers, employees and agents harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, legal fees and any claims for damages of any nature whatsoever arising out of (i) breach of GRANTEE's obligations under this MOU; (ii) misuse of the funds by GRANTEE or its officers, agents, employees or subcontractors; (iii) any act or omission of the GRANTEE or its officers, agents, employees or subcontractors in the performance and/or provision of the services provided under this MOU, the service improvement plan and/or the ZETCP-Equivalent Funds.

5.3 GRANTEE agrees to comply with all applicable local, state and federal laws and regulations in the provision of public transit services and any services rendered for the ZETCP.

5.4 LACMTA reserves the right to terminate this MOU and withhold the funds if the LACMTA Board terminates the ZETCP or if it is determined that the GRANTEE has not complied with all the terms and conditions contained herein until GRANTEE is determined to be in compliance.

5.5 No amendment or modification to this MOU shall be binding upon either party unless such amendment or modification is in writing duly executed by both parties. This MOU shall not be amended or modified by any acts or conduct of the parties.

5.6 GRANTEE is not a contractor, agent or employee of the LACMTA. GRANTEE shall not represent itself as a contractor, agent or employee of the LACMTA and shall have no power to bind the LACMTA in contract or otherwise.

5.7 This MOU and the Exhibits constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements and understandings.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be duly executed as of the dates below with all the formalities required by law.

CITY OF REDONDO BEACH

By:_____
James A. Light
Mayor

Date:_____

APPROVED AS TO FORM:

Joy A. Ford
City Attorney

By:_____

Date:_____

ATTEST:

By:_____
Eleanor Manzano,
CMC, City Clerk

Date:_____

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By:_____
Stephanie Wiggins
Chief Executive Officer

Date:_____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By:_____

Date: 8/21/2025

REVISED ZETCP-EQUIVALENT FUND ALLOCATIONS

	Operators	SB1 - STA Allocation [1]	Original ZETCP Allocation[2]	Revised ZETCP Allocation per State Budget Reduction[2][3]
	Included Operators:			
1	Arcadia	0.0803%	$ 128,657	$ 47,954
2	Claremont	0.0282%	45,161	16,833
3	Commerce	0.1028%	164,790	61,422
4	Culver City	1.3009%	2,085,360	777,270
5	Foothill Transit	6.1695%	9,889,646	3,686,141
6	Gardena	1.2745%	2,042,965	761,469
7	La Mirada	0.0229%	36,667	13,667
8	Long Beach	5.7494%	9,216,219	3,435,136
9	Montebello	1.9764%	3,168,129	1,180,848
10	Norwalk	0.7545%	1,209,474	450,804
11	Redondo Beach DR	0.0143%	22,932	8,547
12	Redondo Beach MB	0.1796%	287,949	107,327
13	Santa Monica	4.9045%	7,861,768	2,930,295
14	Torrance	1.5116%	2,423,023	903,127
	Eligible Operators:			
15	Antelope Valley	1.5593%	2,499,459	931,617
16	Santa Clarita	1.2974%	2,079,675	775,152
17	LADOT Local	2.2998%	3,686,505	1,374,061
18	LADOT Express	1.1688%	1,873,488	698,300
19	Foothill BSCP	0.6972%	1,117,544	416,539
20	Total Municipal Operators	31.0917%	$ 49,839,411	$ 18,576,508

Note:

(1) Based on FY24 SB1 Allocation Formula.

(2) This represents the total ZETCP allocation for all years of SB125.

(3) May be revised based on actual state fund allocation

ZERO EMISSION TRANSIT CAPITAL PROGRAM (ZETCP) - EQUIVALENT FUND QUALIFICATION REQUIREMENTS, SERVICE IMPROVEMENT PLAN, FINAL REPORT, AND LAPSING REQUIREMENT

QUALIFICATION REQUIREMENTS

Senate Bill (SB) 125 Zero Emission Transit Capital Program (ZETCP) will allocate $320.6 million to Metro, as the county's regional transportation planning agency, over four years beginning in 2024. The Metro Board of Directors approved the advancement of the total four-year allocation of $49.84 million in Proposition C 40% Discretionary funds for included and eligible transit operators to cover the provisions of ZETCP. SB 125 ZETCP provides the flexibility for operators to use the approved funds to fund transit operating and capital improvements.

Transit Capital

Transit operators must participate in Metro's SB 125 ZETCP Regional Bus Procurement Program or equivalent multi-agency procurement. Project must meet Terms of FTA February 2024 "Dear Colleague" letter (attached) corresponding provisions for reduced customizations, standardized specifications, and milestone payments with testing and performance bond or other security. Project must also meet Clean Air Resource Board (CARB) Innovative Clean Transit (ICT) Regulations.

Transit Operations

Funds may be used for operations only after the operator has drawn down fully on federal COVID relief funding, including American Rescue Plan Act (ARPA) and Coronavirus Response and Relief Supplemental Appropriations (CRRSA) Act funding.

SERVICE IMPROVEMENT PLAN

Transit Capital

Transit operator requesting to use allocation of ZETCP-Equivalent Fund for capital projects (Zero Emission Bus Purchases/Charging Infrastructure & other Zero Emission Vehicles used for transit service), shall submit the following for each project:

1. A summary or fact sheet that includes the following elements:
    a. Implementing agency or agencies.
    b. Project title.
    c. Dates for the start and end of each project phase.
    d. Summary of project scope.
    e. Total project costs, including identification of the amount of funding used for project management as budgeted for the agency or agencies involved.

2. A detailed project schedule, including the project's current status, and the completion dates of all major delivery milestones.
3. Project location – provide a map for each of the following, where relevant:
    a. Project location denoting the project site and impacted transit lines.
    b. Planned and existing active transportation infrastructure.
4. An explanation of greenhouse gas reducing features of the project.
5. An explanation of expected ridership benefits of the project when constructed, if any.

When requesting reimbursement for capital related expenses, operator must show proof of participation in Metro's regional bus procurement or equivalent multi-agency procurement that meets corresponding provisions for reduced customizations and milestone or advanced payment.

Transit Operations

An operator that requests to use its allocation of ZETCP-Equivalent funding for transit operations shall include the following information:

1. Operator's total ridership for FY22-23.
2. Amount of funding requested.
3. List of specific activities funded by the request, quantified where possible:
    a. Amount of service being paid for by the additional funding expressed in both revenue service hours and by nature of service retention, restoration or increase invested in (e.g. preventing a reduction in frequency on one or more routes (or systemwide), frequency increases on particular routes or launch of new routes made possible by the funds). Costs involved in maintaining current operations may include those necessary for ensuring safety and state of good repair of the vehicles and infrastructure necessary to operate service and shall be identified with respect to the current service level they are protecting.
    b. Identification of operating expenses invested in increased safety and security measures.
    c. Identification of operating expenses that are intended to increase ridership, including those that fund actions to improve coordination of routes and schedules.
4. Identification of benefits to transit dependent riders of activities funded by the request.

Operators request for funding must include elements of the above information to receive their allocation of funds.

FINAL REPORT

Upon project completion, the operator must submit a Final Report that describes the improvements funded with the ZETCP-Equivalent funds and an estimate of greenhouse gas emissions reduced as a result of the project. For capital projects, operator will provide digital photographs. For transit operations related expenses, operators will provide proof of overall service improvements implemented.

LAPSING REQUIREMENT

Operators have four years, that is the year of allocation plus three years, to spend the funds allocated through this ZETCP. Lapsed funds will revert to a joint municipal operator fund, which will be allocated proportionally to all other municipal operators.

MEMORANDUM OF UNDERSTANDING TO ALLOCATE PROPOSITION C 40% DISCRETIONARY FUNDS FOR THE LOS ANGELES COUNTY REGIONAL ZERO EMISSION TRANSIT CAPITAL PROGRAM (ZETCP)

This Memorandum of Understanding ("MOU") is entered into as of October 1, 2024, by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Redondo Beach ("GRANTEE").

WHEREAS, on September 26, 2024, the LACMTA Board adopted the Los Angeles County Regional Zero Emission Bus Procurement Policy; and

WHEREAS, the Board approved the Los Angeles County Regional Zero Emission Transit Capital Program (ZETCP)-Equivalent Fund Allocation Framework ("Framework"); and

WHEREAS, Senate Bill (SB) 125 Zero Emission Transit Capital Program will allocate $320.6 million to Metro, as the county's regional transportation planning agency, over four years beginning in 2024; and

WHEREAS, the Board approved the advancement of the total four-year allocation of $49.84 million in Proposition C 40% Discretionary funds for Included and Eligible Transit Operators pursuant to the Framework as presented in Exhibit A; and

WHEREAS, SB 125 ZETCP provides the flexibility to use the approved funds to fund transit operating and capital improvements; and

WHEREAS, all SB 125 ZETCP eligible projects must demonstrate that they will achieve a reduction in greenhouse gas emissions; and

WHEREAS, there are specific qualification requirement for use of ZETCP equivalent funds; and

WHEREAS, the GRANTEE is an Eligible or Included Operator and desires to receive the funds from LACMTA for the Los Angeles County Regional ZETCP; and

WHEREAS, LACMTA and GRANTEE desire to agree to the terms and conditions of the grant of funds.

NOW THEREFORE, in consideration of the mutual term and conditions contained herein, LACMTA and GRANTEE hereby agree as follows:

ARTICLE 1 - TERM

1.1. This MOU will be in effect from October 1, 2024, through June 30, 2028, unless terminated earlier as provided herein.

1.2 During the term of this MOU, LACMTA and Grantee shall not pursue legislation, legal or other actions to alter the LACMTA Board approved funding sources currently subject to formula allocations.

ARTICLE 2 - ALLOCATION OF PROPOSITION C 40% DISCRETIONARY FUNDS AND INVOICE PROCEDURE

2.1 Attached as Exhibit A is the board approved ZETCP-EQUIVALENT FUND ALLOCATIONS. GRANTEE shall receive three hundred ten thousand eight hundred and eighty-one dollars ($310,881) in FY25 only. GRANTEE agrees that the advanced allocation of funds allows for immediate use. LACMTA shall not be obligated to forward the funds for the ZETCP to GRANTEE until it receives an invoice, and the ZETCP Service Improvement Plan described in Article 3.1 below.

2.2 GRANTEE shall send LACMTA invoice(s) for the ZETCP funds in an amount consistent with the amount shown on the ZETCP-Equivalent Fund Allocation. LACMTA shall disburse funds for operating purposes monthly in equal portions. LACMTA shall disburse funds for capital purposes on a reimbursement basis.

ARTICLE 3 - USE OF FUNDS

3.1 Included in Exhibit B are the required elements of the ZETCP-Equivalent Funds Service Improvement Plan. GRANTEE shall submit a service improvement plan along with their request for funds. Funds can be used for capital and/or operating expenses. If GRANTEE intends to use for both purposes, then the plan must show the assignment of funds between operating and capital. The plan should explain how these services will achieve a reduction in greenhouse gas emissions. The service improvement plan may be amended by Grantee in coordination with the LACMTA.

3.2 GRANTEE shall use the funds as described in the service improvement plan.

ARTICLE 4 - AUDIT AND REPORTING REQUIREMENTS

4.1 GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with conditions defined by this MOU. GRANTEE shall maintain all documents and records related to the ZETCP and the use of the funds for three (3) years after the end of the fiscal year in which funds were expended. LACMTA may audit as provided herein up to three years after the end of the fiscal year within which the funds were expended.

4.2 By January 31, 2026, the GRANTEE shall submit to the LACMTA a completed TPM form including the use of the funds for operating transit service.

ARTICLE 5 – MISCELLANEOUS

5.1 This grant shall be a one-time grant subject to the terms and conditions agreed to herein. Except as otherwise provided in this MOU, the grant does not imply nor obligate any future funding commitment on the part of the LACMTA.

5.2 GRANTEE understands and agrees that in programming the funds and entering into this MOU, LACMTA is acting pursuant to its statutory authority and shall have no liability in connection with the use of these funds for public transit purposes or the projects or services described in the service improvement plan. GRANTEE shall fully indemnify, defend and hold the LACMTA, its directors, officers, employees and agents harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, legal fees and any claims for damages of any nature whatsoever arising out of (i) breach of GRANTEE's obligations under this MOU; (ii) misuse of the funds by GRANTEE or its officers, agents, employees or subcontractors; (iii) any act or omission of the GRANTEE or its officers, agents, employees or subcontractors in the performance and/or provision of the services provided under this MOU, the service improvement plan and/or the ZETCP-Equivalent Funds.

5.3 GRANTEE agrees to comply with all applicable local, state and federal laws and regulations in the provision of public transit services and any services rendered for the ZETCP.

5.4 LACMTA reserves the right to terminate this MOU and withhold the funds if the LACMTA Board terminates the ZETCP or if it is determined that the GRANTEE has not complied with all the terms and conditions contained herein until GRANTEE is determined to be in compliance.

5.5 No amendment or modification to this MOU shall be binding upon either party unless such amendment or modification is in writing duly executed by both parties. This MOU shall not be amended or modified by any acts or conduct of the parties.

5.6 GRANTEE is not a contractor, agent or employee of the LACMTA. GRANTEE shall not represent itself as a contractor, agent or employee of the LACMTA and shall have no power to bind the LACMTA in contract or otherwise.

5.7 This MOU and the Exhibits constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements and understandings.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be duly executed as of the dates below with all the formalities required by law.

CITY OF REDONDO BEACH

By:_____
James A. Light
Mayor

Date:_____

APPROVED AS TO FORM:

Joy A. Ford
City Attorney

By:_____

Date:_____

ATTEST:

By:_____
Eleanor Manzano,
CMC, City Clerk

Date:_____

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By:_____
Stephanie N. Wiggins
Chief Executive Officer

Date:_____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By:__ Digitally signed by: 4dd8a4b6-a104-429a-9907-9b6d6de7c696
DN: CN = 4dd8a4b6-a104-429a-9907-9b6d6de7c696
Date: 2025.04.16 15:16:26 -08'00'

Date: _____

Administrative Report

H.13., **File #** 26-0177 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: EUGENE SOLOMON, CITY TREASURER

TITLE

RECEIVE AND FILE THE CITY TREASURER'S SECOND QUARTER, FISCAL YEAR 2025-26 REPORT

EXECUTIVE SUMMARY

Please see attached quarterly administrative report.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Administrative Report - City Council, City Treasurer's Second Quarter 2025-26 Report
- Investment Report - Meeder Public Funds, December 31, 2025

Administrative Report

Date: February 17, 2026

To: **MAYOR AND CITY COUNCIL**

From: **EUGENE SOLOMON, CITY TREASURER**

Subject: **CITY TREASURER'S SECOND QUARTER 2025-26 REPORT**

EXECUTIVE SUMMARY

The City Treasurer manages the City's cash flows while earning a competitive rate of return on investments within the constraints of the City's investment policy and state law. This City Treasurer's report for the second quarter of fiscal year 2025-2026 details the composition of the investment portfolio and investment transactions that occurred during the period from October to December 2025. Meeder Investment serves as an investment advisor to the City Treasurer. The Meeder Investment report with this package includes a comprehensive analysis of the City's investment portfolio and investment market trends.

Notable sections of this report include:

- Treasurer's Portfolio Summary
- Investment Reporting Guidelines
- Investment Report by Meeder Investment
    - Portfolio Summary
    - Investment Policy Compliance Report
    - Investment Activity Report
    - Economic and Market Update

City Treasurer's Portfolio Summary

The market value of the City's general investment portfolio changed to $79.75MM from $72.91MM at the end of the prior quarter. This change in the investment portfolio resulted from anticipated fluctuations in cash flow trends for both general operations and the capital improvement program's revenue and spending.

Investment portfolio liquidity is 44.4% of the portfolio, having maturities of one year or less. The Bank of America General Fund Checking Account ending balance was $10,424,788. It earned a rate of 2.9% to offset the expenses of banking support services.

QOQ Comparison of Investment Portfolio Positions

Portfolio positions at the end of each quarter are listed by investment type, dollar amount, and percentage mix of the overall general investment portfolio:

Composition of Portfolio 2020-Present
Comparison of Investment Portfolio Positions

FY 2025-2026

Comparison of Investment Portfolio Positions F.Y. 2025-2026								
	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
Investment Type		%		%				
Cash in Banks	$11,795,033	*	$10,424,788	*				
Money Market	$9,330,381	12.75%	$7,801,389	9.77%				
CAMP	$12,401,737	16.95%	$12,530,377	15.69%				
Local Agency Investment Fund	$108,917	0.15%	$15,110,107	18.92%				
Federal Agency Issues	$24,834,595	33.94%	$24,874,731	31.15%				
Commercial Paper	$0	0.00%	$0	0.00%				
Corporate Medium Term Notes	$10,565,811	14.44%	$10,583,199	13.25%				
Bank Certificates of Deposit	$0	0.00%	$0	0.00%				
Treasuries	$15,928,128	21.77%	$8,948,228	11.21%				
Total: Investment Portfolio	$73,169,570	100%	$79,848,030	100.00%				
Weighted Average Maturity (Yrs)	0.75		0.54					
Portfolio Effective Rate of Return	3.23%		3.28%					
L.A.I.F. Yield	4.21%		3.97%					
Yield on Benchmark	4.34%		4.25%					
Interest earned YTD	$575,653.23		1,074,634.23					
General Fund Contribution (60%)	$345,392		$644,781					

FY 2024-2025

Comparison of Investment Portfolio Positions F.Y. 2024-2025								
	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
Investment Type		%		%		%		
Cash in Banks	$7,621,789	*	$25,487,932	*	$13,508,000	*	$ 9,865,121	*
Money Market	$6,410,529	6.86%	$125,864	0.17%	$10,816,724	12.84%	$ 22,461,667	24.88%
Local Agency Investment Fund	$104,103	0.11%	$105,337	0.14%	$106,563	0.13%	$ 107,737	0.12%
Federal Agency Issues	$35,668,724	38.19%	$31,704,178	41.47%	$28,743,576	33.69%	$ 24,794,460	27.18%
Commercial Paper	$0	0.00%	$0	0.00%	$0	0.00%	$ -	0.00%
Corporate Medium Term Notes	$12,463,061	13.35%	$12,495,672	16.69%	$12,527,582	14.93%	$ 10,548,423	11.74%
Bank Certificates of Deposit	$247,995	0.27%	$0	0.00%	$0	0.00%	$ -	0.00%
Treasuries	$38,496,825	41.22%	$31,755,588	41.53%	$32,804,960	38.41%	$ 32,890,362	36.09%
Total: Investment Portfolio	$93,391,237	100%	$76,186,640	100.0%	$84,999,404	100.00%	$ 90,802,649	100.00%
Weighted Average Maturity (Yrs)	1.45		1.46		1.12		0.76	
Portfolio Effective Rate of Return (YTD)	3.21%		3.08%		3.26%		3.07%	
L.A.I.F. Yield	4.58%		4.52%		4.31%		4.27%	
Yield on Benchmark	4.21%		4.38%		4.45%		4.40%	
Interest earned YTD	$615,313.46		$1,070,841.28		$1,604,265		$2,793,124	
General Fund Contribution (60%)	$369,188		$642,505		$962,559		$1,675,874	

FY 2023-2024

Comparison of Investment Portfolio Positions F.Y. 2023-2024								
	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
Investment Type		%						
Cash in Banks	$6,469,818	*	13,256,219	*	$11,755,717	*	$ 10,560,379.31	*
Money Market	$8,733,993	8.78%	$19,612,340	19.53%	$15,881,678	15.37%	$ 18,202,927.12	16.95%
Local Agency Investment Fund	$98,106	10.00%	$100,842	0.10%	$101,853	0.10%	$ 102,941.43	0.10%
Federal Agency Issues	$49,969,031	50.24%	$48,017,978	47.81%	$48,066,986	46.52%	$ 46,615,560.54	43.42%
Commercial Paper	$0	0.00%	$0	0.00%	$0	0.00%	$ -	0.00%
Corporate Medium Term Notes	$6,905,358	6.94%	$2,921,402	2.91%	$4,468,652	4.32%	$ 8,405,345.37	7.83%
Bank Certificates of Deposit	$991,797	1.00%	$991,856	0.99%	$991,914	0.96%	$ 247,964.77	0.23%
Treasuries	$32,755,612	32.94%	$28,785,152	28.66%	$33,811,331	32.72%	$ 33,785,898.60	31.47%
Total: Investment Portfolio	$99,453,897	100%	$100,429,570	100.0%	$103,322,415	100.00%	$ 107,360,637.83	100.00%
Weighted Average Maturity (Yrs)	1.96		1.73		1.54		1.39	
Portfolio Effective Rate of Return (YTD)	2.82%		2.96%		2.71%		2.78%	
L.A.I.F. Yield	3.55%		3.93%		4.25%		4.33%	
Yield on Benchmark	2.66%		3.10%		3.53%		3.95%	
Interest earned YTD	$675,178.00		$1,260,353.00		$2,023,050		$2,773,041	
General Fund Contribution (60%)	$405,107		$756,212		$1,213,830		$1,663,824.86	

FY 2022-2023

Comparison of Investment Portfolio Positions F.Y. 2022-2023								
	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
Investment Type		%						
Cash in Banks	$10,955,229	*	9,223,658	*	$6,359,470	*	$ 9,742,075	*
Money Market	$0	0.0%	$5,149,678	4.38%	$13,392,052	11.33%	$ 8,931,843	7.80%
Local Agency Investment Fund	$16,071,480	14.5%	$27,137,556	23.1%	$5,225,372	4.42%	$ 1,087,813	0.95%
Federal Agency Issues	$53,439,957	48.3%	$47,448,367	40.4%	$56,867,881	48.12%	$ 56,918,780	49.70%
Commercial Paper	$0	0.0%	$0	0.0%	$0	0.00%	$0	0.00%
Corporate Medium Term Notes	$6,981,521	6.3%	$8,847,387	7.5%	$8,866,737	7.50%	$ 8,885,872	7.76%
Bank Certificates of Deposit	$1,239,564	1.1%	$991,622	0.8%	$991,680	0.84%	$ 991,738	0.87%
Treasuries	$32,895,368	29.7%	$27,910,842	23.8%	$32,831,737	27.78%	$ 37,713,483	32.93%
Total: Investment Portfolio	$110,627,890	100%	$117,485,452	100.0%	$118,175,459	100.00%	$ 114,529,529	100.00%
Weighted Average Maturity (Yrs)	1.99		1.72		1.97		1.91	
Portfolio Effective Rate of Return (YTD)	1.51%		1.71%		2.10%		2.29%	
L.A.I.F. Yield	1.60%		2.17%		2.83%		3.17%	
Yield on Benchmark	0.97%		1.38%		1.76%		2.19%	
Interest earned YTD	$425,011.78		$952,194.05		$1,695,368		$2,435,724	
General Fund Contribution (60%)	$255,007		$571,316.00		$1,017,221		$1,461,434.40	

Yields: The book yield of the portfolio is 3.41%. The effective rate of return for the fiscal year to date is 3.28%. The book yield is a snapshot on a specific day whereas the effective rate of return is annualized return generated for the period.

Investment Portfolio Performance vs. Benchmark: At the end of the quarter, the yield on the City's general investment portfolio was 3.41%. This yield provided an 84 basis point disadvantage to the yield provided by the investment portfolio benchmark, U.S. Treasury Note 0-5 year index (30 month moving average), which yielded 4.25%.
The 30 month moving average is used to represent a market rate of return.
Mark to Market: The City Treasurer compares market values of the portfolio holdings to their original cost. At the close of the quarter, the net asset value is $0.99. That means the Market Value is slightly below the cost of investments. The difference between the book value (cost) of investments at $79,848,030 and the current market value at $79,745,980 is $-102,051.

Cash in Banks:

	As of 12/31/2025
General Fund	$ 10,424,788.40
Workmen's Compensation Fund	$ 922,730.45
Successor Agency of RDA	$ 1,656,911.66
Trust Account	$ 7,614.40
Housing Authority BLKPNDG	$ 2,948,536.45
Financing Authority	$ 3,544,875.44
Parking Authority	$ 1,062.02
Measure R Local Return	$ 1,835,878.63
City of Redondo Beach - FSA	$ 128,939.97
Total	$21,471,337.42

All Agency, Authority, and Miscellaneous Funds in Banks

Bank Account Descriptions

General Fund - 201
Into the City's general checking account are deposited most of the City's revenue, including General Fund taxes, grant revenue (except that for the Housing Authority),

Harbor Enterprise rental income, and sewer fees. From the general checking account are automatic transfers to the payroll and warrant accounts (as payments clear the bank) and purchases of investments.

Workmen's Compensation Fund - 210
A Bank of America checking account has been established for the payment of workers' compensation claims. The City's third-party administrator, AdminSure, writes the checks from this account on the City's behalf. Monthly, the City replenishes the account with a City Council-approved accounts payable check.

Successor Agency of RDA - 213 / Successor Agency of RDA - 694
The Successor Agency to the former Redevelopment Agency maintains both a Bank of America checking account (with a larger balance) and a Bank of America interest checking account (with a smaller balance). A few years ago, the bank changed the accounts to this structure from a checking account and a savings account. The checking account activity reflects biannual deposits of Redevelopment Property Tax Trust Fund (RPTTF) revenue as a result of the Recognized Obligation Payment Schedule (ROPS) process, whereby the City reports to the Department of Finance the amount of funding necessary to make its Redevelopment Agency debt service payments (together with the applicable administrative costs). Those debt service payments are then made from this checking account, and the administrative cost reimbursement is transferred to the City's general checking account. The activity in the interest checking account is currently only deposits of interest earned.

Trust Account - 212
The Police Department deposits bail money into this checking account and then transfers these funds to the courts by way of checks. The balance of the account has been $7,364.40 for several years, but it could be higher at the end of the month/quarter if a check is outstanding at the time.

Housing Authority – 207/Housing Authority – 023
The Housing Authority maintains both a checking account and a government money market savings account. Into the checking account are deposited grant funds from HUD for the operation of the Fair Housing and Section 8 housing programs. Payments to landlords are then made monthly from this account, and periodically, a check is written to the City as reimbursement for administrative costs paid by the City on the Housing Authority's behalf. The activity in the government money market savings account is currently only deposits of interest earned.

Financing Authority -168
The Community Financing Authority (CFA), a joint powers authority of the City and the Parking Authority, was formed January 31, 2012 when the Kincaid's Restaurant lease was transferred from the Public Financing Authority (PFA), a joint powers authority of the City and the Redevelopment Agency, upon the Redevelopment Agency's elimination by the State. The Financing Authority checking account is used for the lease-related

transactions, including rental income, loan payments, sewer user fees, and possessory interest property tax payments.

Parking Authority - 675
The Parking Authority was established on March 3, 1969, under the provisions of the Streets and Highways Code of the State of California. Its primary purpose has been to provide public off-street parking within the City. The Parking Authority is currently inactive, with a little more than $5,000 remaining in a Bank of America interest checking account and a little less than $5,000 remaining in a LAIF account from its previous activities.

Measure R Local Return - 874
Measure R monies come from a 2008 voter-approved ½ cent sales tax levied within Los Angeles County for public transportation purposes. Per a Los Angeles County Metropolitan Transportation Authority (LACMTA) audit recommendation, Measure R monies are to be maintained in a separate bank account. Because expenditures from the Measure R Fund (primarily for capital improvement projects) are paid through the City's accounts payable system and "General Fund" bank account, this separate Measure R Local Return interest checking account is funded by periodic transfers from the "General Fund" bank account instead of Measure R monies being deposited directly to the account.

City of Redondo Beach – FSA - 825
The City contracts with Sterling to offer its employees Flexible Spending Accounts (FSAs), which allow the employees to set aside, before taxes, a portion of their yearly income to pay for qualified medical and/or dependent care expenses. These funds withheld from the employees' paychecks are transferred to this separate checking account each pay period. The medical and dependent care expenses are then paid by Sterling from this account.

LAIF Balances:

LAIF ACCOUNT DECEMBER 2025

ACCOUNT NAMES	
GENERAL ACCOUNT	$ 15,110,107.04
SUCCESSOR AGENCY FOR RDA	$ 2,103,479.76
PUBLIC FINANCING AUTHORITY	$ 2,203,804.47
PARKING AUTHORITY	$ 5,826.60
Total:	$ 19,423,217.87

Trading Activity

During the quarter, the City purchased zero securities. Also, two securities were redeemed.

Fiscal Impact

Interest earned year to date is $1,074,634 for the entire portfolio. The General Fund contribution rate of our investment portfolio is approximately 60% of the total interest earned, thus contributing approximately $644,781 to the General Fund through investment activity. Budgeted contribution of interest to the general fund for the entire fiscal year is $1,500,000.

Investment Reporting Guidelines

The second quarter reporting indicates a “Not Compliant” alert in the City’s Corporate Issuer Concentration section. The Treasurer’s Office has investigated this alert and resolved this reporting as a feature within the Clearwater reporting system not reflective of descriptions within our Investment Policy, Government Code, and GFOA guidelines
The Corporate Issue Concentration limits are in compliance based on the date of purchase, which is in line with our Investment Policy requirements. (City Investment Policy Section 21)

Please note the following guidelines from the Government Finance Officers Association *Financial Management Checklists for Elected Officials.*

Always remember whose money it is (it’s the community’s, not yours)—and act accordingly in a responsible stewardship capacity.

The generally accepted objectives in managing public funds, in priority order, are:

- Safety
- Liquidity
- Yield

An investment manager’s objective is to earn a reasonable rate of return on the city’s investments, while preserving capital in the overall portfolio. It should *never* be an investment manager’s goal to earn *maximum* returns on the city’s portfolio, as this would expose the city to an unacceptable level of risk. Failures in public investing occur when either:

- Policies were not clear.
- Policies were inappropriate.
- Policies were not followed.
- Oversight was inadequate.

Questions to Ask:

- Do you review the investment policy?

- Do you understand the city's investment program?
- Do you receive and review periodic investment reports?
- Are they clear, concise? Are they readable? Do you fully understand them? (If you can't, this is more likely to be because they've been presented poorly, and may reflect problems, than any "technical" problems with your ability to understand them because it's too "complex." First, it's the job of your staff to make them readable and understandable; and secondly, if the city's portfolio is genuinely that complex, perhaps it shouldn't be.)
- Are there lots of investments and transactions? Why? Most cities do not have portfolios that justify "active" management with lots of sales, purchases, and trades.
- Are your investments diversified? Or have you placed "all of your eggs in one basket?"
- What ongoing oversight is there? By whom?

Submitted by:
Eugene Solomon, City Treasurer

City of Redondo Beach

Investment Report

As of December 31, 2025



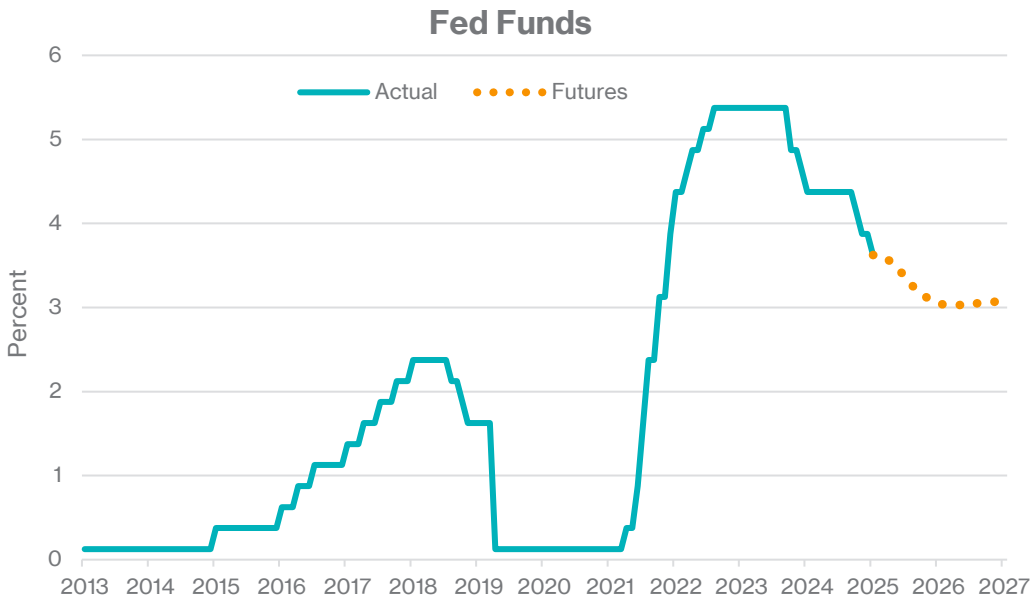
MEEDER

PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Interest rates across the yield curve were lower for 2025, except for the 30-Yr T-Bond
- Softening of the labor market was the primary catalyst for lower rates
- GDP continued to grow strongly in Q3 2025, posting a 4.3% rate
- The futures market is projecting the Fed Funds rate to bottom out around 3% in 2026-27
- Inflation remains sticky and above the Fed 2 percent target rate

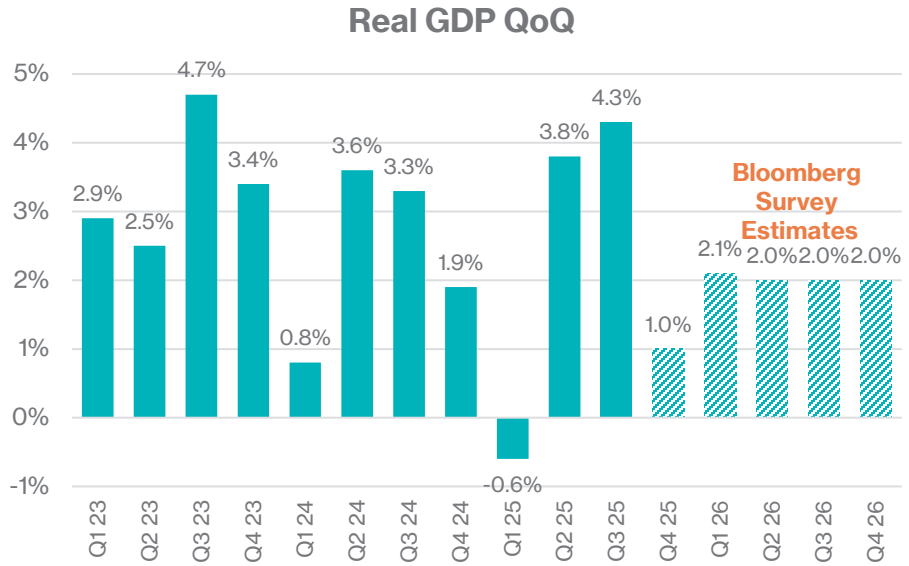
- The Fed Funds futures market is expecting two .25% rate cuts during 2026.
- The Federal Reserve's median Dot Plot shows only one cut for 2026.

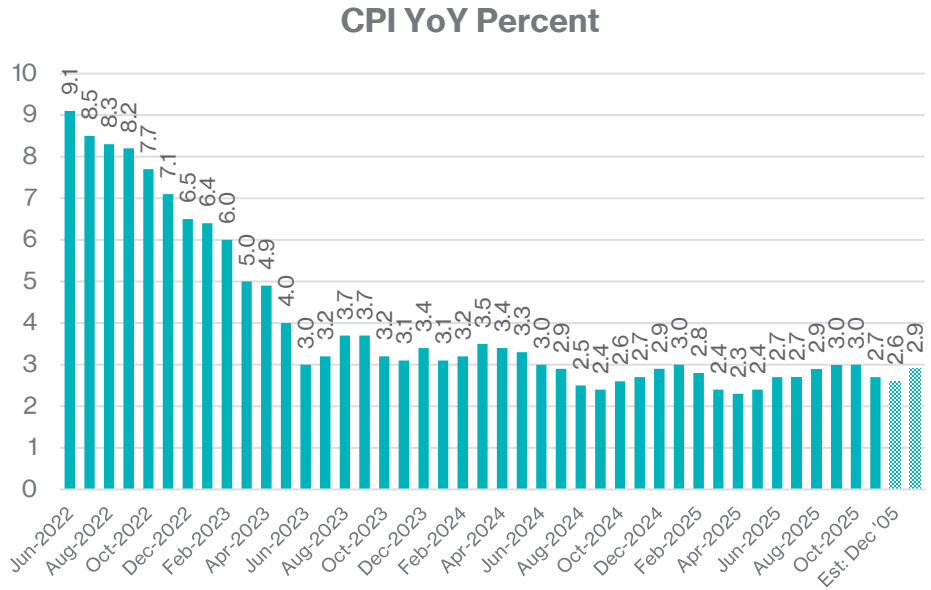


SOURCES: BLOOMBERG

- Economists surveyed by Bloomberg are expecting a slowing of GDP for Q4 2025 due to the federal government shutdown.
- Consumer spending, which comprises about 70% of U.S. economic activity, is projected to remain positive for 2026, especially spending by those in the upper-half of income levels.

SOURCES: BLOOMBERG



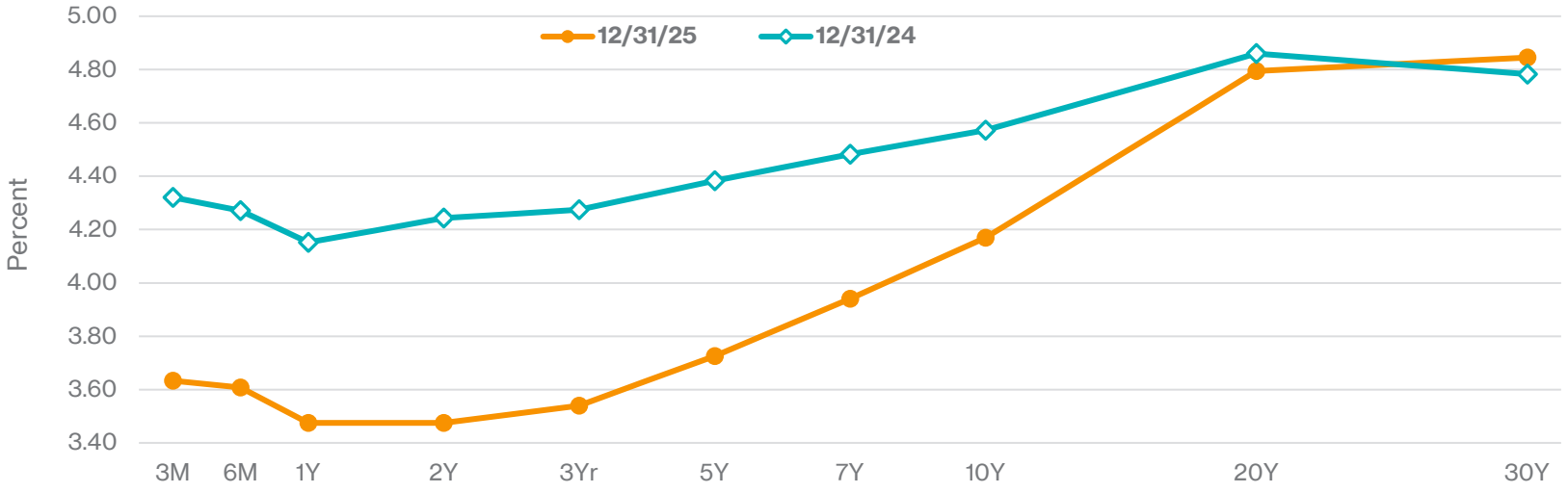


- Inflation remains above the Fed's 2% target on a year-over-year basis.
- Bloomberg's survey of economists predicts inflation will climb in the first part of 2026.

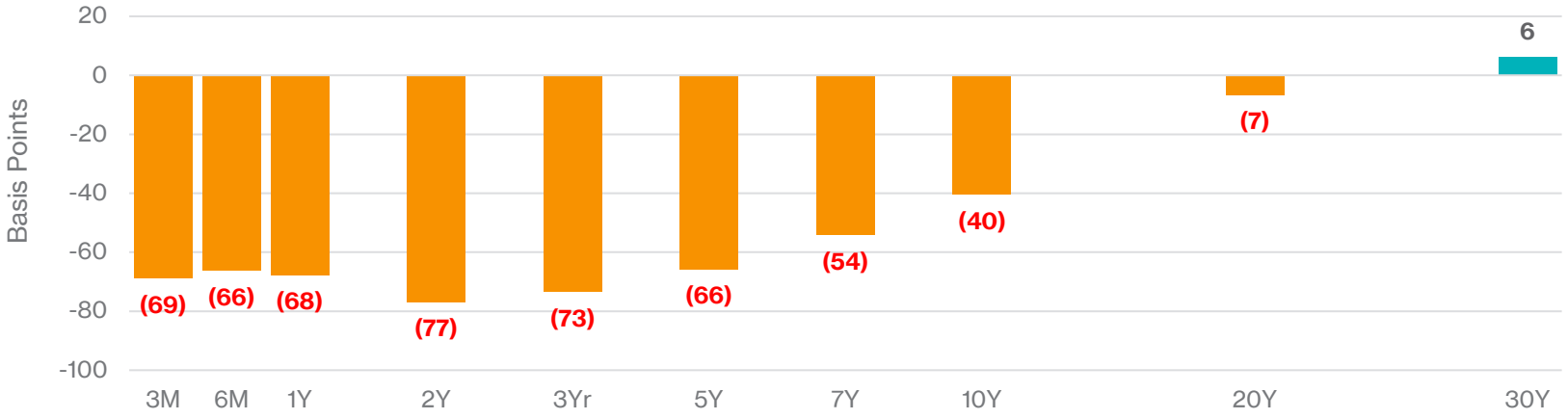
SOURCES: BLOOMBERG

MEEDER PUBLIC FUNDS

U.S. Treasury Yield Curve Change



Basis Point Change



SOURCES: BLOOMBERG

MEEDER PUBLIC FUNDS

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Projected Cash Flows	18

MEEDER
PUBLIC FUNDS

Portfolio Summary

3.41
Weighted Average Yield to Maturity

0.54
Weighted Average Maturity (Years)

0.50
Portfolio Effective Duration (Years)

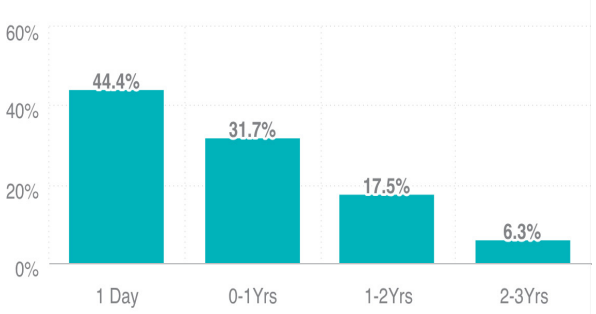
0.54
Weighted Average Life (Years)

AA
Average Credit Rating

Portfolio Position

Par Value	$80,051,873
Principal Cost	$79,147,987
Book Value	$79,848,030
Market Value	$79,745,980
Unrealized Gain/Loss	($102,051)
Accrued Interest	$415,505

Maturity Distribution



Sector Allocation



LGIP	34.66%
U.S. Agencies	31.11%
Corporate Bonds	13.33%
U.S. Treasuries	11.11%
Money Market Funds	9.78%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	27,640,483.88	27,640,483.88	27,640,483.88	34.66%	1	3.97
Money Market Funds	7,801,388.76	7,801,388.76	7,801,388.76	9.78%	1	3.62
U.S. Treasuries	9,000,000.00	8,860,351.60	8,948,228.13	11.11%	241	1.88
U.S. Agencies	25,010,000.00	24,810,405.60	24,874,731.05	31.11%	441	2.76
Corporate Bonds	10,600,000.00	10,633,350.00	10,583,198.57	13.33%	242	4.57
TOTAL	**80,051,872.64**	**79,745,979.84**	**79,848,030.40**	**100.00%**	**197**	**3.41**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**80,051,872.64**	**79,745,979.84**	**79,848,030.40**		**197**	**3.41**

TOTAL EARNINGS

CURRENT MONTH
187,631.11

MEEDER PUBLIC FUNDS

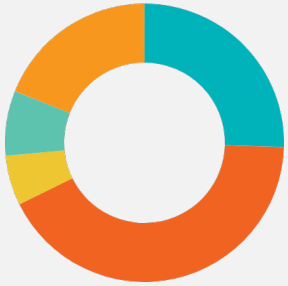
Compliance Overview

RULE NAME	POLICY LIMIT	ACTUAL VALUE	COMPLIANCE STATUS
PORTFOLIO CONCENTRATION			
CD (Negotiable or Non-Negotiable) Concentration	30.0	0.0	Compliant
CP Concentration	25.0	0.0	Compliant
Corporates Concentration	30.0	13.2	Compliant
Govt. MMF Concentration	20.0	9.8	Compliant
JPA Concentration	20.0	0.0	Compliant
Supranational Concentration	15.0	0.0	Compliant
ISSUER CONCENTRATION			
Agency Issuer Concentration	40.0	15.0	Compliant
CP Issuer Concentration	5.0	0.0	Compliant
Corporate Issuer Concentration	5.0	5.0	Not Compliant
Govt. MMF Issuer Concentration	20.0	9.8	Compliant
Non-Negotiable CD Issuer Concentration	30.0	0.0	Compliant
Supranational Issuer Concentration	5.0	0.0	Compliant
MATURITY			
CD (Negotiable or Non-Negotiable) Maturity	5.0	0.0	Compliant
CP Maturity (Days)	270.0	0.0	Compliant
Corporates Maturity	5.0	1.2	Compliant
Supranational Maturity	5.0	0.0	Compliant
US Agency Obligation Maturity	5.0	2.1	Compliant
US Treasury Obligations Maturity	5.0	1.1	Compliant
CREDIT QUALITY			
CP Rated A-1/P-1/F-1 by 1 NRSRO			Compliant
Corporates Rated A-/A3/A- by 1 NRSRO			Compliant
Supranational Rated AA/Aa2/AA by 1 NRSRO			Compliant

MEEDER PUBLIC FUNDS

Credit Quality

Allocation by Rating



●	AAA	25.50%
●	AA+	42.22%
●	A+	5.80%
●	A	7.54%
●	NA	18.95%

Rating Distribution

SHORT TERM, MONEY MARKET FUNDS, & LGIPS RATINGS

	MARKET VALUE	ALLOCATION
AAA	20,331,765.60	25.50%
NA	15,110,107.04	18.95%
TOTAL	**35,441,872.64**	**44.44%**

LONG TERM RATINGS

	MARKET VALUE	ALLOCATION
AA+	33,670,757.20	42.22%
A+	4,623,490.00	5.80%
A	6,009,860.00	7.54%
TOTAL	**44,304,107.20**	**55.56%**

GRAND TOTAL	**79,745,979.84**	**100.00%**

Report reflects ratings issued by Standard & Poors

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF REDONDO BEACH, CA												
LGIP												
CALAIF	California LAIF	12/31/2025 12/31/2025	15,110,107.04	15,110,107.04 0.00	15,110,107.04	4.03		1	1.00 15,110,107.04	0.00 15,110,107.04	18.95	NA
CAMPPOOL	California Asset Mgmt Program	12/31/2025 12/31/2025	12,530,376.84	12,530,376.84 0.00	12,530,376.84	3.90		1	1.00 12,530,376.84	0.00 12,530,376.84	15.71	AAA
LGIP TOTAL			**27,640,483.88**	**27,640,483.88 0.00**	**27,640,483.88**	**3.97**		**1**	**1.00 27,640,483.88**	**0.00 27,640,483.88**	**34.66**	**AAA**
MONEY MARKET FUNDS												
31846V542	FIRST AMER:TRS OBG;Z	12/31/2025 12/31/2025	7,801,388.76	7,801,388.76 0.00	7,801,388.76	3.62		1	1.00 7,801,388.76	0.00 7,801,388.76	9.78	Aaa AAA
MONEY MARKET FUNDS TOTAL			**7,801,388.76**	**7,801,388.76 0.00**	**7,801,388.76**	**3.62**		**1**	**1.00 7,801,388.76**	**0.00 7,801,388.76**	**9.78**	**AAA**
U.S. TREASURIES												
91282CCF6	US TREASURY 0.750 05/31/26	06/28/2021 06/28/2021	1,000,000.00	993,437.50 0.00	993,437.50	0.89	05/31/2026	151	98.84 988,359.38	(11,092.19) 999,451.57	1.24	Aa1 AA+
91282CCP4	US TREASURY 0.625 07/31/26	08/09/2021 08/09/2021	2,000,000.00	1,990,625.00 0.00	1,990,625.00	0.72	07/31/2026	212	98.32 1,966,406.26	(32,503.35) 1,998,909.61	2.47	Aa1 AA+
9128282A7	US TREASURY 1.500 08/15/26	08/21/2024 08/22/2024	2,000,000.00	1,908,593.75 0.00	1,908,593.75	3.92	08/15/2026	227	98.73 1,974,531.26	3,147.44 1,971,383.82	2.48	Aa1 AA+
91282CCW9	US TREASURY 0.750 08/31/26	09/27/2021 09/27/2021	3,000,000.00	2,978,085.93 0.00	2,978,085.93	0.90	08/31/2026	243	98.17 2,945,039.07	(52,008.66) 2,997,047.73	3.69	Aa1 AA+
912828V98	US TREASURY 2.250 02/15/27	03/06/2025 03/07/2025	1,000,000.00	967,851.56 0.00	967,851.56	3.98	02/15/2027	411	98.60 986,015.63	4,580.22 981,435.41	1.24	Aa1 AA+
U.S. TREASURIES TOTAL			**9,000,000.00**	**8,838,593.74 0.00**	**8,838,593.74**	**1.88**		**241**	**98.45 8,860,351.60**	**(87,876.53) 8,948,228.13**	**11.11**	**AA+**
U.S. AGENCIES												
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	09/10/2024 09/11/2024	2,000,000.00	2,009,080.00 0.00	2,009,080.00	3.63	09/03/2026	246	100.16 2,003,220.00	137.47 2,003,082.53	2.51	Aa1 AA+
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	02/10/2023 02/10/2023	5,000,000.00	4,401,050.00 0.00	4,401,050.00	4.32	10/28/2026	301	97.59 4,879,550.00	12,178.93 4,867,371.07	6.12	Aa1 AA+
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	12/30/2021 12/30/2021	2,000,000.00	2,000,000.00 0.00	2,000,000.00	1.37	12/30/2026	364	97.57 1,951,440.00	(48,560.00) 2,000,000.00	2.45	Aa1 AA+
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	01/27/2022 01/27/2022	10,000,000.00	10,000,000.00 0.00	10,000,000.00	1.37	01/27/2027	392	99.32 9,931,900.00	(68,100.00) 10,000,000.00	12.45	Aa1 AA+
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	05/06/2025 05/07/2025	1,010,000.00	1,011,126.76 0.00	1,011,126.76	3.81	04/07/2027	462	100.36 1,013,595.60	2,853.55 1,010,742.05	1.27	Aa1 AA+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	02/14/2023 02/14/2023	5,000,000.00	4,984,750.00 0.00	4,984,750.00	3.94	02/14/2028	775	100.61 5,030,700.00	37,164.60 4,993,535.40	6.31	Aa1 AA+
U.S. AGENCIES TOTAL			**25,010,000.00**	**24,406,006.76 0.00**	**24,406,006.76**	**2.76**		**441**	**99.21 24,810,405.60**	**(64,325.45) 24,874,731.05**	**31.11**	**AA+**
CORPORATE BONDS												
91324PCV2	UNITEDHEALTH 3.100 03/15/26	01/31/2024 01/31/2024	2,600,000.00	2,526,498.00 0.00	2,526,498.00	4.51	03/15/2026	74	99.80 2,594,670.00	1,627.69 2,593,042.31	3.25	A2 A+
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	06/11/2024 06/12/2024	2,000,000.00	1,906,540.00 0.00	1,906,540.00	5.15	06/10/2026	161	99.47 1,989,340.00	9,917.96 1,979,422.04	2.49	A1 A
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	08/27/2024 08/28/2024	4,000,000.00	4,023,755.60 0.00	4,023,755.60	4.16	10/16/2026	289	100.51 4,020,520.00	11,723.94 4,008,796.06	5.04	A2 A
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	04/05/2024 04/05/2024	2,000,000.00	2,004,720.00 0.00	2,004,720.00	4.91	03/19/2027	443	101.44 2,028,820.00	26,881.84 2,001,938.16	2.54	A1 A+
CORPORATE BONDS TOTAL			**10,600,000.00**	**10,461,513.60 0.00**	**10,461,513.60**	**4.57**		**242**	**100.32 10,633,350.00**	**50,151.43 10,583,198.57**	**13.33**	**A**
CITY OF REDONDO BEACH, CA TOTAL			**80,051,872.64**	**79,147,986.74 0.00**	**79,147,986.74**	**3.41**		**197**	**79,745,979.84**	**(102,050.56) 79,848,030.40**	**100.00**	**AA**
GRAND TOTAL			**80,051,872.64**	**79,147,986.74 0.00**	**79,147,986.74**	**3.41**		**197**	**79,745,979.84**	**(102,050.56) 79,848,030.40**	**100.00**	**AA**

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
CITY OF REDONDO BEACH, CA									
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	4,000,000.00	4,023,755.60	23,755.60	4,009,742.86	(946.80)	4,008,796.06	(14,959.54)	8,796.06
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	5,000,000.00	4,984,750.00	(15,250.00)	4,993,276.48	258.92	4,993,535.40	8,785.40	(6,464.60)
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	1,010,000.00	1,011,126.76	1,126.76	1,010,791.95	(49.90)	1,010,742.05	(384.71)	742.05
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	2,000,000.00	2,009,080.00	9,080.00	2,003,472.57	(390.03)	2,003,082.53	(5,997.47)	3,082.53
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	10,000,000.00	10,000,000.00	0.00	10,000,000.00	0.00	10,000,000.00	0.00	0.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	5,000,000.00	4,401,050.00	(598,950.00)	4,853,666.09	13,704.99	4,867,371.07	466,321.07	(132,628.93)
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	2,000,000.00	1,906,540.00	(93,460.00)	1,975,435.06	3,986.98	1,979,422.04	72,882.04	(20,577.96)
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	2,000,000.00	2,004,720.00	4,720.00	2,002,074.10	(135.93)	2,001,938.16	(2,781.84)	1,938.16
91324PCV2	UNITEDHEALTH 3.100 03/15/26	2,600,000.00	2,526,498.00	(73,502.00)	2,590,087.67	2,954.64	2,593,042.31	66,544.31	(6,957.69)
91282CCP4	US TREASURY 0.625 07/31/26	2,000,000.00	1,990,625.00	(9,375.00)	1,998,749.41	160.20	1,998,909.61	8,284.61	(1,090.39)
91282CCF6	US TREASURY 0.750 05/31/26	1,000,000.00	993,437.50	(6,562.50)	999,338.22	113.34	999,451.57	6,014.07	(548.43)
91282CCW9	US TREASURY 0.750 08/31/26	3,000,000.00	2,978,085.93	(21,914.07)	2,996,669.54	378.18	2,997,047.73	18,961.80	(2,952.27)
9128282A7	US TREASURY 1.500 08/15/26	2,000,000.00	1,908,593.75	(91,406.25)	1,967,458.59	3,925.23	1,971,383.82	62,790.07	(28,616.18)
912828V98	US TREASURY 2.250 02/15/27	1,000,000.00	967,851.56	(32,148.44)	980,031.74	1,403.66	981,435.41	13,583.85	(18,564.59)
TOTAL		**44,610,000.00**	**43,706,114.10**	**(903,885.90)**	**44,380,794.29**	**25,363.47**	**44,406,157.76**	**700,043.66**	**(203,842.24)**
GRAND TOTAL		**44,610,000.00**	**43,706,114.10**	**(903,885.90)**	**44,380,794.29**	**25,363.47**	**44,406,157.76**	**700,043.66**	**(203,842.24)**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
CITY OF REDONDO BEACH, CA									
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	2024-08-28	4,000,000.00	4,023,755.60	22,250.00	0.00	14,833.33	0.00	37,083.33
CAMPPOOL	California Asset Mgmt Program	2025-12-31	12,530,376.84	12,530,376.84	41,913.79	0.00	41,851.95	41,913.79	41,851.95
CALAIF	California LAIF	2025-12-31	15,110,107.04	15,110,107.04	0.00	0.00	0.00	0.00	0.00
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	2023-02-14	5,000,000.00	4,984,750.00	57,586.81	0.00	16,145.83	0.00	73,732.64
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	2025-05-07	1,010,000.00	1,011,126.76	5,870.63	0.00	3,261.46	0.00	9,132.08
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	2024-09-11	2,000,000.00	2,009,080.00	18,944.44	0.00	6,458.33	0.00	25,402.78
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	2021-12-30	2,000,000.00	2,000,000.00	11,492.78	0.00	2,283.33	13,700.00	76.11
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	2022-01-27	10,000,000.00	10,000,000.00	86,111.11	0.00	20,833.33	0.00	106,944.44
31846V542	FIRST AMER:TRS OBG;Z	2025-12-31	7,801,388.76	7,801,388.76	25,986.55	0.00	25,758.99	25,986.55	25,758.99
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2023-02-10	5,000,000.00	4,401,050.00	3,666.67	0.00	3,333.33	0.00	7,000.00
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	2024-06-12	2,000,000.00	1,906,540.00	25,175.00	0.00	4,416.67	26,500.00	3,091.67
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	2024-04-05	2,000,000.00	2,004,720.00	20,000.00	0.00	8,333.33	0.00	28,333.33
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	2021-06-28	0.00	0.00	3,750.00	0.00	0.00	3,750.00	0.00
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	2021-02-23	0.00	0.00	1,875.00	0.00	0.00	1,875.00	0.00
91324PCV2	UNITEDHEALTH 3.100 03/15/26	2024-01-31	2,600,000.00	2,526,498.00	17,015.56	0.00	6,716.67	0.00	23,732.22
91282CCP4	US TREASURY 0.625 07/31/26	2021-08-09	2,000,000.00	1,990,625.00	4,177.99	0.00	1,052.99	0.00	5,230.98
91282CCF6	US TREASURY 0.750 05/31/26	2021-06-28	1,000,000.00	993,437.50	3,770.60	0.00	638.74	3,750.00	659.34
91282CCW9	US TREASURY 0.750 08/31/26	2021-09-27	3,000,000.00	2,978,085.93	5,718.23	0.00	1,926.80	0.00	7,645.03
9128282A7	US TREASURY 1.500 08/15/26	2024-08-22	2,000,000.00	1,908,593.75	8,804.35	0.00	2,527.17	0.00	11,331.52
912828V98	US TREASURY 2.250 02/15/27	2025-03-07	1,000,000.00	967,851.56	6,603.26	0.00	1,895.38	0.00	8,498.64
TOTAL			**80,051,872.64**	**79,147,986.74**	**370,712.76**	**0.00**	**162,267.64**	**117,475.34**	**415,505.06**
GRAND TOTAL			**80,051,872.64**	**79,147,986.74**	**370,712.76**	**0.00**	**162,267.64**	**117,475.34**	**415,505.06**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
CITY OF REDONDO BEACH, CA											
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	4,000,000.00	4,009,742.86	4,008,796.06	10/16/2026	4.45	4.16	14,833.33	(946.80)	0.00	13,886.54
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	2,000,000.00	1,975,435.06	1,979,422.04	06/10/2026	2.65	5.15	4,416.67	3,986.98	0.00	8,403.65
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	2,000,000.00	2,000,000.00	2,000,000.00	12/30/2026	1.37	1.37	2,283.33	0.00	0.00	2,283.33
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	10,000,000.00	10,000,000.00	10,000,000.00	01/27/2027	2.50	1.37	20,833.33	0.00	0.00	20,833.33
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	5,000,000.00	4,993,276.48	4,993,535.40	02/14/2028	3.88	3.94	16,145.83	258.92	0.00	16,404.75
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	2,000,000.00	2,003,472.57	2,003,082.53	09/03/2026	3.88	3.63	6,458.33	(390.03)	0.00	6,068.30
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	1,010,000.00	1,010,791.95	1,010,742.05	04/07/2027	3.88	3.81	3,261.46	(49.90)	0.00	3,211.56
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	5,000,000.00	4,853,666.09	4,867,371.07	10/28/2026	0.80	4.32	3,333.33	13,704.99	0.00	17,038.32
31846V542	FIRST AMER:TRS OBG;Z	7,801,388.76	8,225,827.21	7,801,388.76	12/31/2025	3.61	3.62	25,758.99	0.00	0.00	25,758.99
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	2,000,000.00	2,002,074.10	2,001,938.16	03/19/2027	5.00	4.91	8,333.33	(135.93)	0.00	8,197.40
9128282A7	US TREASURY 1.500 08/15/26	2,000,000.00	1,967,458.59	1,971,383.82	08/15/2026	1.50	3.92	2,527.17	3,925.23	0.00	6,452.40
912828V98	US TREASURY 2.250 02/15/27	1,000,000.00	980,031.74	981,435.41	02/15/2027	2.25	3.98	1,895.38	1,403.66	0.00	3,299.04
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	0.00	2,000,000.00	0.00	11/30/2025	0.38	0.80	0.00	0.00	0.00	0.00
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	0.00	1,000,000.00	0.00	11/30/2025	0.38	0.56	0.00	0.00	0.00	0.00
91282CCF6	US TREASURY 0.750 05/31/26	1,000,000.00	999,338.22	999,451.57	05/31/2026	0.75	0.89	638.74	113.34	0.00	752.08
91282CCP4	US TREASURY 0.625 07/31/26	2,000,000.00	1,998,749.41	1,998,909.61	07/31/2026	0.63	0.72	1,052.99	160.20	0.00	1,213.19
91282CCW9	US TREASURY 0.750 08/31/26	3,000,000.00	2,996,669.54	2,997,047.73	08/31/2026	0.75	0.90	1,926.80	378.18	0.00	2,304.98
91324PCV2	UNITEDHEALTH 3.100 03/15/26	2,600,000.00	2,590,087.67	2,593,042.31	03/15/2026	3.10	4.51	6,716.67	2,954.64	0.00	9,671.30
CALAIF	California LAIF	15,110,107.04	110,107.04	15,110,107.04	12/31/2025	0.00	4.03	0.00	0.00	0.00	0.00
CAMPPOOL	California Asset Mgmt Program	12,530,376.84	12,488,524.89	12,530,376.84	12/31/2025	0.00	3.90	41,851.95	0.00	0.00	41,851.95
TOTAL		**80,051,872.64**	**68,205,253.43**	**79,848,030.40**		**1.78**	**3.41**	**162,267.64**	**25,363.47**	**0.00**	**187,631.11**
GRAND TOTAL		**80,051,872.64**	**68,205,253.43**	**79,848,030.40**		**1.78**	**3.41**	**162,267.64**	**25,363.47**	**0.00**	**187,631.11**

MEEDER PUBLIC FUNDS

Transaction Statement

CITY OF REDONDO BEACH, CA

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	11/30/2025	12/01/2025	91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	(3,000,000.00)	0.00	3,000,000.00	0.00
MATURITY TOTAL					**(3,000,000.00)**	**0.00**	**3,000,000.00**	**0.00**

MEEDER PUBLIC FUNDS

Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
OUTSIDE HOLDINGS				
CAMPPOOL	California Asset Mgmt Program	11/30/2025	12/01/2025	41,913.79
OUTSIDE HOLDINGS - TOTAL				**41,913.79**

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	11/30/2025	12/01/2025	5,625.00
31846V542	FIRST AMER:TRS OBG;Z	11/30/2025	12/01/2025	25,986.55
91282CCF6	US TREASURY 0.750 05/31/26	11/30/2025	12/01/2025	3,750.00
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	12/10/2025	12/10/2025	26,500.00
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	12/30/2025	12/30/2025	13,700.00
US BANK - TOTAL				**75,561.55**
TOTAL				**117,475.34**

MEEDER PUBLIC FUNDS

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
CITY OF REDONDO BEACH, CA			
WITHDRAWAL			
	12/05/2025	(3,500,000.00)	(3,500,000.00)
WITHDRAWAL TOTAL		**(3,500,000.00)**	**(3,500,000.00)**

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	01/27/2026	125,000.00
JAN 2026 TOTAL			**125,000.00**
91282CCP4	US TREASURY 0.625 07/31/26	02/02/2026	6,250.00
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	02/17/2026	96,875.00
912828V98	US TREASURY 2.250 02/15/27	02/17/2026	11,250.00
9128282A7	US TREASURY 1.500 08/15/26	02/17/2026	15,000.00
FEB 2026 TOTAL			**129,375.00**
91282CCW9	US TREASURY 0.750 08/31/26	03/02/2026	11,250.00
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	03/03/2026	38,750.00
91324PCV2	UNITEDHEALTH 3.100 03/15/26	03/15/2026	6,957.69
91324PCV2	UNITEDHEALTH 3.100 03/15/26	03/16/2026	40,300.00
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	03/19/2026	50,000.00
MAR 2026 TOTAL			**147,257.69**
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	04/07/2026	19,568.75
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	04/16/2026	89,000.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	04/28/2026	20,000.00
APR 2026 TOTAL			**128,568.75**
91282CCF6	US TREASURY 0.750 05/31/26	05/31/2026	548.43
MAY 2026 TOTAL			**548.43**
91282CCF6	US TREASURY 0.750 05/31/26	06/01/2026	3,750.00
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	06/10/2026	26,500.00
24422ETH2	JOHN DEERE CAP 2.650 06/10/26 MTN	06/10/2026	20,577.96
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	06/30/2026	13,700.00
JUN 2026 TOTAL			**64,527.96**
3130AQLX9	FHLBANKS 2.500 01/27/27 '26	07/27/2026	150,000.00
91282CCP4	US TREASURY 0.625 07/31/26	07/31/2026	6,250.00
91282CCP4	US TREASURY 0.625 07/31/26	07/31/2026	1,090.39
JUL 2026 TOTAL			**157,340.39**

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3133EPAV7	FED FARM CR BNKS 3.875 02/14/28	08/14/2026	96,875.00
9128282A7	US TREASURY 1.500 08/15/26	08/15/2026	28,616.18
912828V98	US TREASURY 2.250 02/15/27	08/17/2026	11,250.00
9128282A7	US TREASURY 1.500 08/15/26	08/17/2026	15,000.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	2,952.27
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	11,250.00
AUG 2026 TOTAL			**165,943.45**
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	09/03/2026	38,750.00
3133ERRW3	FED FARM CR BNKS 3.875 09/03/26	09/03/2026	(3,082.53)
89236TLY9	TOYOTA MOTOR CRD 5.000 03/19/27 MTN	09/21/2026	50,000.00
SEP 2026 TOTAL			**85,667.47**
3133ETBV8	FED FARM CR BNKS 3.875 04/07/27	10/07/2026	19,568.75
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	10/16/2026	89,000.00
14913UAN0	CTRPLLR FIN SERV 4.450 10/16/26 MTN	10/16/2026	(8,796.06)
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	20,000.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	132,628.93
OCT 2026 TOTAL			**252,401.62**
3130AQEC3	FHLBANKS 1.370 12/30/26 '25	12/30/2026	13,700.00
DEC 2026 TOTAL			**13,700.00**
GRAND TOTAL			**1,270,330.76**

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MEEDER
PUBLIC FUNDS

Bank of America Accounts & LAIF Accounts

Account	Checking	LAIF	Total
General Fund 001		15,110,107.04	15,110,107.04
General Fund 002	10,424,788.40	-	10,424,788.40
Parking Authority Fund 003	1,062.02	5,826.60	6,888.62
Housing Authority Fund 004	2,948,536.45	-	2,948,536.45
Redevelopment Agency Fund 005	1,656,911.66	2,103,479.76	3,760,391.42
Public Finance Authority Fund 006	3,544,875.44	2,203,804.47	5,748,679.91
Workmens-Comp Fund 007	922,730.45		922,730.45
Measure-R-Local-Return Fund 008	1,835,878.63		1,835,878.63
City of Redondo Beach-FSA Fund 009	128,939.97		128,939.97
Trust Account Fund 011	7,614.40		7,614.40
TOTAL			**40,894,555.29**

Sector	Parameters	In Compliance	
		Yes/No	Percent
Corporate Bonds	Sector limit 30%, issuer limit 5%, max maturity 5 years, rated A (S&P/Fitch)/A2 (Moody's) by one, issued by domestic corporation/depositories. At time of purchase.	Yes	13.3%
Commercial Paper	25% limit, 5% per issuer, maximum maturity 270 days, A-1 (S&P)/P-1 (Moody's), issued by a domestic corporation w/ at least $500 million of assets and A- (S&P)/A3 (Moody's) long term debt. At time of purchase.	Yes	0.0%
Bankers Acceptances	Sector limit 40%, issuer limit 5%, maximum maturity 180 days, A-1/P-1 by two. At time of purchase.	Yes	0.0%

Administrative Report

H.14., **File #** 26-0203 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE REDONDO BEACH UNIFIED SCHOOL DISTRICT TO HELP FUND CITY PROVIDED SCHOOL RESOURCE POLICE OFFICER SERVICES FOR THE TERM JULY 1, 2025 THROUGH JUNE 30, 2027

EXECUTIVE SUMMARY

In September 2019, the City Council approved a Memorandum of Understanding (MOU) with the Redondo Beach Unified School District (RBUSD) to provide $100,000 of funding per year to support the cost of an additional School Resource Officer (SRO) position. Subsequent amendments to the agreement extended the District's contribution to SRO services through June 2025. The SRO program enhances campus safety, improves incident response, strengthens the Police Department's relationships with students and school personnel, and supports the Department's Vision Statement, "We Are the Community - Leading the Way in Law Enforcement."

On June 10, 2025, a proposed third amendment to the agreement was considered, but not executed by the City. Following collaborative discussions with RBUSD officials, the City proposes a new MOU with the District that would extend the SRO partnership through June 2027, increase the District's annual contribution amount to $200,000 per year, and continue the positive engagement between the Redondo Beach Police Department and school community.

BACKGROUND

The Redondo Beach Police Department has provided police services for RBUSD for several years by dedicating a Police Officer to serve as a SRO. The SRO has served as the primary responder to calls for service on RBUSD campuses and has played a key role in enhancing school safety, communication, and engagement with students and staff.

In 2018, the Police Department added a second Police Officer to the SRO unit to support middle and elementary school campuses. Although SRO duties are the primary assignment for these two positions, either officer may be reassigned to other law enforcement responsibilities in the City based on priority staffing needs.

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On September 3, 2019, the Redondo Beach City Council approved an MOU between the City and RBUSD to partially fund one SRO dedicated to Redondo Union High School. Under that Agreement, RBUSD contributed $100,000 annually to support the position. This MOU expired on June 30, 2025 after subsequent amendments.

The new Agreement continues the collaborative partnership between the City and RBUSD with a focus on maintaining safety across all school sites. Under the proposed Agreement, RBUSD would provide $200,000 annually to support two SRO positions, with one assigned to Redondo Union High School and the second assigned to school sites as determined by the Police Chief, in consultation with RBUSD. This structure ensures continued dedicated support for school safety while maintaining flexibility to meet operational needs.

If approved by the City Council, the MOU would be executed by the City and presented to the RBUSD Board of Education at their February 24, 2026 meeting for consideration of District approval.

COORDINATION

The City Manager's Office collaborated with RBUSD officials to negotiate the new Agreement. The Police Department reviewed the Agreement for operational accuracy and the City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

The total cost of one SRO position is approximately $200,000 per year. RBUSD has agreed to provide $200,000 annually to offset the City's cost for the two SRO positions. The remaining salary costs are included in the Police Department's annual operating budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Memorandum of Understanding by and between the Redondo Beach Unified School District and the City of Redondo Beach regarding the School Resource Officer (SRO) Program

MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN THE
REDONDO BEACH UNIFIED SCHOOL DISTRICT
AND THE
CITY OF REDONDO BEACH
REGARDING THE SCHOOL RESOURCE OFFICER (SRO) PROGRAM

This Memorandum of Understanding ("MOU") entered into this 17th day of February, 2026, between the Redondo Beach Unified School District, hereinafter referred to as "DISTRICT", and the City of Redondo Beach, hereinafter referred to as "CITY", agree to the following:

1. Term of MOU: This MOU shall cover the period from July 1, 2025, through June 30, 2027, unless terminated pursuant to the provisions of Section 16.

2. Goals and Objectives: It is understood and agreed that DISTRICT and CITY share the following goals and objectives with regard to the School Resource Officer Program ("PROGRAM") in the schools:
    a. to foster educational programs and activities that will increase engagement between school staff, students, and law enforcement agencies using SROs for instruction and presentations;
    b. to provide positive and proactive police officer support at Redondo Beach Unified School District school sites;
    c. to make police officers available to serve as mentors and role models for all students;
    d. to act swiftly and cooperatively when responding to major disruptions and flagrant criminal offenses at schools, such as: disorderly conduct, trespassers, the possession and use of weapons on campus, the illegal sale, use, and distribution of controlled substances and alcohol, and conduct appropriate threat assessments;
    e. to provide input regarding Comprehensive School Safety Plans;
    f. to respond to and report serious crimes that occur on DISTRICT campuses and to cooperate with other law enforcement officials in the investigation of crimes that occur at schools or school events;
    g. to cooperate with law enforcement officials in the investigations of criminal offenses which occur off campuses;
    h. to work cooperatively to promote the CITY's Vision Statement and reduce the criminal behavior by students, and;
    i. to assist with specific ongoing truancy issues by working with DISTRICT School staff.

3. Scope of Service: During the term of the MOU, CITY agrees to employ two (2) peace officers and assign them as School Resource Officers ("SROs"). CITY

plans to assign one (1) SRO to Redondo Union High School, with the second SRO assigned to school sites as determined by the Police Chief in consultation with the DISTRICT. Compensation for both SROs will be provided as described in Section 6.

4. Employment: SROs are solely employed by the CITY and shall be subject to the administration, supervision, and control of the CITY. The SROs are subject to all personnel policies and practices of the CITY.

5. Employment Costs: CITY agrees to provide and to pay the SRO's salary and employment benefits in accordance with the applicable salary schedules and employment practices of CITY and Memorandum of Understanding negotiated with recognized employee organizations, including but not necessarily limited to: sick leave, vacation leave, compensatory time off, unemployment compensation, life insurance, dental insurance, and medical/hospitalization insurance. Employment of the SROs will be contingent on yearly funding provided by the DISTRICT.

6. Compensation: DISTRICT agrees to pay $200,000 annually to CITY for two (2) SROs as listed in Section 3. DISTRICT shall pay the CITY $200,000 by June 30, 2026, and June 30, 2027. Under no circumstances shall the total amount paid by the DISTRICT exceed $400,000 under the MOU.

7. Employment Practices: CITY, by execution of this MOU, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, disability, or marital status in its employment practices. CITY shall hold DISTRICT free, harmless, and indemnified from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the supervisors and SROs.

8. Supervision and Control: The DISTRICT will provide CITY with its input regarding the CITY's decision regarding the assignment of the position of the SROs. The CITY, in its sole discretion, shall have the power and authority to discharge and discipline the SROs.
    a. Should CITY personnel downsizing occur, and the SROs are not identified to be separated from service as a result, the CITY shall endeavor to exclude the SROs from any CITY transfer process stemming from the organizational change to the extent possible as allowed pursuant to applicable laws and regulations.
    b. The SROs will receive direct supervision and administration from the CITY and will work with the DISTRICT for day-to-day activities.
    c. As employees of CITY, the SROs shall follow the chain of command, reporting first to the assigned SRO supervisor.

d. In the performance of their duties, the SROs shall coordinate and communicate with their unit supervision.

9. Hours of Work:
    a. The SROs will be scheduled each week to work 4 consecutive days in a row, 10 hours each day. The scheduled days will either be Monday through Thursday or Tuesday through Friday. Selection of the work schedule will be made based on the needs of the DISTRICT, but will not be changed after selection to allow the SROs to plan their time off.
    b. The start and end times of the workday shall be designated by the SROs' supervisor(s) in consultation with the DISTRICT.
    c. Co- and extra-curricular events necessitating an SRO's presence will be calendared, to the best of the DISTRICT's ability, prior to the start of the school year.
    d. For school vacations, holidays, and other times when schools are not in session and/or their presence is not required on or about DISTRICT campuses, the SROs may be reassigned to another division in the police department.

10. Absences:
    a. In the event the SROs will be absent from work when school is in session, the SROs shall notify their supervisor and the designated representative of DISTRICT.
    b. The DISTRICT recognizes that there will be times when the SROs are necessarily absent from campuses, including but not limited to excessive staffing shortages, emergencies, court appearances, union release time, and scheduled training.
    c. For extended absences and reassignments of the SROs, the CITY will have a "substitute" police officer on site(s) in place of the regularly assigned SROs.
    d. If the absence(s) of the SROs becomes a concern for the DISTRICT, the CITY and the DISTRICT agree to meet to resolve the absence issue that is mutually beneficial to both parties.

11. Additional Assignments:
    a. For extra-curricular activities closely related to the duties of the SROs, such as counseling sessions, truancy board meetings, sweeps, etc., the SROs may, with the approval of the SROs' supervisor, flex their hours beyond the normal working hours if agreed upon by the SROs, CITY, and DISTRICT. However, the DISTRICT cannot assign overtime hours to the SROs (per the language of the CITY's collective bargaining agreement) but may request and pay for additional police services, with CITY approval, by submitting payment via the customary billing procedure.

12. Dress Code: It is the goal of the program that SROs be readily identifiable as RBPD officers. During regular duty on campuses, they shall wear a uniform and appropriate safety equipment. For activities and occasions for which a uniform would not be appropriate, the SROs may wear a modified uniform or other apparel as approved by the CITY.

13. Equipment, Supplies, and Work Space:
    a. Motor Vehicles: The CITY will provide the SROs with a motor vehicle.
    b. Weapons, Ammunition, and Safety Equipment: The CITY agrees to provide the standard issue pistol, ammunition, body armor, and safety equipment for the SROs.
    c. Workspace: The DISTRICT agrees to provide office space for the SROs to perform administrative duties. The area should be accessible to the students and equipped with suitable seating, work surface, and storage if needed. The DISTRICT agrees to coordinate with CITY staff to facilitate the installation of CITY computer equipment. The DISTRICT will make all efforts to provide secure network access to connect to Law Enforcement Database(s), so that the SROs may perform essential reporting and investigatory job duties while on the campus.

14. Student Records:
    a. DISTRICT shall allow the assigned supervisors and the SROs to inspect and copy any public records maintained by the schools, including yearbooks and student directory information as defined in Education Code 49061.
    b. If information in a student's cumulative or other confidential record in an emergency to protect the health and safety of the student or other individuals, DISTRICT shall disclose to the SROs that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety; the need of the information to meet the emergency situation and extent to which time is of the essence.
    c. If confidential student records information is needed, but no emergency situation exists, the information may be released only upon the issuance of a court order, or the written authorization of the parent/guardian.
    d. CITY and the SROs will comply with policies of DISTRICT relative to the release of student information.

15. Indemnification: DISTRICT shall indemnify, defend, and hold harmless CITY, its officers, agents, employees, and representatives from and against any and claims, losses, liabilities, or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or by any negligent or willful act or omission of DISTRICT, its officers, agents, employees, or anyone directly or

indirectly acting on behalf of the DISTRICT, regardless of whether caused by a party indemnified hereunder.

CITY shall indemnify, defend, and hold harmless DISTRICT, its officers, agents, employees, and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including performance of this MOU, caused in whole or in part by any negligent or willful act or omission of CITY, its officers, agents, employees, or anyone directly or indirectly acting on behalf of CITY, regardless of whether caused in part by a party indemnified hereunder.

It is the intention of DISTRICT and CITY that, where fault is determined to have been contributory, principles of comparative fault will be followed, and each party shall bear the proportionate cost of any damage attributable to the fault of that party, its officers, directors, agents, employees, volunteers, subcontractors, and governing board.

16. Termination: Either party may terminate this MOU at any time upon providing thirty (30) days' prior written notice to the other party. DISTRICT shall be responsible for services incurred up until the date of termination.

17. Amendments: No modification, amendment, or addendum to this MOU shall be valid unless it is set forth in writing and is signed by the parties thereto, approved by parties' counsel, and approved by CITY's City Council and DISTRICT's Board.

IN WITNESS WHEREOF, the parties have executed this MOU in Redondo Beach, California, as of this 17th day of February, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

REDONDO BEACH UNIFIED SCHOOL DISTRICT

By: _____
Name:_____
Title: _____

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

Administrative Report

J.1., **File #** 26-0194 **Meeting Date:** 2/17/2026

TITLE

For eComments and Emails Received from the Public

Administrative Report

L.1., **File #** 26-0228 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF A DENIAL BY THE PLANNING COMMISSION OF AN EXEMPTION DECLARATION, CONCESSIONS REQUESTED UNDER STATE DENSITY BONUS LAW, AND A COASTAL DEVELOPMENT PERMIT, TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME AND 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: **401 - 417 S. Pacific Coast Highway**
CASE NO: 2025-0074

PROCEDURES:
1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Adopt the attached resolution by title only, waiving further reading.

ADOPT BY TITLE ONLY RESOLUTION CC-2602-010 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL, THEREBY APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(E) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY

(CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY AND HEREBY APPROVED UNDER STATE DENSITY BONUS LAW

EXECUTIVE SUMMARY

On March 13, 2025, the City of Redondo Beach ("City") received application materials on behalf of Wal2Wal Inc. (Applicant) to construct a four-story, 45-foot tall, mixed-use multi-family residential condominium Project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8 affordable units, and 17,000 square feet of ground-level commercial floor space (Project) with 2 subterranean parking levels providing 105 parking spaces.

The five parcels that comprise the Project site are zoned C-2 (Coastal Zone), which does not allow for residential development. The Applicant, however, invoked the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 et seq., also referred to as Assembly Bill (AB) 2011), which allows the ministerial approval of mixed-income residential development (including some mixed-use buildings) on sites currently zoned for commercial or retail uses along a "commercial corridor." Additionally, as the Project includes affordable housing units, the application also takes advantage of the benefits provided by State Density Bonus Law (Government Code § 65915, SDBL). The applicant also submitted an Senate Bill (SB) 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application.

On December 18, 2025, the Coastal Development Permit (CDP) for the proposed mixed-use residential condominium Project, along with the requests for concessions and waivers per SDBL, were presented by City staff at a duly noticed public hearing before the Redondo Beach Planning Commission which unanimously denied the CDP for reasons discussed later in this report. The denial has been appealed to the City Council by the Applicant.

Attached is the Planning Commission Administrative Report (Attachment 6) dated December 18, 2025, which provides a detailed description of the originally proposed Project and a comprehensive analysis of the Project as measured against all the applicable state housing laws, AB 2011 and SDBL, and the objective standards within the City's certified Local Coastal Program (LCP). Since that time, the applicant has submitted changes to the project, which are outlined below, and a traffic analysis, which is attached to the report. The project changes include 24 additional onsite parking spaces.

Staff Recommends that the City Council adopt the attached Resolution of the City Council of the City of Redondo Beach adopting a CEQA exemption declaration and granting the appeal of the Planning Commission's denial, thereby approving the request for a Coastal Development Permit pursuant to Government Code § 65912.124(e) based upon a determination that the Project -- construction of a mixed-use residential condominium Project with 49 units, 5 of which are affordable to very low income & 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with 129 parking spaces and space for an additional 14 valet parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial Zone (C-2) at 401-417 S. Pacific Coast Highway (Case No. 2025-0074) -- is "consistent with all objective standards" in the certified LCP with the application of allowable concessions and waivers permitted

by and hereby approved under SDBL.

BACKGROUND

Because state law requires ministerial approval of qualifying housing development projects under AB 2011, this Project typically would be approved administratively by staff. However, because the Project site is located in the Coastal Zone, a CDP issued by the Planning Commission was required. The Planning Commission's purview concerning this Project was limited to the review of the requests for concessions and waivers pursuant to SDBL and the objective criteria in the City's certified LCP. Other entitlements that would typically be reviewed by the Planning Commission, such as Design Review and a Conditional Use Permit, are superseded by state law. Furthermore, several of the local zoning development standards are also superseded by state law.

On December 18, 2025, the CDP for the proposed mixed-use residential condominium Project was presented by City staff at a duly noticed public hearing before the Redondo Beach Planning Commission. Following staff's presentation, public testimony, and Commission deliberation, the Planning Commission denied the CDP along with two of the three associated SDBL concessions related to reductions in required commercial parking and a deviation from shared (overlap) parking requirements. The following is a summary of the findings made by the Planning Commission, as identified in Resolution No. 2025-12-PCR-13 (Attachment 7):

- The required parking identified in the LCP (68 spaces) is an objective standard required to ensure compliance with the Coastal Act. The Project is not proposing to provide the required number of parking spaces and also would result in a loss of on-street parking. Therefore, the requested concession to reduce the commercial parking spaces to 44 spaces would decrease public access to the Coast, Harbor, and Pier for the general public and be contrary to state law.

- The requested parking concession would result in a significant impact to public safety based on the impact of the Project on safe ingress and egress for emergency vehicles from Fire Station No. 1. In addition, the Project will result in pedestrian and vehicular traffic conflicts as a result of the configuration of the driveway on Pearl Street. As such, the requested concession would result in a "specific, adverse impact" upon public health and safety.

- The Planning Commission does hereby find that the requested concession to avoid the utilization study (i.e., deviate from the overlap parking requirements) does not result in actual and identifiable cost reductions to provide for affordable housing costs. The applicant has not provided any evidence indicating that the study would result in cost reductions related to the provision of affordable housing.

An appeal of the December 18, 2025 Planning Commission decision was filed by the Applicant within the ten-day appeal period. The City Council is now scheduled to consider, as a *de novo* hearing, the appeal and the Planning Commission's denial of the CDP.

Staff Analysis

Project/Parking Modifications

Following the Planning Commission's denial of the CDP for the Project, the Applicant has since revised the Project plans to address concerns related to parking adequacy and public safety. The

original Project proposed a total of 105 parking spaces, 61 of which were dedicated to the residential uses and 44 of which were dedicated to the commercial uses with an overlap parking plan proposed. The revised Project has expanded the subterranean garage in a westerly direction and has reconfigured the parking stalls in order to provide 61 residential parking spaces and 68 commercial parking spaces (129 total spaces), thereby meeting the City's number of on-site commercial parking requirements in the LCP and the SDBL residential parking requirements, which eliminates the need for both the parking and overlap parking concessions that were requested previously and denied by the Planning Commission. The revised parking plan incorporates 10 tandem parking spaces and 20 compact spaces in order to achieve the total of 129 on-site parking spaces. Additionally, the Project includes 14 valet-operated spaces, in addition to the 129 on-site parking spaces. The tandem parking spaces and 13 of the compact spaces would be assigned to individual residential units. Because tandem and compact parking configurations are not expressly permitted within the applicable multi-family residential zoning district (but also not identified as prohibited), the Applicant is requesting additional waivers per SDBL to allow the tandem parking arrangements and residential compact spaces as part of the redesigned garage layout.

To accommodate the additional space needed for the parking spaces, the private storage spaces located within the parking areas have been reduced from approximately 19,600 cubic feet (400 CF per unit), which previously complied with RBMC requirements, to 14,700 cubic feet (300 CF per unit), resulting in a deficiency of 4,900 cubic feet. Accordingly, the Applicant is requesting a waiver per SDBL to permit the reduced amount of required private storage.

In summary, the Applicant has withdrawn the previously requested commercial parking concession and no longer requires the overlap parking concession, which are shown as deleted (strikethrough) below. However, to implement the revised parking plan, the Applicant is now requesting new waivers as identified (via underline) below.

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2))
2. ~~Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1))~~
3. ~~Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2))~~

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2))
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a))
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii))
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B))
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b))
6. <u>Reduce the required private storage space from (49) 400 cubic feet lockers for a total of 19,600 cubic feet (RBMC § 10-5.1514(b)) to (49) 300 cubic feet lockers for a total of 14,700</u>

cubic feet
7. Allow the use of 10 tandem parking spaces for commercial and residential use where tandem parking is not identified as permitted (RBMC 10-5.1704(c)(1) and 10-5.1706)
8. Allow the use of 13 compact spaces in a multi-family residential development where compact spaces are not permitted (RBMC 10-5.1704(c)(1))
9. Allow the use of 14 valet spaces at the discretion of the Applicant based on demand (RBMC 10-5.1704 and 10-5.1706)

In addition to increasing the number of spaces to meet the commercial parking requirements, the Applicant has made the following additional modifications to the Project to enhance mobility, livability, accessibility, and safety:

- Modification of the driveway slope to accommodate a grade of 5% for the first 20 feet from the edge of the property line to increase visibility for pedestrians and drivers
- Addition of secure bike parking on the ground level for bicycles, including cargo bikes
- Increased the valet queuing space to accommodate at least 14 cars
- Landscape plan modifications to incorporate trees with greater shade canopy
- Addition of bike racks on Pearl Street and Pacific Coast Highway
- Addition of “KEEP CLEAR” pavement markings at the Project access driveway

Safety Concern

The Planning Commission denied the CDP, in part, due to safety concerns related to the proximity of the Project to Fire Station #1. A local jurisdiction can potentially deny housing projects and associated requests for SDBL incentives when it is determined that there is a specific, adverse impact upon the public health or safety. Pursuant to Government Code Section 65589.5, a “specific, adverse impact upon the public health or safety” must be a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards in effect at the time the application was deemed complete.

Staff has conferred with Fire Department Staff regarding the Project’s potential impact to Fire Station #1. The Fire Department does not believe that the proposed Project creates any unique or unusual safety concerns for the operation of Fire Station #1. This conclusion is supported in a traffic study prepared by EDP Solutions, Inc., which has been submitted by the Applicant (see Attachment 4). The focused circulation, queuing, and safety analyses indicate that the proposed Project access is expected to operate acceptably. The queuing analysis indicates that forecasted queue lengths at the intersection of Pacific Coast Highway and Pearl Street correspond to fewer than four vehicles under both Existing Conditions and Existing Plus Project Conditions, with Project-generated traffic resulting in increases of less than one vehicle. In addition, the implementation of “KEEP CLEAR” pavement markings in the Pearl Street right-of-way at the Project access driveway would maintain unobstructed ingress and egress for vehicles entering and exiting the site and avoid any potential queue spillback impacts. The safety assessment did not identify any notable or recurring collision patterns attributable to the proposed Project access, and the Project’s pedestrian facilities are physically separated from vehicular circulation and are not expected to create pedestrian safety concerns.

The Fire Department also confirmed that the Project will not impact emergency response operations for Redondo Beach Fire Station #1, as emergency access will continue to operate consistent with existing conditions. Additionally, the shared parking analysis demonstrates that the originally

proposed 105-space on-site parking supply is sufficient to meet both weekday and weekend demand. With the addition of 24 additional on-site parking spaces, the Project now complies with the LCP's objective commercial parking development standard.

Below is a map that highlights the distance that Fire Station #1 (in red) is from the Project site (in blue), approximately 430 feet away.

Figure 1 - Aerial Map



Coastal Commission Staff / State HCD Consultation

As part of the analysis of the Project, City staff also consulted with Coastal Commission staff who expressed concern with the reference in the Planning Commission's denial to the Project's potential for limiting access to coastal resources. Coastal Commission staff advised the City that, "limiting access to coastal resources" was not an objective development standard and was not applicable to the Project. Additionally, the City has been in communication with the State Department of Housing and Community Development (HCD) and received a letter on February 13, 2026 (Attachment 9). The letter offers technical assistance and provides notice of a potential violation with the Planning Commission's denial of the Project.

Environmental Status

The proposed development is exempt from the California Environmental Quality Act (CEQA) because

approval of the Project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

COORDINATION

The Community Development Department coordinated review of the Project with the City Attorney's Office, Public Works and Fire Departments for evaluation and comment.

FISCAL IMPACT

Processing the project application and appeal is within the approved FY 2025-26 Operating Budgets for the Departments assisting with the review of the project. All subsequent Community Development Department fee collection and the project's potential tax generation would be determined as the Project is developed.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Attachment 1 - Resolution No. CC-2602-010 - 401 S.PCH
- Attachment 2 - Revised Project Plans
- Attachment 3 - Applicant's Appeal Application
- Attachment 4 - Applicant's Updated Appeal Letter, Concession/Waivers Exhibit, Traffic Analysis
- Attachment 5 - Exemption Declaration, December 11, 2025
- Attachment 6 - Planning Commission Administrative Report, December 18, 2025
- Attachment 7 - Planning Commission Resolution No. 2025-12-PCR-13, December 18, 2025
- Attachment 8 - Planning Commission Minutes, December 18, 2025 (Draft)
- Attachment 9 - Letter Department of Housing and Community Development Letter of Technical Assistance and Notice of Potential Violation, February 13, 2026

RESOLUTION NO. CC-2602-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL, THEREBY APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY AND HEREBY APPROVED UNDER STATE DENSITY BONUS LAW

WHEREAS, on March 13, 2025, an application was submitted by Wal2Wal Inc. ("Applicant") on behalf of Redondo Seaside Living LLC ("Owner"), to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8 affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces; and

WHEREAS, on November 4, 2025, after multiple reviews, resubmittals, and meetings between City staff and the applicant, the City of Redondo Beach accepted as "complete" an application for a Coastal Development Permit for the proposed Project; and

WHEREAS, the subject property, consisting of five parcels (APNs 7508 012 009, 7508 012 010, 7508 012 011, 7508 012 012, and 7508 012 013) is zoned C-2, which does not allow for residential development. The Applicant, however, has invoked the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 *et seq.*, enacted by AB 2011 and amended by AB 2243, together referred to herein as "AB 2011"), which allows the ministerial approval of mixed-income residential development on sites currently zoned for commercial or retail uses along a qualifying "commercial corridor"; and

WHEREAS, the Project site is located along Pacific Coast Highway which qualifies as a "commercial corridor" pursuant to Government Code § 65912.121(c); and

WHEREAS, the Project has proposed to include 5 units that will be made available at an affordable rent for Very Low Income households and 3 units that will be made available at an affordable rent for Moderate Income households, and therefore the applicant has sought benefits under State Density Bonus Law (Government Code § 65915, "SDBL"); including density bonuses, parking ratio reductions for the residential units, "concessions", and "waivers of development standards"; and

WHEREAS, the applicant also submitted a Housing Accountability Act (HAA) SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application, which was submitted on March 4, 2025; and

WHEREAS, state law requires ministerial approval of a qualifying housing development project under AB 2011, therefore this Project typically would be approved administratively by staff. However, pursuant to State Law and Redondo Beach Municipal Code Section 10-5.2218, because the project site is located in the Coastal Zone the proposed Project requires the issuance of a Coastal Development Permit (CDP) with Planning Commission approval; and

WHEREAS, AB 2011 generally overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects; and

WHEREAS, site eligibility requirements under AB 2011 depend on satisfying multiple requirements. The site must abut a commercial corridor and cannot have industrial uses or be adjacent to industrial uses or have contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The Project site meets all site eligibility requirements of AB 2011; and

WHEREAS, to qualify for the ministerial approval process prescribed by AB 2011, state law requires mixed-income housing projects to reserve at least 15% of the units for Lower Income households [which includes Very Low Income households per Health and Safety Code section 50079.5(b)]. The Project includes 18% of the units for Very Low Income (VLI) households and 11% of the units for Moderate Income (MI) households and therefore complies with the threshold AB 2011 affordability requirements for the ministerial approval process; and

WHEREAS, because the Project proposes to include over 18% of the base units as affordable to VLI households, it qualifies for four (4) concessions, and separately, waivers from state and local development standards under SDBL; and

WHEREAS, the applicant originally requested three (3) concessions and five (5) waivers from state and local development standards, but has revised the proposed Project to request only one concession to deviate from the Floor Area Ratio requirement, and 9 waivers, as identified in the Administrative Report; and

WHEREAS, AB 2011 prescribes specific "development standards" that supersede some local objective zoning standards applied to the Project. These include building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. Per AB 2011, all "other" applicable development standards are determined by identifying the closest zoning district that allows multifamily residential at the density proposed by the project. In this case the "other" local zoning designation and development standards that apply are found within the City's MU-3 zone, which is located immediately north of the subject site across Pearl Avenue; and

WHEREAS, state law allows applicants to request SDBL incentives/concessions and waivers/reductions of development standards to deviate from specified AB 2011 setback and height requirements and from any applicable local coastal program development standards. Government Code section 65912.124(f)(4) provides that the "receipt of any density bonus, concession, incentive, waiver or reduction of development standards, and parking ratios to which the applicant is entitled under Section 65915 shall not constitute a basis to find the project inconsistent with the local coastal program"; and

WHEREAS, the Planning Commission was the initial permitting authority for the coastal development permit for this Project. The Planning Commission's purview was limited to considering the requested concessions and waivers under SDBL and verifying whether the project is "consistent" with applicable objective standards in the Local Coastal Program pursuant to AB 2011 (Government Code § 65912.124(e)); and

WHEREAS, within SDBL (Government Code § 65915 (p)(1)) the parking provisions limit the local permitting authority to specific residential parking standards. Based on the proposed bedroom size of the units, per SDBL, the Project is required to provide a total of 61 residential parking spaces and the Project provides 61 residential spaces. Therefore, the proposed Project complies with the prescribed SDBL parking standards for residential uses; and

WHEREAS, SDBL does not prescribe a commercial parking standard for mixed-use projects that qualify for SDBL, which means that the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) "commercial uses not listed". The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. Pursuant to SDBL, the applicant originally requested a concession for the Project to provide only 44 commercial parking spaces, thereby not providing 24 spaces required by the LCP for the commercial uses; and

WHEREAS, at the duly noticed hearing on December 18, 2025, the Planning Commission denied the request for a concession under SDBL to allow for deviation from the LCP's commercial parking standard and thereby denied the Applicant's request for a CDP; and

WHEREAS, on December 22, 2025, an application for an Appeal to the City Council

of the Planning Commission's denial of the CDP was submitted to the City Clerk's Office; and

WHEREAS, following the Planning Commission's denial of the CDP and after the submittal of the Appeal, the Applicant revised the Project plans to address concerns related to parking adequacy and public safety; and

WHEREAS, the original Project (presented to the Planning Commission) proposed a total of 105 parking spaces, 61 of which were dedicated to residential uses and 44 of which were to be dedicated to commercial uses, with an overlap parking plan proposed, the revised Project has expanded the subterranean garage in a westerly direction, reduced the size of the private storage spaces, and reconfigured the parking stalls to provide the required 61 residential parking spaces and 68 commercial parking spaces (129 total spaces), thereby meeting the City's LCP commercial parking requirements and the SDBL residential parking requirements, which eliminates the need for both of the previously requested SDBL concessions related to parking; and

WHEREAS, the revised parking plan incorporates 10 tandem parking spaces and 20 compact spaces to achieve the total of 129 on-site parking spaces. The tandem parking spaces and 13 of the compact spaces would be assigned to individual residential units. Because tandem and compact parking configurations are not expressly permitted within the applicable multi-family residential zoning district, the Applicant is requesting waivers under SDBL to explicitly allow the tandem parking arrangements and residential compact spaces as part of the redesigned garage layout; and

WHEREAS, to accommodate the additional parking, a portion of the private storage spaces located within the parking areas have been reduced from approximately 19,600 cubic feet (400 CF per unit), which previously complied with RBMC requirements, to 14,700 cubic feet (300 CF per unit), resulting in a deficiency of 4,900 cubic feet. Accordingly, the Applicant also is requesting a waiver under SDBL to permit the reduced amount of required private storage; and

WHEREAS, the Applicant also made the following additional modifications to the Project since the Planning Commission hearing to enhance mobility, accessibility, and safety:

- Modification of the driveway slope to accommodate a grade of 5% for the first 20 feet from the edge of the property line to increase visibility for pedestrians and drivers.
- Addition of secure bike parking on the ground level for bicycles, including cargo bikes.
- Increased the valet queuing space to accommodate at least 14 cars.
- Addition of bike racks on Pearl Street and Pacific Coast Highway.
- Addition of "KEEP CLEAR" pavement markings in the Pearl Street right-of-way at the Project access driveway.

WHEREAS, the revised Project results in the applicant's request for the following modified concessions and waivers (concessions shown as ~~strikethrough~~ are those that were originally proposed however are no longer necessary and new proposed waivers are shown as <u>underlined</u> which are now necessary due to the redesigned Project):

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. ~~Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).~~
3. ~~Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).~~

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a))
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).
6. <u>Reduce the required private storage space from (49) 400 cubic feet lockers for a total of 19,600 cubic feet (RBMC § 10-5.1514(b)) to (49) 300 cubic feet lockers for a total of 14,700 cubic feet.</u>
7. <u>Allow the use of 10 tandem parking spaces for commercial and residential use where tandem parking is not identified as permitted (RBMC 10-5.1704(c)(1) and 10-5.1706).</u>
8. <u>Allow the use of 13 compact spaces in a multi-family residential development where compact spaces are not permitted (RBMC 10-5.1704(c)(1))</u>
9. <u>Allow the use of 14 valet spaces at the discretion of the Applicant based on demand (RBMC 10-5.1704 and 10-5.1706).</u>

WHEREAS, the Project will only be consistent with all required objective standards if the concessions/incentives and waivers are granted; and

WHEREAS, notice of the time and place of the public hearing before the City Council where the Exemption Declaration and Appeal application would be considered was given pursuant to local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the City Council of the City of Redondo Beach considered evidence presented by the applicant, the Planning Division, the City Attorney's Office, and other

interested parties at the public hearing held on the 17th day of February, 2026 with respect thereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AND RESOLVE:

SECTION 1. The City Council hereby finds that the above recitals are true and correct and are incorporated herein by reference as if set forth in full.

SECTION 2. The City Council finds that the proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the Project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code § 21080(b)(1) and CEQA Guidelines § 15268. Additionally, Government Code § 65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects.

SECTION 3. In accordance with State Density Bonus Law (SDBL) (Gov't Code § 65915), the City Council does hereby approve the following concessions and waivers as permitted for an AB 2011 Project:

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a)).
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).
6. Reduce the required private storage space from (49) 400 cubic feet lockers for a total of 19,600 cubic feet (RBMC § 10-5.1514(b)) to (49) 300 cubic feet lockers for a total of 14,700 cubic feet.
7. Allow the use of 10 tandem parking spaces for commercial and residential use where tandem parking is not identified as permitted (RBMC 10-5.1704(c)(1) and 10-5.1706).
8. Allow the use of 13 compact spaces in a multi-family residential development where compact spaces are not permitted (RBMC 10-5.1704(c)(1))
9. Allow the use of 14 valet spaces at the discretion of the Applicant based on demand (RBMC 10-5.1704 and 10-5.1706).

SECTION 4. Based upon the approval of the CEQA Exemption in SECTION 2 and the approval of the requested concessions and waivers pursuant to SDBL in SECTION 3, and with the conditions identified in SECTION 5 of this Resolution, the City Council does hereby determine and find the Project to be consistent with all applicable objective standards per Government Code § 65912.124(e), and with all objective standards of the City's certified local coastal program, and hereby approves the Coastal Development Permit, pursuant to the revised plans, specifications, drawings, and application materials considered by the City Council at its meeting on the 17th day of February, 2026.

SECTION 5. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the approval granted herein is for the construction of a 49-unit multifamily mixed-use development, inclusive of 5 deed restricted units affordable to very low-income households and 3 deed restricted units affordable to moderate-income households, and shall be in substantial compliance with the site plan, floor plans, roof plans, elevations, and landscape plans, except as otherwise modified by these conditions and approved by the City Council on February 17, 2026.

2. Existing public sidewalks and pedestrian routes along Pacific Coast Highway and Pearl Street shall be maintained or reconstructed to City standards. No encroachment or obstruction of public access shall occur except as allowed by City encroachment permits and temporary construction traffic control plans.

3. The Project shall not block, gate, or otherwise restrict any existing recorded public access easement or dedicated public right-of-way to the shoreline or coastal recreational areas. Any existing easement or accessway shall remain open and available for public use to at least the same extent as pre-project conditions.

4. During construction, public access along the adjacent sidewalks and streets shall be maintained to the maximum extent feasible. When temporary closures are unavoidable, alternative pedestrian routes shall be clearly signed and provided in accordance with City standards.

5. The Project shall not proceed to building permit issuance until the associated Administrative Design Review Permit and Use Permit for the Project are administratively approved by the Planning Division under its delegated authority. Those permits are processed and approved by staff as separate, concurrent approvals that, together with this Coastal Development Permit, constitute the complete local authorization for the Project. Any substantial change to the Project required through the Administrative Design Review Permit or Use Permit that materially alters the building envelope, site layout, or intensity of use as approved by this Coastal Development Permit shall require review for consistency with this Coastal Development Permit and, if necessary, an amendment to this Coastal

Development Permit.

6. That the Project shall comply with all applicable codes, local ordinances, regulations and requirements and obtain all necessary permits from the Building Department, Public Works Department, Engineering Department, and Fire Department.

7. That the Project shall adhere to all adopted state codes and local ordinances in regards to accessibility requirements.

8. The applicant and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the City.

9. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.

10. Details of the proposed fencing/walls, retaining walls, property line walls and all outdoor lighting shall be submitted to and reviewed and approved by the Planning and Building Divisions prior to the issuance of building permits. Outdoor lighting must be shielded to ensure no direct glare is visible from adjacent properties and the adjacent public rights of ways. Lighting along pedestrian pathways is limited to a height of 2 feet and all security lighting is required to be on motion detectors.

11. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.

12. The applicant shall comply with all demolition requirements including a pest certificate or statements from an extermination company stating the structures are free from roaches and rodents.

13. To minimize noise during all phases of construction the following is required:

    - The demolition, earthmoving, and ground impacting operations shall not occur in the same phase/concurrently.
    - Demolition, earthmoving, and ground-impacting operations shall occur only within the permitted construction hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. and 5:00 p.m. on Saturday, and with no work permitted on Sunday or holidays.
    - Select demolition and construction methods with low vibration levels.
    - The construction contractor shall implement the use of sound blankets on the perimeter of the proposed Project's property line. The sound blanket shall be at least 10 feet high, and capable of blocking 20 dBA of construction noise. The blankets shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked. A construction noise

study, that includes an analysis of the demolition work, is required to be reviewed and approved by the Planning Division prior to the issuance of any permits.

- The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

14. Conduct a focused acoustical analysis of the subject property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.

15. All future air conditioning units and plumbing mechanical equipment shall be reviewed and approved by the Planning and Building Division to ensure no impacts due to noise result from the placement of said units and that the equipment locations comply with the Zoning Ordinance and Building Code.

16. The site shall be fully fenced prior to the start of construction.

17. All on-site litter and debris shall be collected daily during construction.

18. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sundays and holidays.

19. The Planning Division shall be authorized to approve minor changes.

20. Prior to or concurrently with the recordation of the final map or issuance of the first building permit, whichever comes first, the Applicant shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney, whereby the Applicant, and all successors in interest, shall agree to provide the 8 deed restricted units at an affordable rent to income eligible households for 55 years in accordance with the requirements of Government Code Sections 65912.122(a)(3) and 65915(c)(1). The Project shall include 5 units for Very Low Income households and 3 units for Moderate Income households. The Affordable Housing Agreement shall have priority over the liens of all individual lot deeds of trust, mortgages and other financing instruments encumbering the Project site.

21. The Applicant shall include the following project design elements in the building plan check plan set:

    - The removal and replacement of all existing driveways along PCH fronting the subject parcels subject to the City's and/or Caltrans specifications and approval.

    - Modification of the driveway slope to accommodate a grade of 5% for the first 20 feet from the edge of the property line to increase visibility for pedestrians and drivers.

- Addition of secure bike parking on the ground level for bicycles, including cargo bikes.
- Increase the valet queuing space to accommodate at least 14 cars.
- Addition of bike racks on Pearl Street and Pacific Coast Highway.
- Addition of “KEEP CLEAR” pavement markings in the Pearl Street right-of-way at the Project access driveway.

22. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively “Indemnitees”) from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys’ fees or court costs) in any manner arising out of or incident to the Planning Commission’s actions, this approval and the Planning Commission’s actions, related entitlements, or the City’s environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City’s determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

SECTION 6. That the approved Coastal Development Permit shall become null and void if not vested within 36 months after the City Council's approval of the Project.

SECTION 7. The City Clerk shall certify the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 17th day of February, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

ATTEST:

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 the foregoing Resolution No. CC-2602-010 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 17th day of February, 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



VIEW OF PCH ELEVATION

NIVASA LIVING MIXED-USE

401-417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRUARY 11, 2026

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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRUARY 11, 2026

COVER SHEET

Scale:

By: Author

Project No:
2518

Page No:
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VIEW OF PCH ELEVATION

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

RENDERING

Scale:

By: Author

Project No:
2518

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INTERSECTION OF PCH & PEARL



INTERSECTION OF PCH & PEARL

| | | |



LOOKING NORTH ALONG PCH

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interiors
entitlements
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www.dfharch.com

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REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

RENDERING

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By: Author

Project No: 2518

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VIEW OF MAIN ENTRY COURT ALONG PCH

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REDONDO BEACH, CA 90277

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FEBRAURY 11, 2026

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Project No: 2518

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LOOKING SOUTH ALONG PCH



LOOKING SOUTH AT INTERSECTION OF PCH & PEARL

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

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By: Author

Project No: 2518

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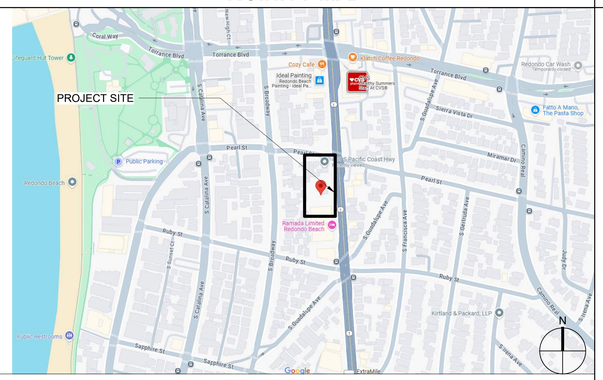
ABBREVIATIONS

A/C	AIR CONDITIONING	MTL.	METAL
A.C.	ASPHALTIC CONCRETE PAVING	N	NORTH
A.D.	AREA DRAIN	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO.	NUMBER
B.B.	BREAD BOARD	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BOT.	BOTTOM	P.A.	PLANTING AREA
C.L.	CENTER LINE	P.C.	PRE-CAST CONCRETE
CLG.	CEILING	P.P.	POWER POLE
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
		PLYWD.	PLYWOOD
COL.	COLUMN	PLMB.	PLUMBING
CONC.	CONCRETE	PR.	PAIR.
CONC. BLK.	CONCRETE BLOCK	PT.	PAINT
CONST.	CONSTRUCTION	R.	RISER
CONT.	CONTINUOUS	R.A.	RETURN AIR
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DN.	DOWN	RECP.	RECEPTACLE
D.S.	DOWN SPOUT	REF.	REFRIGERATOR
DTL.	DETAIL	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
(E)	EXISTING	REV.	REVISION
ELEC.	ELECTRIC	RF.	ROOF
E.V.	ELECTRIC VEHICLE	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	S.A.	SUPPLY AIR
EQIUP.	EQUIPMENT	S.C.	SOLID CORE
EXIST.	EXISTING	S.D.	STORM DRAIN
EXT.	EXTERIOR	S.F.	SQUARE FEET
F.F.	FINISH FLOOR	SHTG.	SHEATHING
F.G.	FINISH GRADE	SHT. MTL.	SHEET METAL
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	S/S	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.M.	FACE OF MASONRY	STR.	STRUCTURAL
F.O.S.	FACE OF STUD	SUBFLR.	SUB-FLOOR
FP.	FIREPLACE	SUSP.	SUSPENDED
FT.	FEET	T.	TREAD
FTG.	FOOTING	T & G	TONGUE AND GROOVE
G.	GAS	THK.	THICK
GA.	GAUGE	T.O.	TOP OF
GALV.	GALVANIZE	TYP.	TYPICAL
GL.	GLASS	U.G.	UNDERGROUND
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UNF.	UNFINISHED
HD.	HEAD	W.	WATER
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	W.C.	WATER CLOSET
		WD.	WOOD
H.W.	HOT WATER	W.H.	WATER HEATER
INT.	INTERIOR	W.I.	WROUGHT IRON
LAV.	LAVATORY	W/O	WITHOUT
LT.	LIGHT	W.O.	WHERE OCCURS
MAX.	MAXIMUM	W.P.	WATER PROOF
M/C	MEDICINE CABINET	W.W.M.	WELDED WIRE MESH
MECH.	MECHANICAL		
MFGR.	MANUFACTURER		
MIN.	MINIMUM		

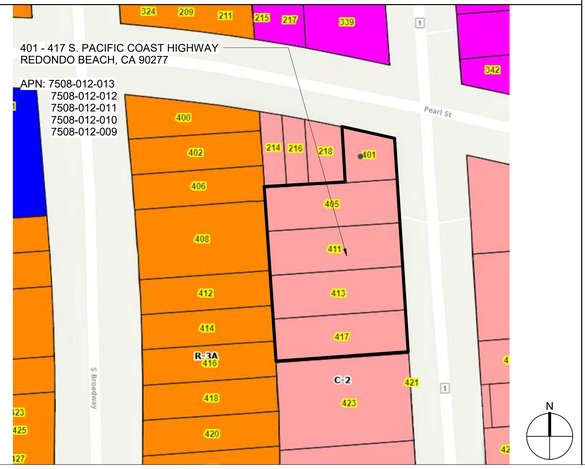
SYMBOLS LEGEND

SYMBOL	DESCRIPTION
( )	EXISTING CONDITION
+461.0' T.O.P.	NEW OR REQUIRED POINT ELEVATION LOCATION
(+461.0') T.O.P.	EXISTING POINT ELEVATION LOCATION
268	EXISTING CONTOUR LINE
320	NEW CONTOUR LINE
	MATCH LINE, SHADED PORTION SIDE SHOWN
	LEVEL LINE, CONTROL POINT OR DATUM
	PROPERTY LINE, BOUNDARY LINES
	CENTER LINE, EXTERIOR ELEVATION LINES
	OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.
	OUTLINE OF HIDDEN OBJECTS BELOW
	EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION REFERENCE DRAWING NUMBER
1 A-1 SIM	DETAIL NUMBER REFERENCE DRAWING NUMBER
	WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER
1t	DOOR NUMBER
EW9	WALL/FLOOR REFERENCE
A	WINDOW NUMBER
A / A	MATERIAL REFERENCE / COLOR REFERENCE
12	EQUIPMENT NUMBER
1	REVISION
N	PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)
0 / 0	REFERENCE GRIDS
DIM.	DIMENSION TO FACE OF FINISH/CLEAR/MINIMUM
DIM.	DIMENSION TO FACE OF STUD, C/L OF CONCRETE, CMU U.N.O.

VICINITY MAP



ZONING MAP



CODES REGULATIONS, PERMITS, & STANDARDS

THI PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R)
PART 2: 2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2024 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)
PART 3: 2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2023 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4: 2025 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2024 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 5: 2025 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2024 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 6: 2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7: 2025 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.
PART 9: 2025 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2024 INTERNATIONAL FIRE CODE)
PART 11: 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)
PART 12: 2025 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.
NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE
FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"
AMERICANS WITH DISABILITIES ACT OF 2010.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF REDONDO BEACH REGULATIONS, CODES AND AUTHORITIES:

A. BUILDING & SAFETY DEPT.
B. PLANNING & ZONING DEPT.
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.
F. RECREATION & PARKS DEPT.

UNIT MIX (SEE T-1.04)

RENTABLE AREA SCHEDULE BY NUMBER

2ND FLOOR

Number	NAME	Unit Type	COUNT	AREA
201	UNIT B.1	2 BED	1	1343 SF
202	UNIT A.1	1 BED	1	912 SF
203	UNIT A.2	1 BED	1	791 SF
204	UNIT A.3	1 BED	1	806 SF
205	UNIT A.3	1 BED	1	806 SF
206	UNIT A.3	1 BED	1	806 SF
207	UNIT A.4	1 BED	1	843 SF
208	UNIT B.2	2 BED	1	1259 SF
209	UNIT A.5	1 BED	1	853 SF
210	UNIT A.6	1 BED	1	873 SF
211	UNIT B.4	2 BED	1	1345 SF
212	UNIT C.1	3 BED	1	1713 SF
213	UNIT B.3	2 BED	1	1253 SF
214	UNIT B.5	2 BED	1	1271 SF
215	UNIT A.7	1 BED	1	1010 SF
216	UNIT A.8	1 BED	1	941 SF
217	UNIT C.2	3 BED	1	1768 SF
			17	18593 SF

RENTABLE AREA SCHEDULE BY NUMBER

3RD FLOOR

Number	NAME	Unit Type	COUNT	AREA
301	UNIT B.1	2 BED	1	1343 SF
302	UNIT A.1	1 BED	1	912 SF
303	UNIT A.2	1 BED	1	791 SF
304	UNIT A.3	1 BED	1	806 SF
305	UNIT A.3	1 BED	1	806 SF
306	UNIT C.3	3 BED	1	1748 SF
307	UNIT B.2	2 BED	1	1256 SF
308	UNIT A.5	1 BED	1	853 SF
309	UNIT A.6	1 BED	1	873 SF
310	UNIT B.4	2 BED	1	1345 SF
311	UNIT C.1	3 BED	1	1713 SF
312	UNIT B.3	2 BED	1	1253 SF
313	UNIT B.5	2 BED	1	1271 SF
314	UNIT A.7	1 BED	1	1010 SF
315	UNIT A.8	1 BED	1	941 SF
316	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF

RENTABLE AREA SCHEDULE BY NUMBER

4TH FLOOR

Number	NAME	Unit Type	COUNT	AREA
401	UNIT B.1	2 BED	1	1343 SF
402	UNIT A.1	1 BED	1	912 SF
403	UNIT A.2	1 BED	1	791 SF
404	UNIT A.3	1 BED	1	806 SF
405	UNIT A.3	1 BED	1	806 SF
406	UNIT C.3	3 BED	1	1748 SF
407	UNIT B.2	2 BED	1	1256 SF
408	UNIT A.5	1 BED	1	853 SF
409	UNIT A.6	1 BED	1	873 SF
410	UNIT B.4	2 BED	1	1345 SF
411	UNIT C.1	3 BED	1	1713 SF
412	UNIT B.3	2 BED	1	1253 SF
413	UNIT B.5	2 BED	1	1271 SF
414	UNIT A.7	1 BED	1	1010 SF
415	UNIT A.8	1 BED	1	941 SF
416	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF
GRAND TOTAL:			49	55972 SF

1 BED = 26 UNITS
2 BED = 15 UNITS
3 BED = 8 UNITS
49 UNITS TOTAL

PROJECT DIRECTORY

OWNER
REDONDO SEASIDE LIVING LLC
2701 190TH ST, #201
REDONDO BEACH, CA 90278
ATTN: SEEMA DHIR

ARCHITECT
DFH ARCHITECTS, LLP
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ATTN: JAMES FISCHER

LANDSCAPE ARCHITECT
ROOTLINES LLC
LOS ANGELES, CA
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CIVIL ENGINEER
G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
(310) 294-8111

PROJECT SUMMARY

MIXED-USE, MIXED-INCOME STATE DENSITY BONUS PROJECT PER AB2011 & AB1287
100% PRIVATELY FUNDED

ADDRESS: 401 - 417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

APN: 7508-012-009 THRU 7508-012-009 (5 LOTS)

LEGAL DESCRIPTION: LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166, TOWNSITE OF REDONDO BEACH, M.R. 39-1-17.

PROJECT DESCRIPTION 4-STORY, (49) MIXED INCOME RENTAL DWELLING UNITS W/ GROUND FLOOR COMMERCIAL & RESIDENTIAL AMENITY SPACES. 2-LEVELS SUBTERRANEAN PARKING

LOT AREA: 33,294 SF

ZONE DESIGNATION: C-2 COMMERCIAL
MU-3 MIXED-USE PER SECTION 65913.122(J)(1) FOR ASSESSING APPLICABLE DEVELOPMENT STANDARDS (LOCAL COASTAL PLAN)

DEDICATIONS: NONE

DENSITY BONUS: AB1287

CONSTRUCTION TYPE: TYPE I-A (LEVELS P1, P2, 1ST FLOOR)
TYPE III-A (FLOORS 2-4)

PROPOSED OCCUPANCY: M MERCANTILE
A-2 ASSEMBLY
A-3 ASSEMBLY
R-2 RESIDENTIAL
S-2 STORAGE

DENSITY / FLOOR AREA (FAR)

DENSITY:

MU-3 BASE RBMC: 1,245 SF OF LOT AREA PER DWELLING UNIT, N.T.E. 35 UNIT/ACRE
33,294 SF / 1,245 = 26.7 = 27 UNITS

DENSITY BONUS : 77.5%
27 X .5 = 13.5 = 14 UNITS
27 X .275 = 7.4 = 8 UNITS
BASE = 27 UNITS
TOTAL = 49 UNITS ALLOWED

AFFORDABLE UNITS: 15% VERY LOW INCOME (VLI): 27 X .15 = 4.05 = 5 UNITS
8% MODERATE INCOME (MI): 27 X .08 = 2.16 = 3 UNITS

PROVIDED UNITS: 41 UNITS (MARKET RATE)
5 UNITS (15% VERY LOW INCOME)
3 UNITS (8% MODERATE INCOME)
49 UNIT TOTAL

FLOOR AREA (FAR) (SEE T-1.02):

BASE RBMC: 1.5 33,294 X 1.5 = 49,941 SF ALLOWED

COMMERCIAL: MIN = 0.3 (9,989 SF) MAX = 0.7 (23,305 SF) ALLOWED

PROVIDED: RESIDENTIAL = 68,422 SF / 2.06 FAR
COMMERCIAL = 17,000 SF / 0.51 FAR
TOTAL = 85,422 SF / 2.57 FAR

HEIGHT (SEE A3.01-A4.04)

MU-3 BASE RBMC: 45FT / 3-STORIES

DB INCENTIVE: + 1-STORY

PROVIDED: 45FT / 4-STORIES

OUTDOOR LIVING SPACE (SEE T-1.03)

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

SETBACKS

	BASE PER AB2011	DB INCENTIVE	PROVIDED
FRONT (PCH)	0' / 10' MAX	-	3' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(1)(A))
SIDE STREET (PEARL)	0' / 10' MAX	-	6' (NONE REQ'D PER AB 2011)
SIDE NORTH	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
SIDE SOUTH	0'	-	5' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(2))
REAR (RES)	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
REAR (COMM)	15'	10'	10'

TRASH & STORAGE

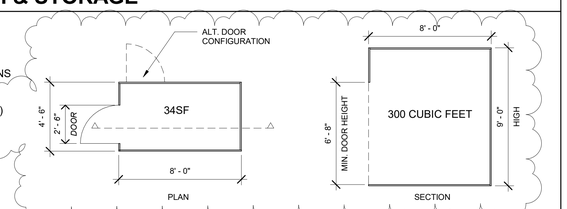
TRASH
REQUIRED: 12CF / DU = 12 X 49 = 588 CF @ MIN. OF (2) LOCATIONS

RECYCLING
REQUIRED: MIN. 48" X 54" X 72" 2 BINS/20 UNITS OR FRACTION THEREOF = 49 UNITS = 6 BINS

STORAGE
REQUIRED: 400CF / DU = 49 X 400 = 19,600 CF (9,800 SF MIN LOCATED IN PARKING GARAGE)

*PROVIDED: 49 STORAGE LOCKERS @ 300 CF MIN. = 49 X 300 = 14,700 CF

*STORAGE FOR ALL UNITS LOCATED ON PARKING LEVELS P1 & P2.
SEE SHEETS A-2.01 & A-2.02



TYP. STORAGE UNIT DETAIL SCALE: 1/4" = 1'-0" 1

SHEET INDEX

T-0.0	COVER SHEET
T-0.01	RENDERING
T-0.02	RENDERING
T-0.03	RENDERING
T-0.04	RENDERING
T-0.05	RENDERING
T-0.06	RENDERING
T-1.01	PROJECT DATA - ZONING
T-1.02	ZONING FLOOR AREA DIAGRAMS
T-1.03	OPEN SPACE FLOOR AREA DIAGRAMS
T-1.04	BUILDING AREA DIAGRAMS
A-1.01	EXISTING SITE SURVEY
A-1.02	PROPOSED SITE PLAN
A-1.03	SIGNAGE PLAN
A-2.01	LEVEL P2 PLAN
A-2.02	LEVEL P1 PLAN
A-2.03	1ST FLOOR / GROUND LEVEL PLAN
A-2.04	2ND FLOOR PLAN
A-2.05	3RD FLOOR PLAN
A-2.06	4TH FLOOR PLAN
A-2.07	ROOF PLAN
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.05	EXTERIOR ELEVATIONS
A-4.07	EXTERIOR MATERIALS PALLETE
C0.1	GENERAL NOTES + DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
E-1.0	LIGHTING PLAN

DB INCENTIVES & WAIVERS

INCENTIVES
1. INCENTIVE TO ALLOW AN INCREASE THE FLOOR AREA RATIO (FAR) FROM 1.5 (AS PERMITTED BY RBMC 10-5.915(a)(2)) TO 2.57

WAIVERS
1. WAIVER TO RBMC 10-5.915(e)(2) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4);
2. WAIVER TO RBMC 10-5.1522(b) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT;
3. WAIVER TO RBMC 10-5.915(f)(2)(a) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET;
4. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(A)(ii) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER;
5. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAIN A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET
6. WAIVER TO RBMC 10-5.1514 (b) TO REDUCE THE REQUIRED PRIVATE STORAGE SPACE TO (49) 300 CF LOCKERS FOR A TOTAL OF 14,700 CF;
7. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (10) TANDEM PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL USE;
8. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (13) COMPACT PARKING SPACES FOR RESIDENTIAL USE;
9. WAIVER TO ALLOW USE OF VALET PARKING AT THE DISCRETION OF THE APPLICANT.

PARKING

REQUIRED PER GOV. CODE §65915(p)

RESIDENTIAL: 0-1 BR = 1 PARKING SPACE
2-3 BR = 1.5 PARKING SPACES
4 OR MORE BR - 2 PARKING SPACES

1 BED = 26 UNITS = 26 SPACES
2/3 BED = 23 UNITS = 35 SPACES
TOTAL = 61 SPACES

REQUIRED PER RBMC §10-5.1706

COMMERCIAL: 1 / 250SF = 17,000 / 250 = 68 SPACES

PROVIDED:

RESIDENTIAL: *61 (2 ACCESSIBLE, 46 STANDARD, 13 COMPACT/NEV)
* INCLUDES 7 TANDEM PARKING SPACES
(IN ADDITION TO PROVIDED PARKING, A BEACH SHUTTLE SERVICE WILL BE PROVIDED TO RESIDENTS.)

COMMERCIAL: *68 (3 ACCESSIBLE, 58 STANDARD, 7 COMPACT/NEV)
* INCLUDES 3 TANDEM PARKING SPACES

TOTAL: 129 SPACES

EV REQUIRED PER CALIFORNIA GREEN BUILDING CODE

COMMERCIAL
TABLE 5.106.5.3.1: 13 EV CAPABLE, 3 EVCS (EV CAPABLE W/ EVSE) **TOTAL COMM= 13**
RESIDENTIAL, 20 UNITS OR MORE
4.106.4.2.2(1): 40% OF TOTAL PARKING SPACES TO BE EV READY 61x.4=24.4= 25
4.106.4.2.2(2): 10% PARKING SPACES TO BE EV READY W/ CHARGERS 61x.1=6.1= 7
- 50% OF CHARGERS SHALL HAVE J1772 CONNECTORS 7x.5=3.5= 4
4.106.4.2.2.1.1(3): 1 IN EVERY 25 OF EV READY SPACES W/ CHARGERS SHALL HAVE AN ACCESS AISLE 7/25 = .28= 1
TOTAL RES = 32

ACCESSIBLE REQUIRED PER CALIFORNIA BUILDING CODE

COMMERCIAL
TABLE 11B-208.2: 3 PARKING SPACES **TOTAL COMM= 3**
RESIDENTIAL
1109A.4: 2% OF (ASSIGNED) PARKING SPACES 61x.02 = 1.22= 2
TOTAL RES = 2

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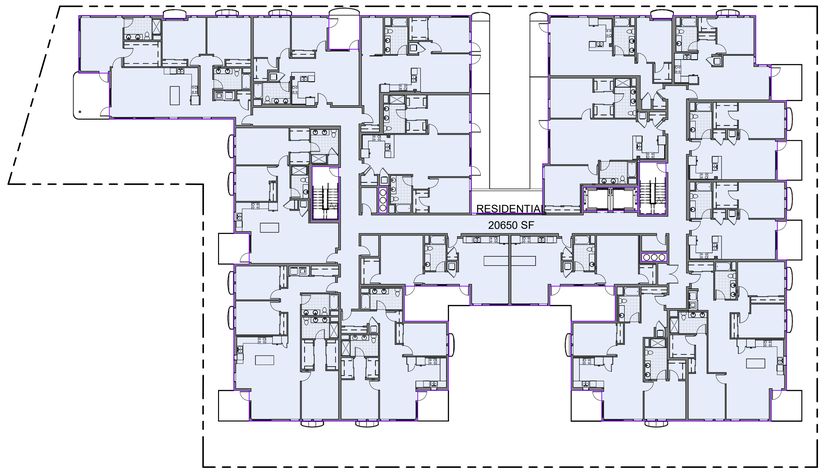
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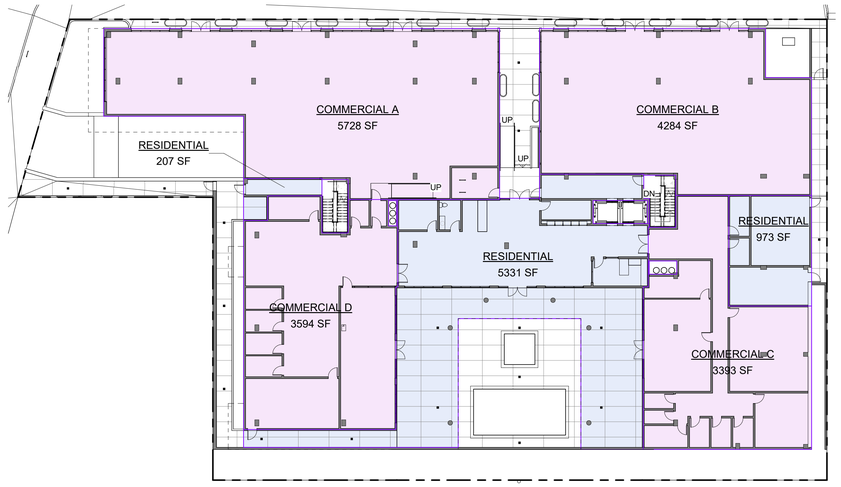
PROJECT DATA - ZONING

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By: Author
Project No: 2518
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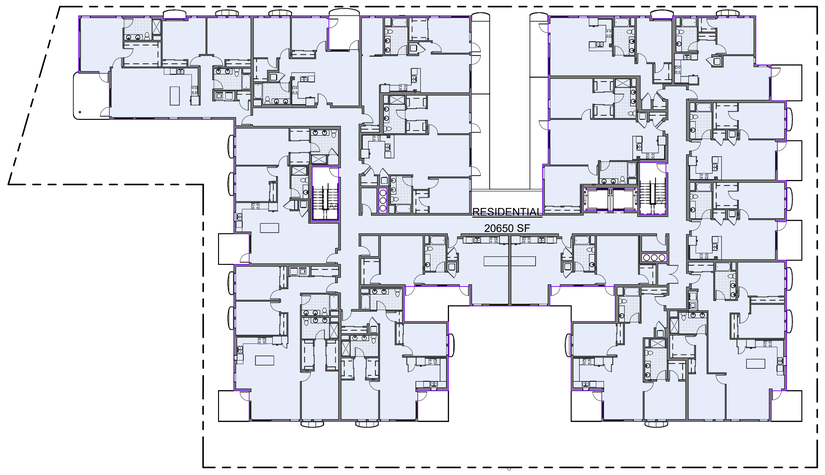
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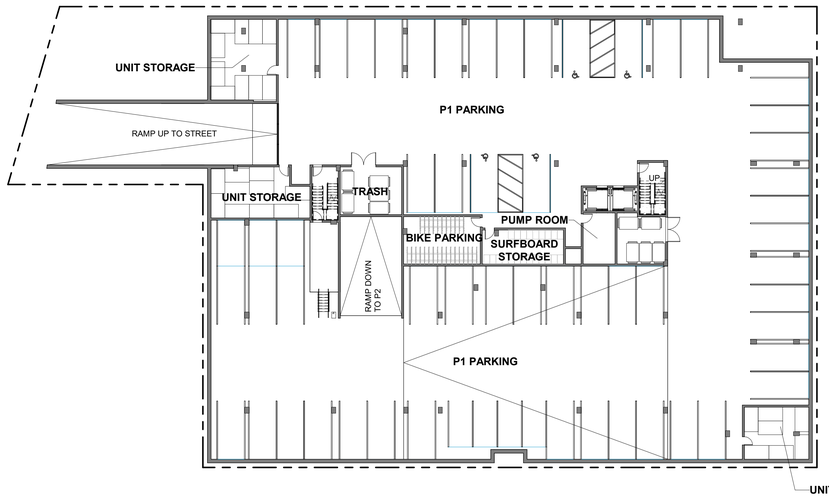
4TH FLOOR SCALE: 1" = 20'-0" 6



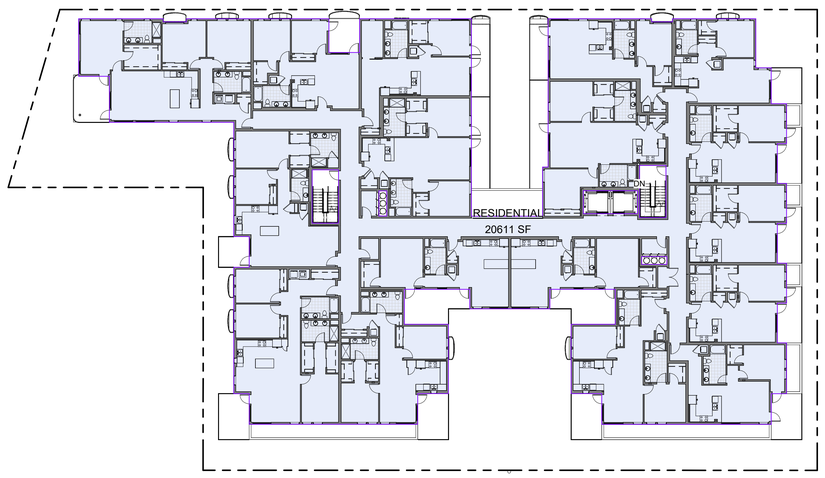
1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3



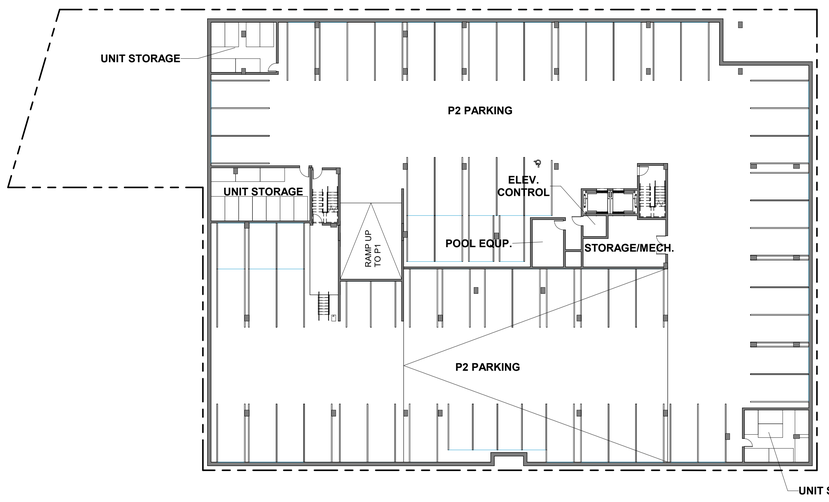
3RD FLOOR SCALE: 1" = 20'-0" 5



LEVEL P1 SCALE: 1" = 20'-0" 2



2ND FLOOR SCALE: 1" = 20'-0" 4



LEVEL P2 SCALE: 1" = 20'-0" 1

FLOOR AREA CALCULATION

AREA SCHEDULE (F.A.R.)

LEVEL	Name	AREA
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5728 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4284 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL D	3594 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL C	3393 SF
		17000 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	5331 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	207 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	973 SF
		6511 SF
2ND FLOOR	RESIDENTIAL	20611 SF
		20611 SF
3RD FLOOR	RESIDENTIAL	20650 SF
		20650 SF
4TH FLOOR	RESIDENTIAL	20650 SF
		20650 SF

TOTAL:
COMMERCIAL: 17,000 SF
RESIDENTIAL: 68,422 SF
85,422 SF

GROSS FLOOR AREA PER RBMC: 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

MIXED USE 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, basement 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

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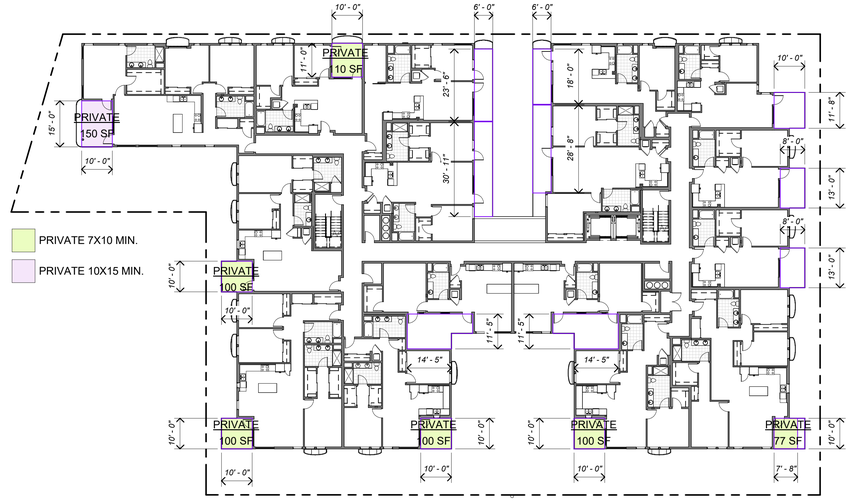
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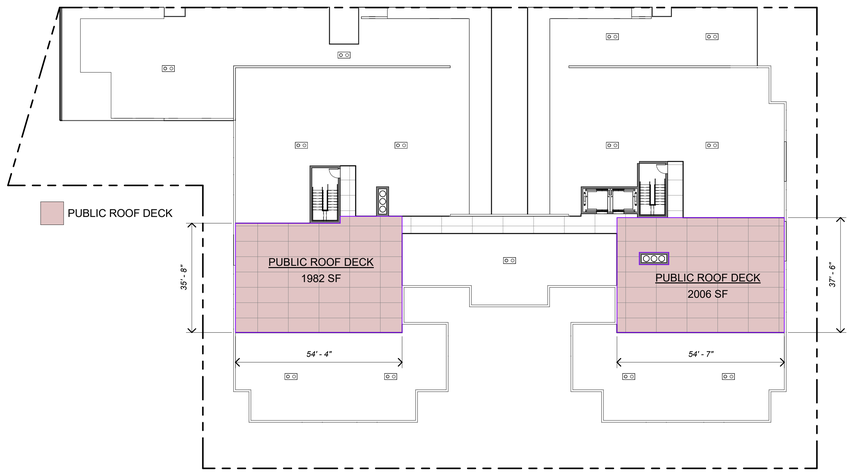
ZONING FLOOR AREA DIAGRAMS

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By: Author
Project No: 2518
Page No: T-1.02

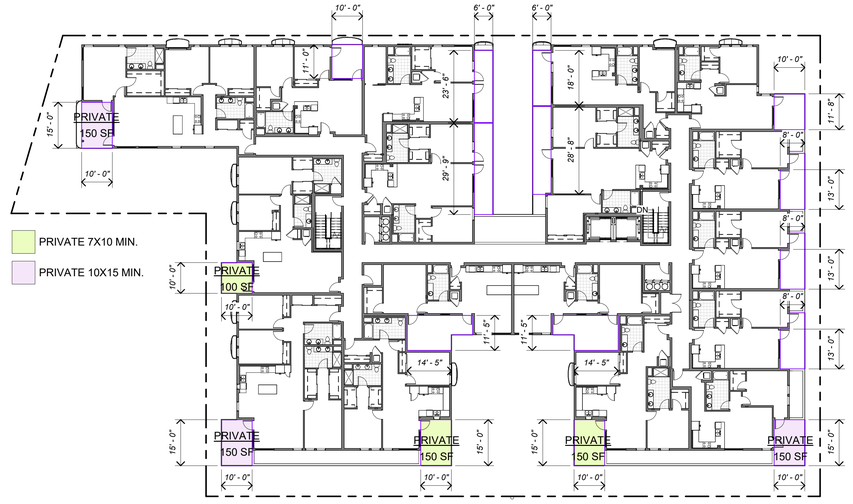
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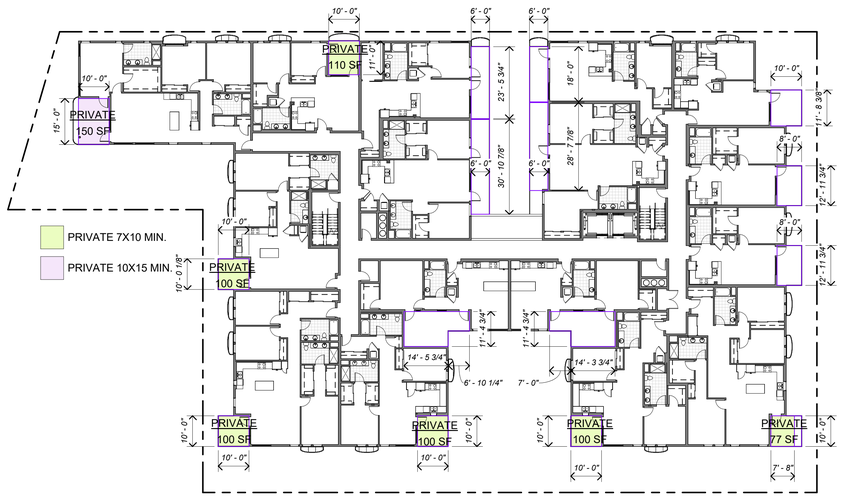
3RD FLOOR SCALE: 1" = 20'-0" 3



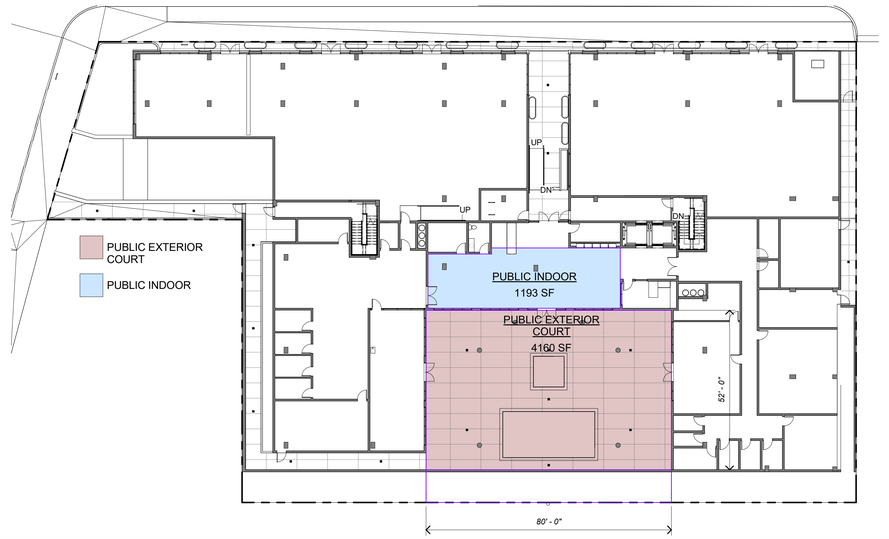
ROOF LEVEL SCALE: 1" = 20'-0" 5



2ND FLOOR SCALE: 1" = 20'-0" 2



4TH FLOOR SCALE: 1" = 20'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 1

OPEN SPACE CALCULATION

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:

PRIVATE =	3,349 SF
INDOOR =	1,193 SF
OUTDOOR =	4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK =	598 SF
TOTAL =	**9,800 SF**

OPEN SPACE PROVIDED - BY TYPE

TYPE	AREA		
PRIVATE 7X10 MIN.	1574 SF	+ (150%) =	2,349 SF
PRIVATE 10X15 MIN.	750 SF	+ (200%) =	1,500 SF
PUBLIC EXTERIOR COURT	4160 SF	=	4,160 SF
PUBLIC INDOOR	1193 SF	=	1,193 SF
PUBLIC ROOF DECK	3988 SF	@ (15%) =	598 SF
		TOTAL =	**9,800 SF**

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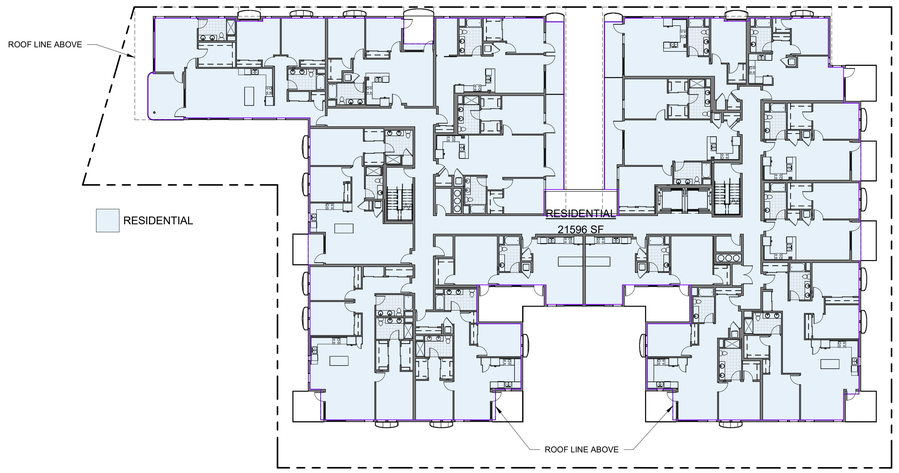
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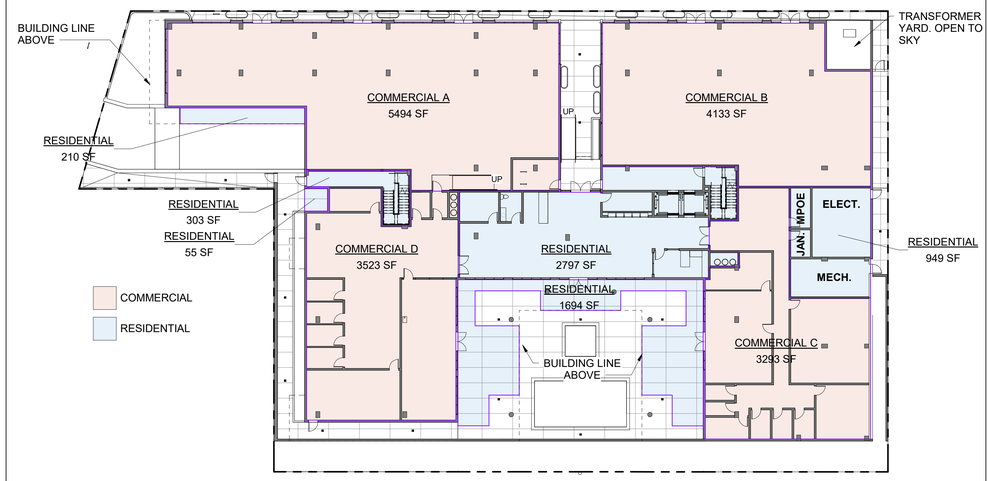
OPEN SPACE FLOOR AREA DIAGRAMS

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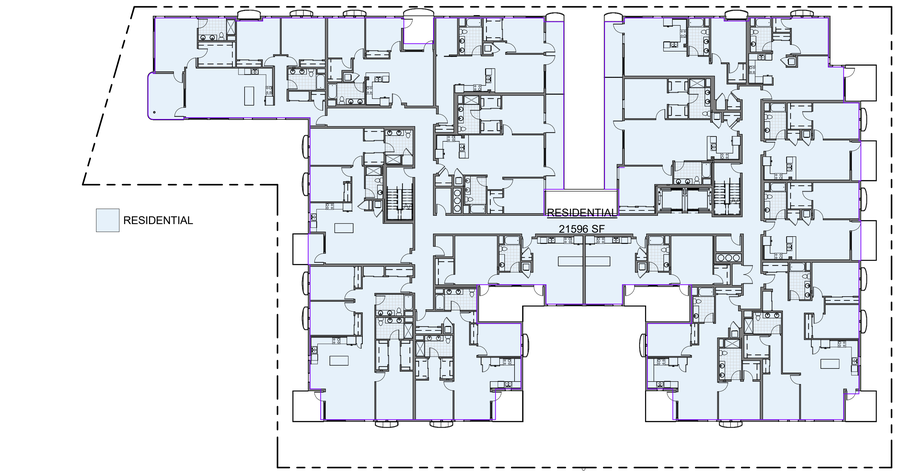
4TH FLOOR SCALE: 1" = 20'-0" 6



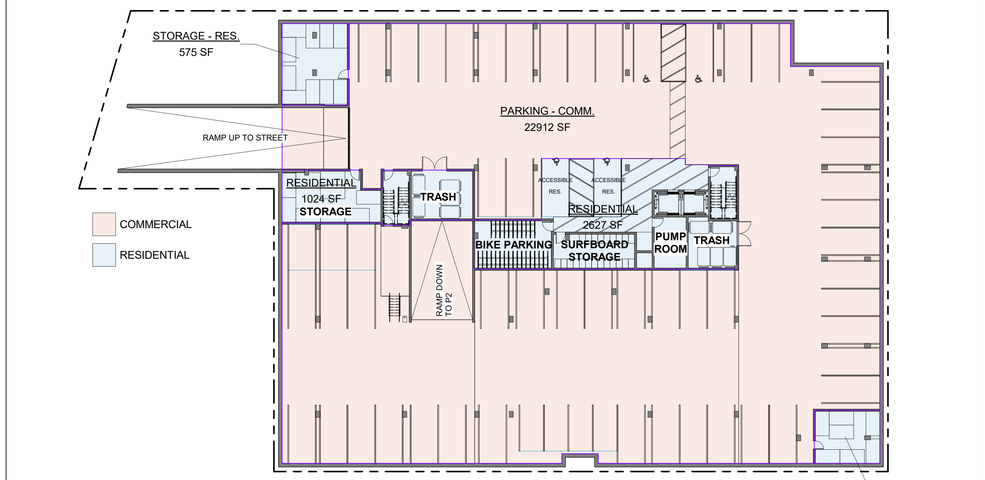
1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3

Area Schedule (Allowable Building Area)		
Level	Name	Area
LEVEL P2	PARKING - COMM.	4277 SF
LEVEL P2	PARKING - COMM.	365 SF
LEVEL P1	PARKING - COMM.	22912 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5494 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4133 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL C	3293 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL D	3523 SF
COMMERCIAL		43996 SF
LEVEL P2	PARKING - RES.	22083 SF
LEVEL P2	STORAGE - RES.	367 SF
LEVEL P1	RESIDENTIAL	1024 SF
LEVEL P1	RESIDENTIAL	2627 SF
LEVEL P1	STORAGE - RES.	370 SF
LEVEL P1	STORAGE - RES.	575 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	2797 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	303 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	210 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	1694 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	55 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	949 SF
2ND FLOOR	RESIDENTIAL	21592 SF
3RD FLOOR	RESIDENTIAL	21596 SF
4TH FLOOR	RESIDENTIAL	21596 SF
RESIDENTIAL		97837 SF
GRAND TOTAL		141834 SF

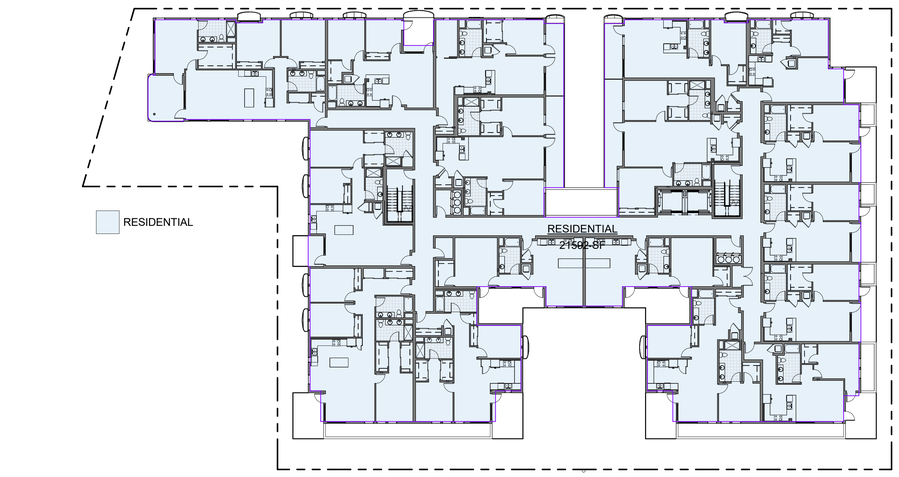
1/3 MAX. COMMERCIAL AREA PER AB2011
141,834 / 3 = **47,278 SF MAX. COMMERCIAL**
43,996 SF < **47,278 SF**



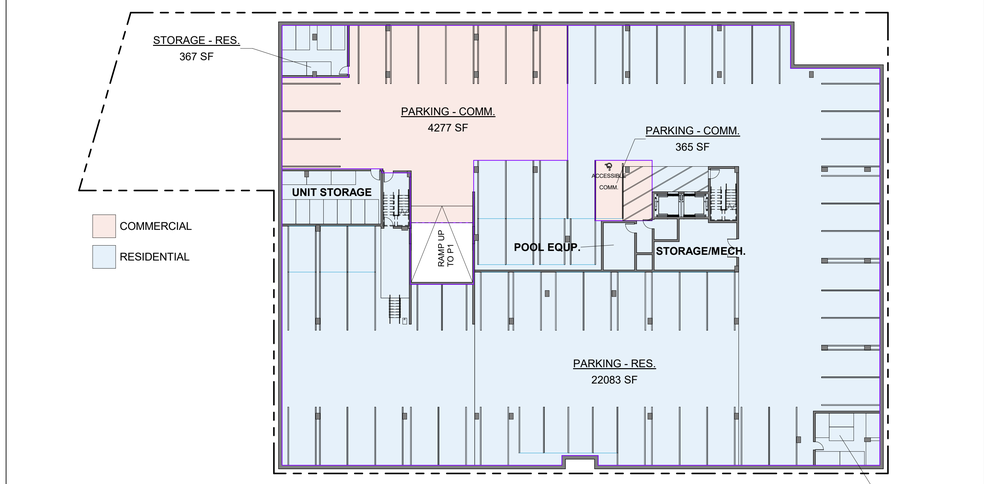
3RD FLOOR SCALE: 1" = 20'-0" 5



LEVEL P1 SCALE: 1" = 20'-0" 2



2ND FLOOR SCALE: 1" = 20'-0" 4



LEVEL P2 SCALE: 1" = 20'-0" 1

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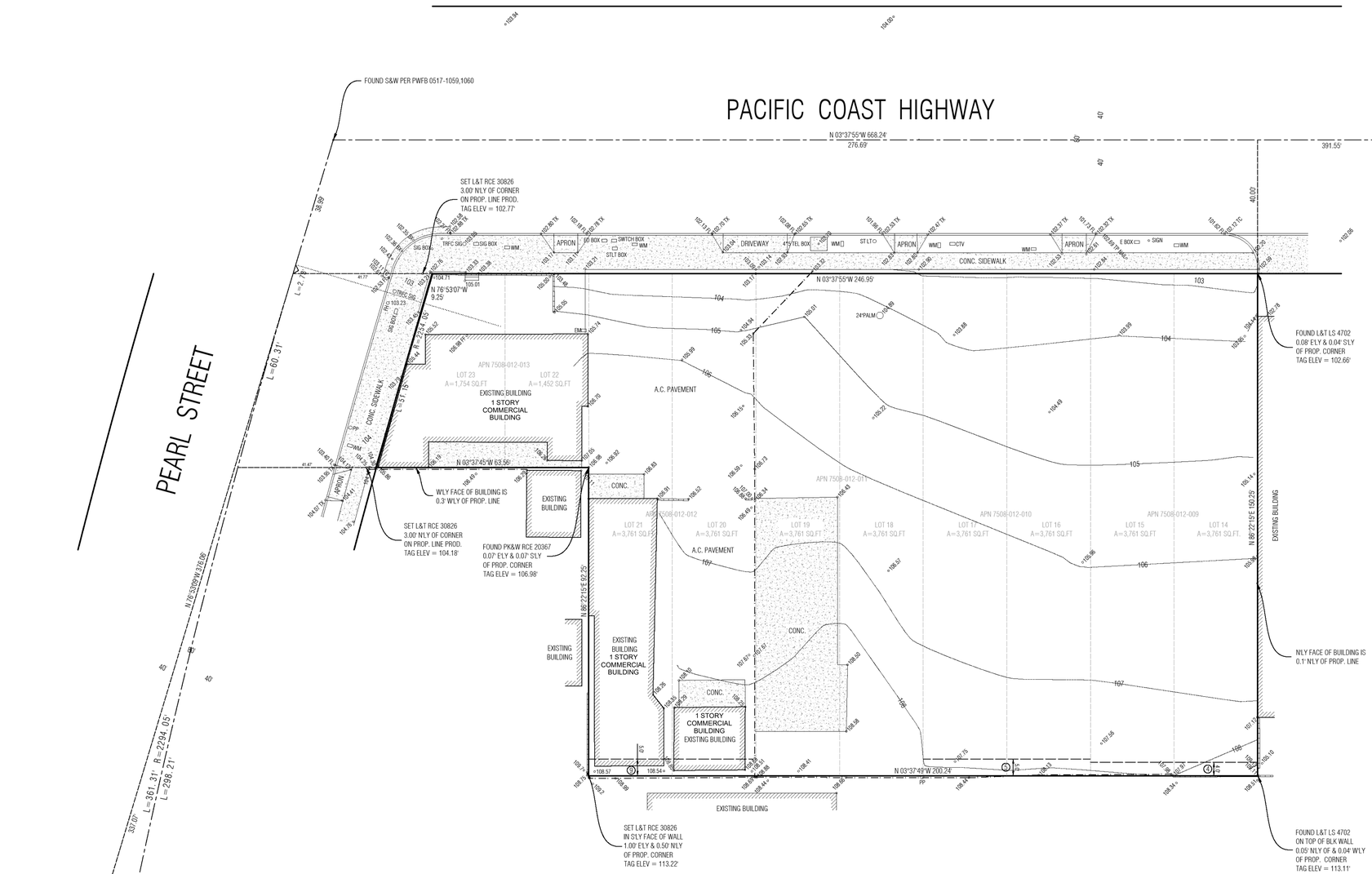
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BUILDING AREA DIAGRAMS

Scale: 1" = 20'-0"
By: Author
Project No: 2518
Page No: T-1.04

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NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

4 ITEM #4 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19098, PAGE 275, OF OFFICIAL RECORDS. AFFECTS: REAR 4 FEET OF LOTS 14 AND 15

5 ITEM #5 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. POLE LINES AND CONDUITS RECORDED: IN BOOK 19177, PAGE 28, OF OFFICIAL RECORDS. AFFECTS: REAR 5 FEET OF LOTS 16 AND 17

9 ITEM #9 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19097, PAGE 277, OF OFFICIAL RECORDS. AFFECTS: WESTERLY 5 OF LOTS 20 AND 21

PROGRESSIVE TITLE COMPANY
ORDER NO. 4330121-02408
DATED MAY 4, 2021

SCALE 1" = 16'

SHEET 1 OF 1

JOB NO. 21-247

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
DARREN CHEHRAZI
RE/MAX-ESTATE PROPERTIES
1720 S. ELENA AVENUE
REDONDO BEACH, CA 90277
PHONE 310-930-6789

JOB ADDRESS
401 THRU 417 S. PACIFIC COAST HWY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7508-012-013/012/011/010/009

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY XX

DRAWN ON JUNE 14, 2021

REVISIONS:
REVISED NORTHWEST CORNER SEPTEMBER 30, 2021

LEGEND

EXISTING BUILDING	BRICK
CONCRETE	WOOD DECK

+106.76	EXISTING ELEVATION
100	EXISTING CONTOUR
	BLOCK WALL
X	EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F	CHAIN LINK
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE / STAKE & TAG
ST/LT / LT	STREET LIGHT / LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX / BX	TOP OF / BOTTOM OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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EXISTING SITE SURVEY

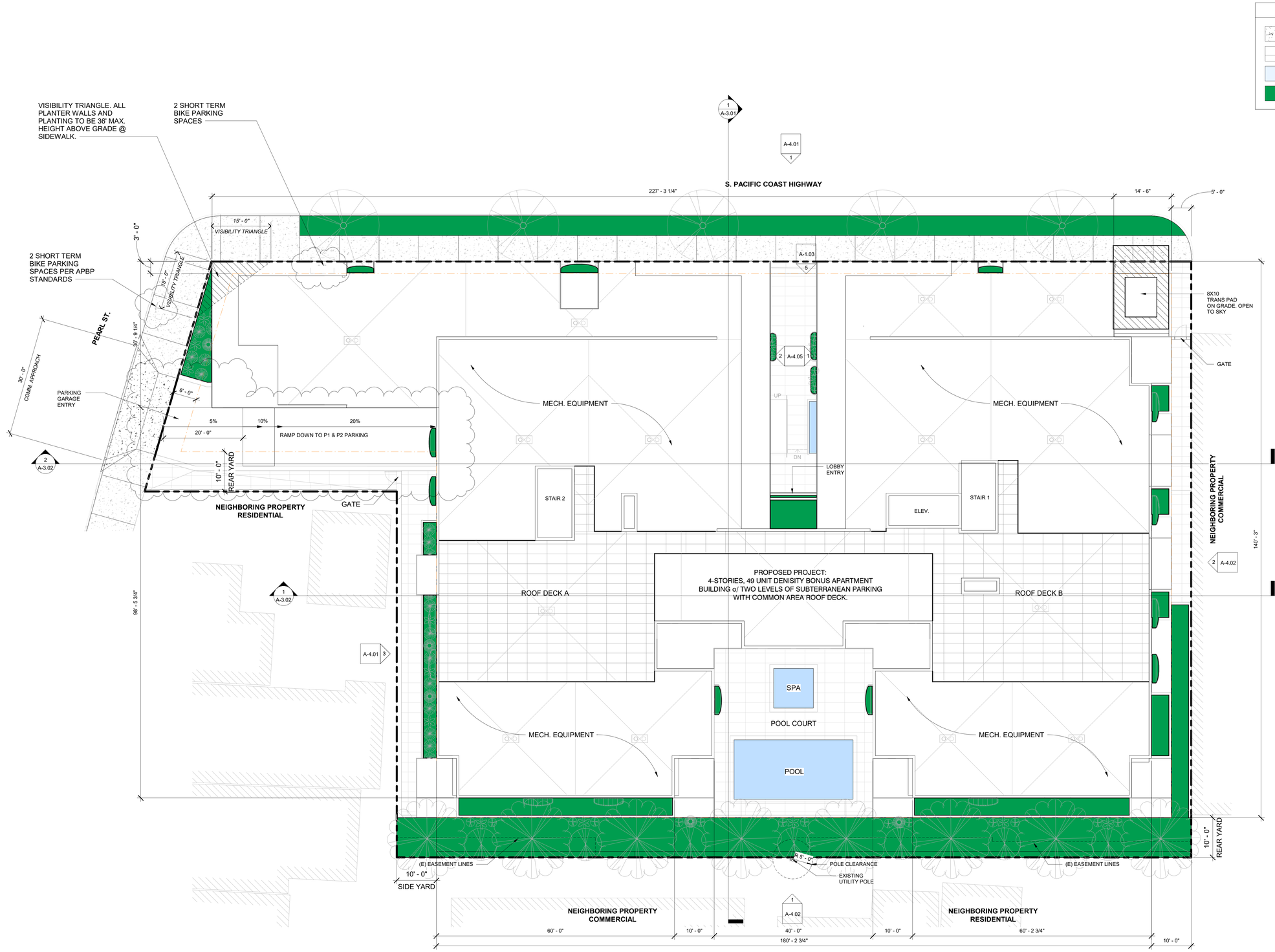
Scale:

By: Author

Project No: 2518

Page No: A-1.01

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PROPOSED SITE PLAN SCALE: 1" = 10'-0" 1

2/11/2026 1:00:53 PM

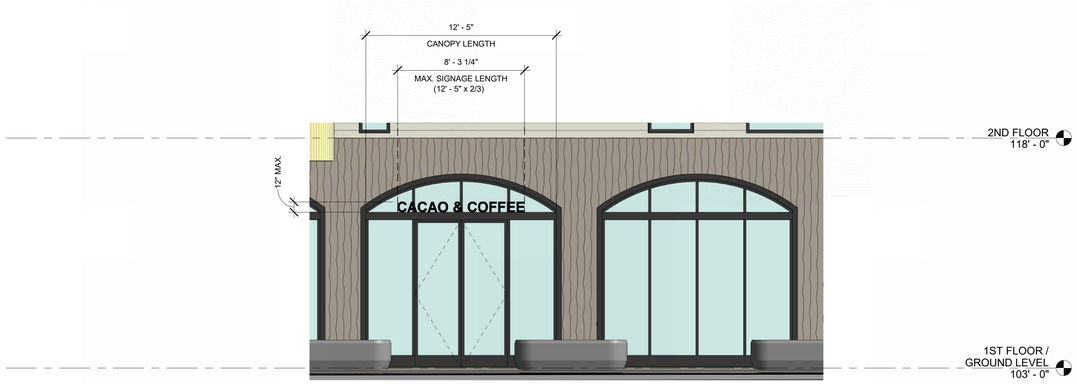
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PROPOSED SITE PLAN

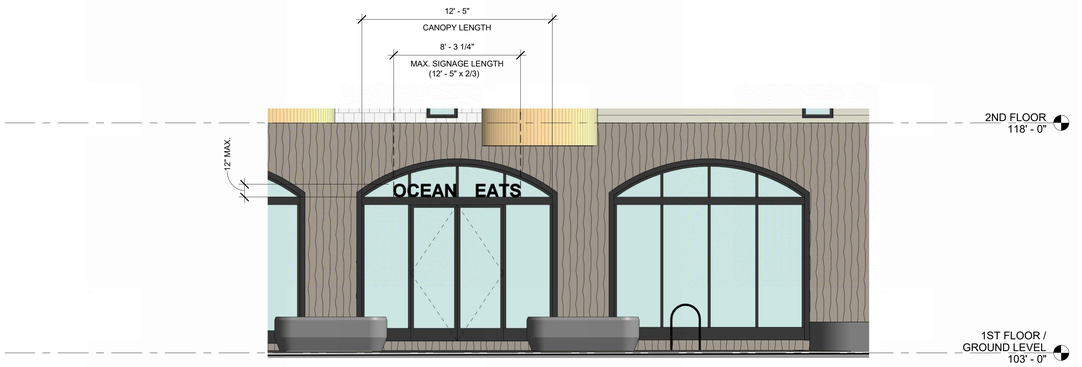
Scale: As indicated
By: Author
Project No: 2518
Page No: A-1.02



COMMERCIAL C - SIGNAGE | SCALE: 1/4" = 1'-0" | 4



COMMERCIAL B - SIGNAGE | SCALE: 1/4" = 1'-0" | 3



COMMERCIAL A - SIGNAGE | SCALE: 1/4" = 1'-0" | 2

COMMERCIAL CANOPY SIGNS

- SIGNS PRINTED ON, PAINTED ON, OR ATTACHED ONTO A CANOPY OR AWNING SHALL NOT EXCEED TWO-THIRDS OF THE LENGTH OF THE CANOPY OR AWNING AND SHALL CONSIST OF NO MORE THAN ONE LINE OF LETTERING NOT EXCEEDING 12 INCHES IN HEIGHT, AND SHALL BE LOCATED ON THE VALANCE OF SUCH CANOPY OR AWNING.
- IN ADDITION TO LETTERING, AN IDENTIFICATION EMBLEM, INSIGNIA, OR OTHER SIMILAR FEATURE NOT EXCEEDING AN AREA OF FOUR SQUARE FEET MAY BE PRINTED ON, PAINTED ON, OR ATTACHED ONTO ANY OTHER PORTION OF THE CANOPY OR AWNING.

RESIDENTIAL SIGNS

- ONE WALL SIGN PER STREET FRONTAGE AND/OR ONE MONUMENT SIGN PER STREET FRONTAGE, TOTALING NO MORE THAN 32 SQUARE FEET.



SIGN 1 = 43 SF
SIGN 2 = 9 SF
TOTAL = 52 SF < 1,203 SF



RESIDENTIAL - SIGNAGE | SCALE: 1/4" = 1'-0" | 1

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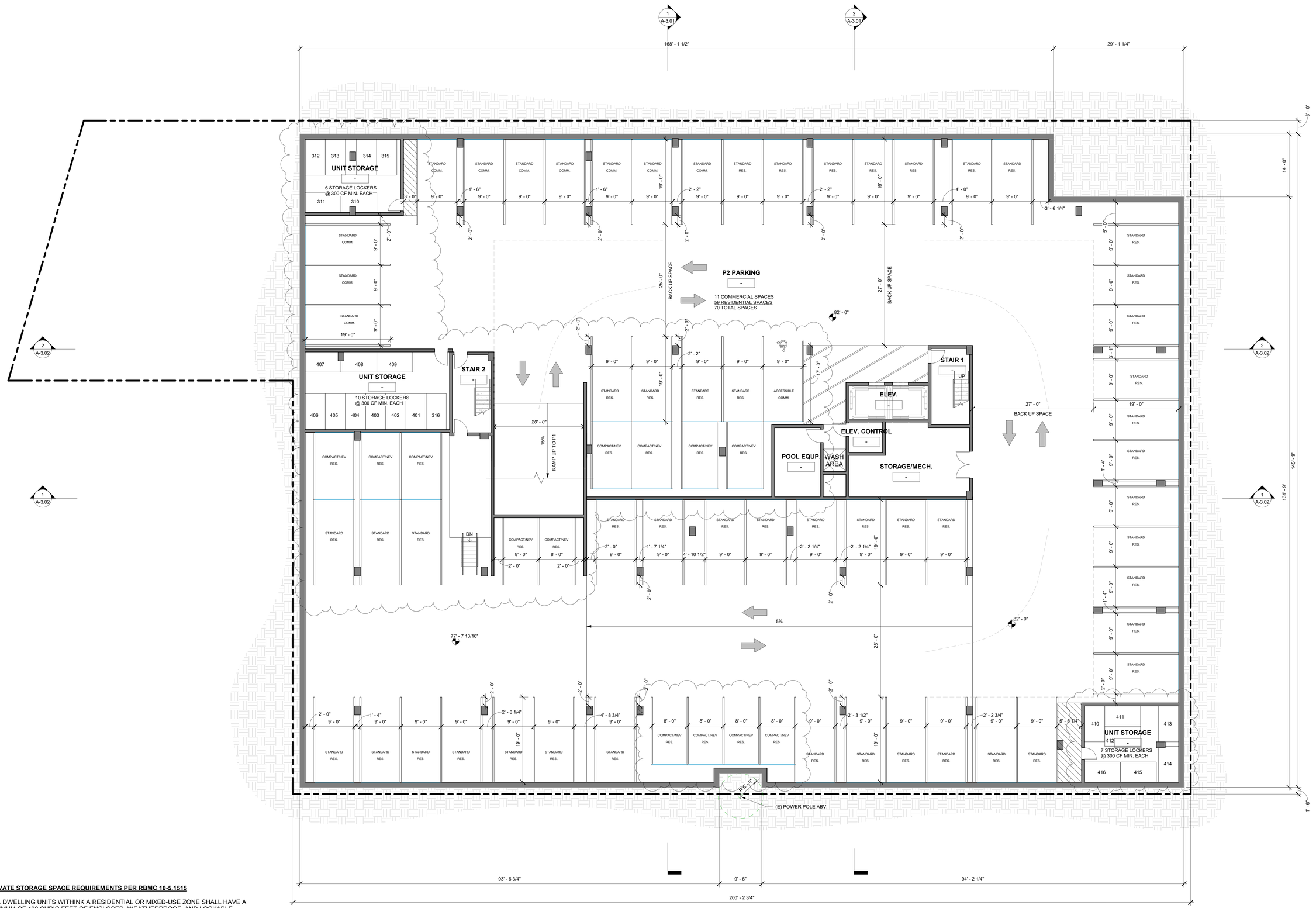
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SIGNAGE PLAN

Scale: As indicated
By: Author
Project No: 2518
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PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHINK A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

PARKING LEVEL P2 — SCALE: 1/8" = 1'-0" (1)

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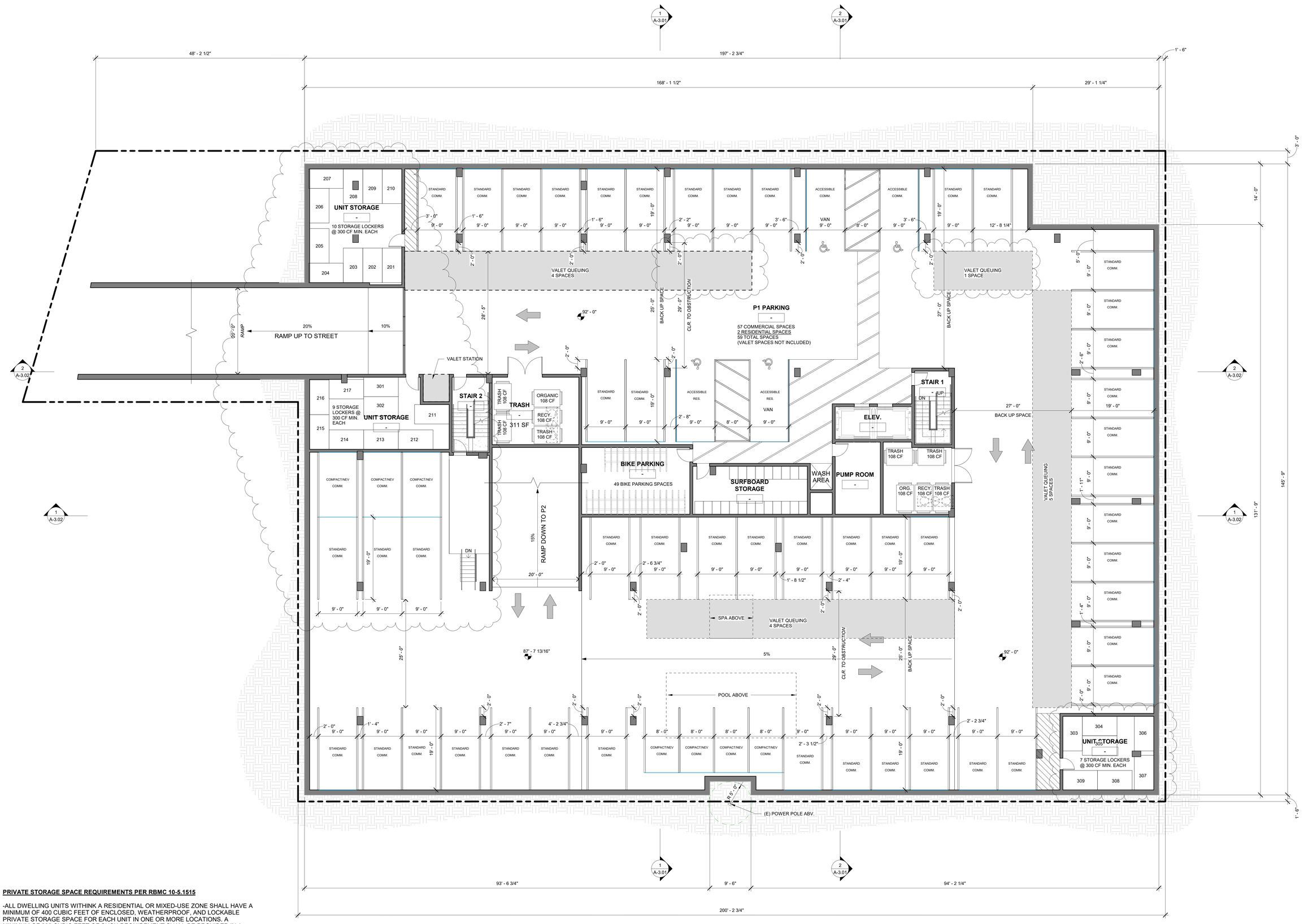
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LEVEL P2 PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.01



PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHINK A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

PARKING LEVEL P1 — SCALE: 1/8" = 1'-0" — 1

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LEVEL P1 PLAN

Scale: 1/8" = 1'-0"
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Page No: A-2.02

VISIBILITY TRIANGLE. ALL PLANTER WALLS AND PLANTING TO BE 36" MAX. HEIGHT ABOVE GRADE @ SIDEWALK.

2 SHORT TERM BIKE PARKING SPACES

PACIFIC COAST HIGHWAY

2 SHORT TERM BIKE PARKING SPACES PER APBP STANDARDS

PEARL ST

VISIBILITY TRIANGLE

PLANTER

PLANTER, TYP.

2' HIGH PLANTER WALLS

TRANSFORMER YARD. OPEN TO SKY

GATE

COMMERCIAL A
5,728 SF

COMMERCIAL B
4,284 SF

BUILDING LINE ABOVE

OPEN TO SKY

RAMP

REAR YARD

NEIGHBORING BUILDING

MAIN BUILDING ENTRY

FOUNTAIN

COMM. BIKE PARKING

STAIR 2

STAIR 1

CORRIDOR

PACKAGE ROOM

ELEV.

MAILBOXES

CHECK-IN

MPOE

ELECT.

JAN.

MECH.

WASH AREA

CONTENT NOOK

STOR.

TRASH

STORAGE/JAN. CLOSET

UNISEX RR

SECURITY CONCIERGE

TEA BAR

RESIDENTIAL LOBBY/LOUNGE
2,351 SF

LEASING OFFICE

DISHWASHING/ STORAGE

CULINARY STUDIO

TASTING LOUNGE

MEDIA/SCREENING LOUNGE

COMMERCIAL C
3,394 SF

NEIGHBORING BUILDING (COMMERCIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

COMMERCIAL D
3,594 SF

QUIET POD A

QUIET POD B

QUIET POD C

QUIET POD D

CO-WORKING

LIGHT LAB/ CREATIVE STUDIO

GAME ROOM

MEDIA LAB

POOL COURT - 4,119 SF

SPA

POOL

BUILDING LINE ABOVE

SAUNA

SAUNA

STEAM

REST ROOM

REST ROOM

REST ROOM

LOCKERS/SHOWERS

(E) EASEMENT LINES

(E) POWER POLE

10' - 0" SIDE YARD

49' - 11 3/4"

80' - 0"

55' - 2 3/4"

10' - 0" REAR YARD

NEIGHBORING BUILDING (COMMERCIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

1ST FLOOR / GROUND LEVEL

SCALE: 1/8" = 1'-0"

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1ST FLOOR / GROUND LEVEL PLAN

Scale: 1/8" = 1'-0"
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Project No: 2518
Page No: A-2.03



2ND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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2ND FLOOR PLAN

Scale: 1/8" = 1'-0"
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3RD FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.05

3RD FLOOR PLAN SCALE: 1/8" = 1'-0" 1

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4TH FLOOR | SCALE: 1/8" = 1'-0" | 1

N

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4TH FLOOR PLAN

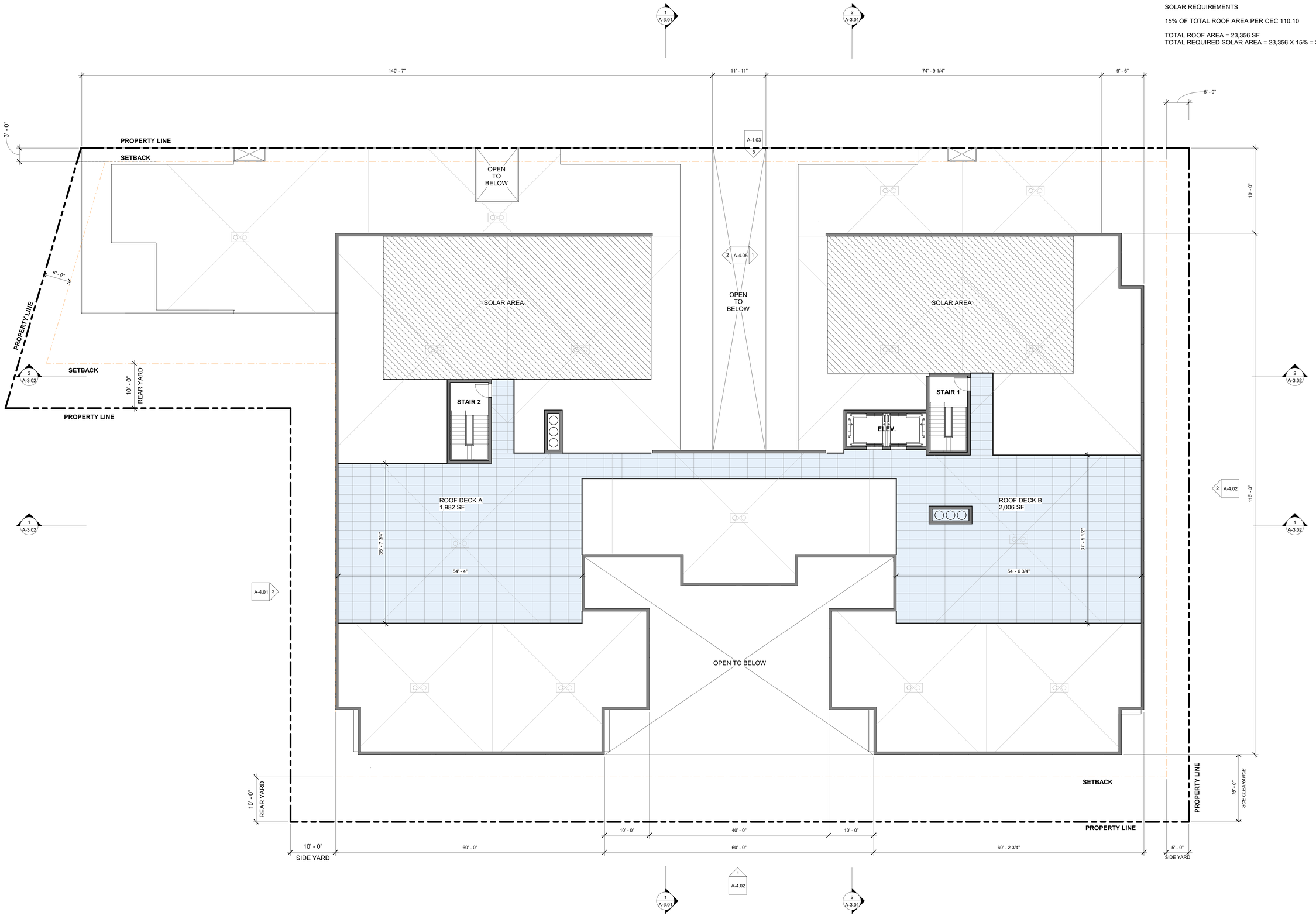
Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.06

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SOLAR REQUIREMENTS

15% OF TOTAL ROOF AREA PER CEC 110.10

TOTAL ROOF AREA = 23,356 SF
TOTAL REQUIRED SOLAR AREA = 23,356 X 15% = **3,504 SF**



N

ROOF PLAN | SCALE: 1/8" = 1'-0" | 1

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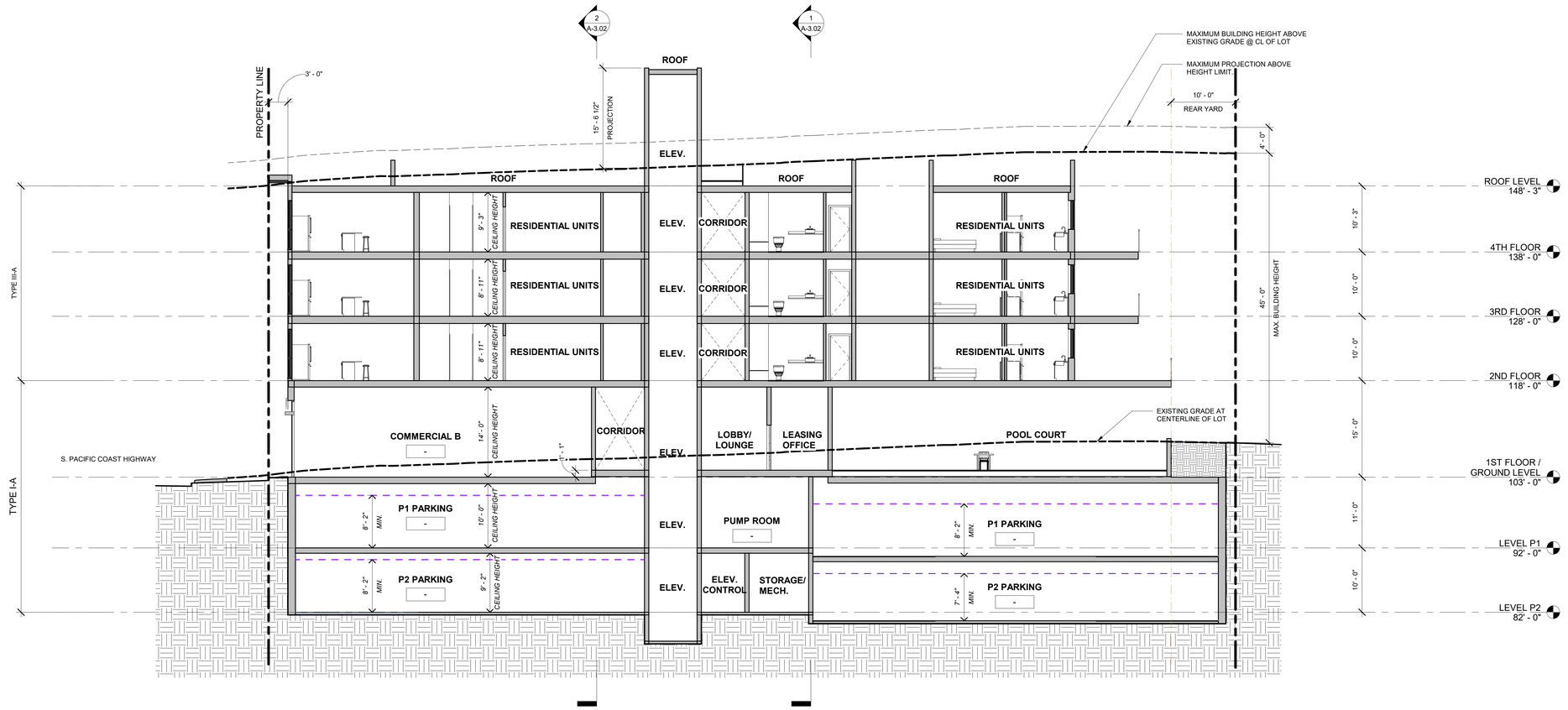
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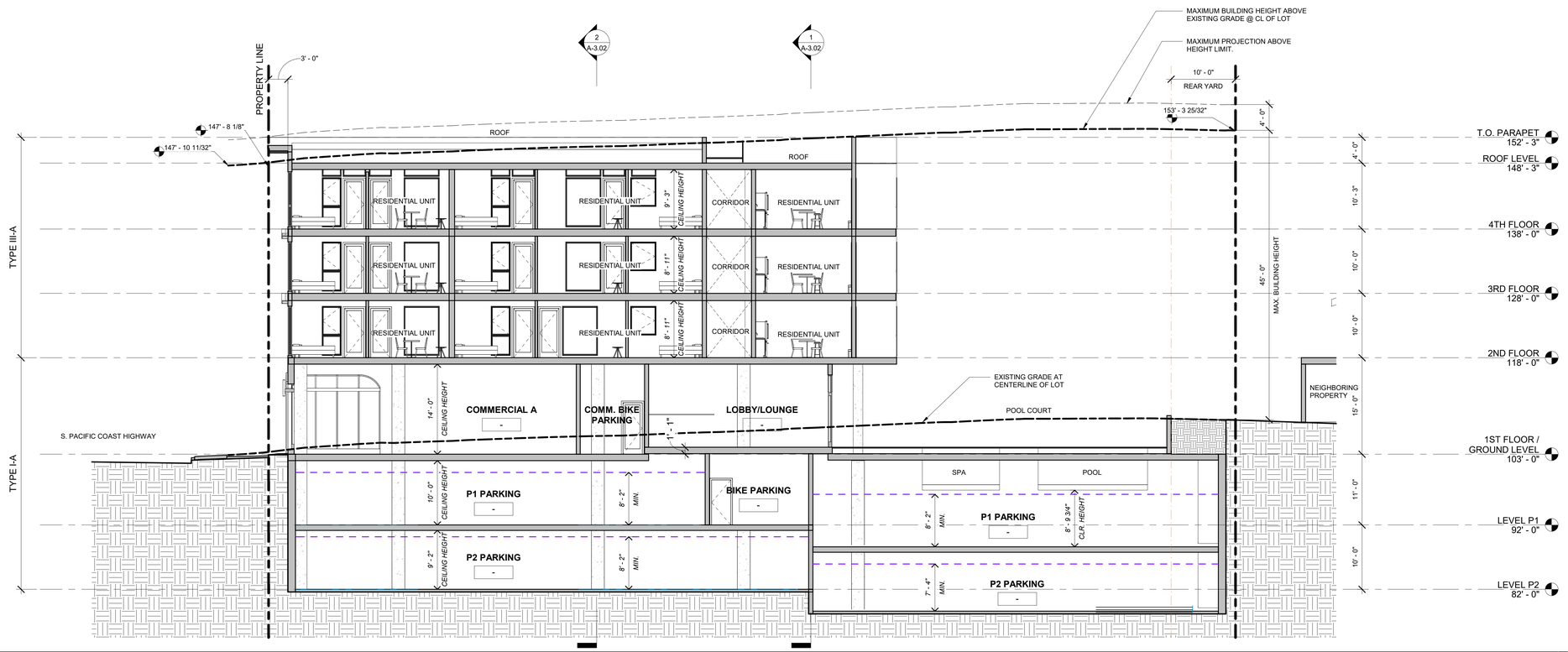
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ROOF PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.07



SECTION B SCALE: 1/8" = 1'-0" 2



SECTION A SCALE: 1/8" = 1'-0" 1

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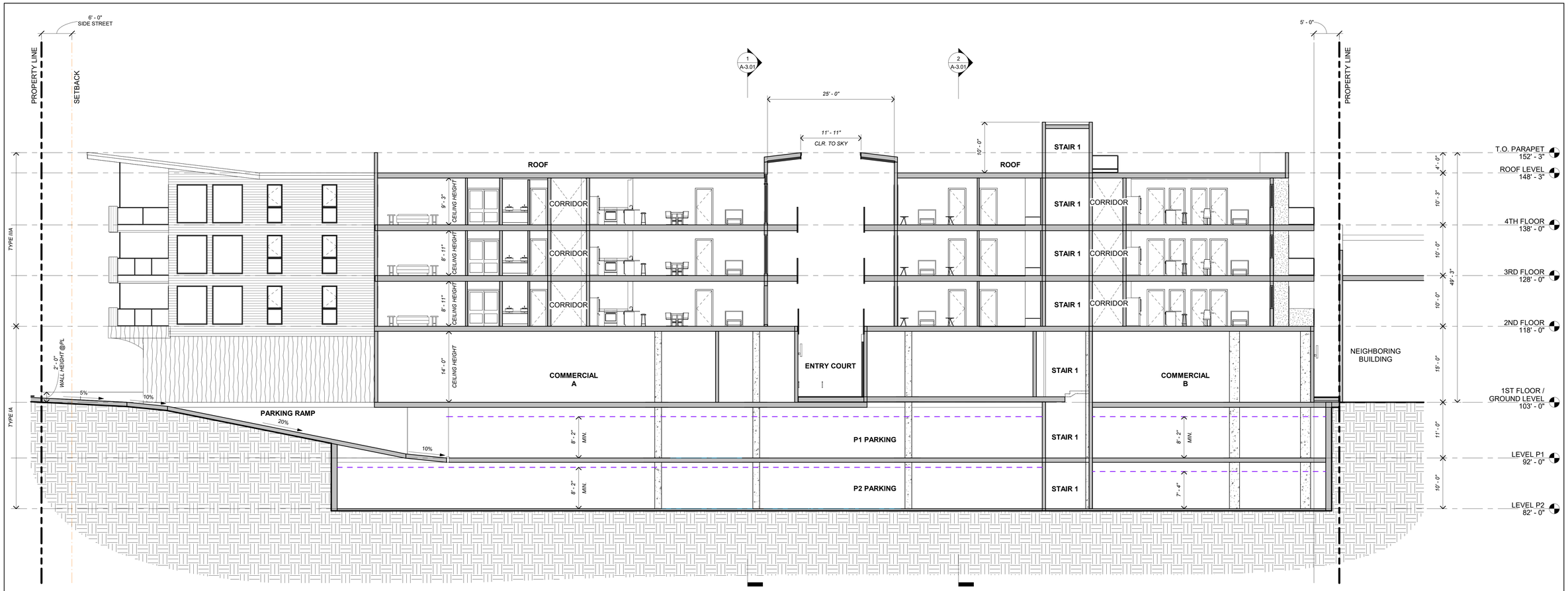
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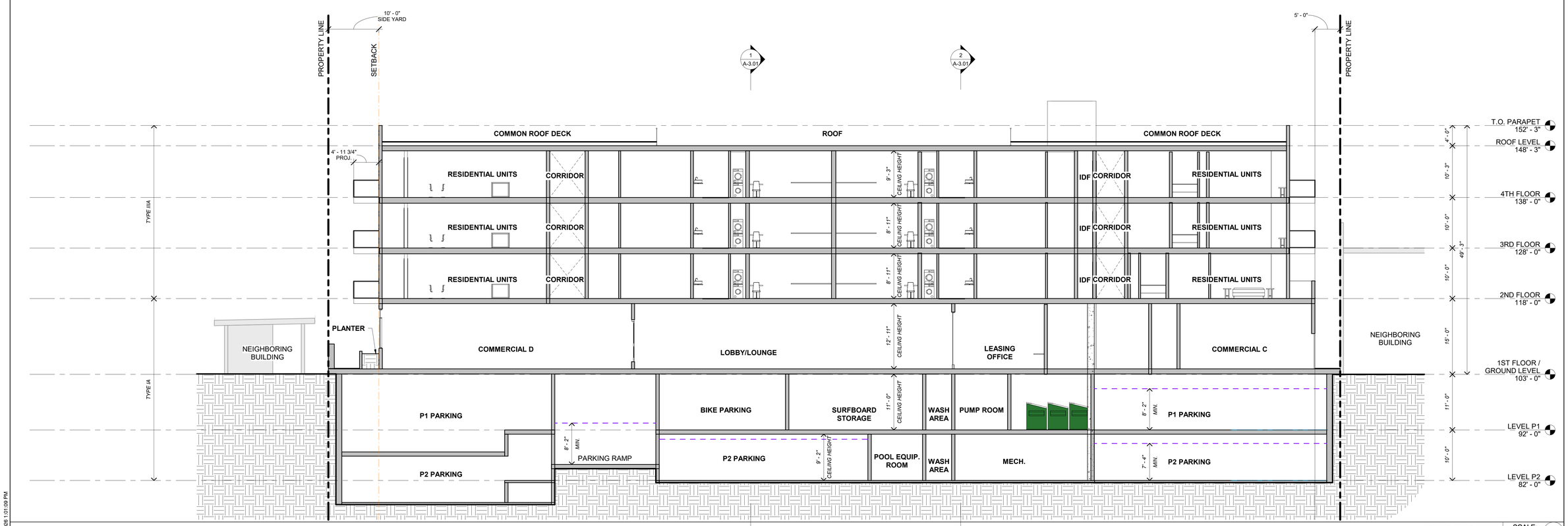
BUILDING SECTIONS

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-3.01

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SECTION C SCALE: 1/8" = 1'-0" 2



SECTION D SCALE: 1/8" = 1'-0" 1

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BUILDING SECTIONS

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
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MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

PEARL STREET/WEST ELEVATION — SCALE: 1/8" = 1'-0" (2)



PACIFIC COAST HIGHWAY/NORTH ELEVATION — SCALE: 1/8" = 1'-0" (1)

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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
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Page No: A-4.01

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EAST ELEVATION — SCALE: 1/8" = 1'-0" (2)

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE



SOUTH ELEVATION — SCALE: 1/8" = 1'-0" (1)

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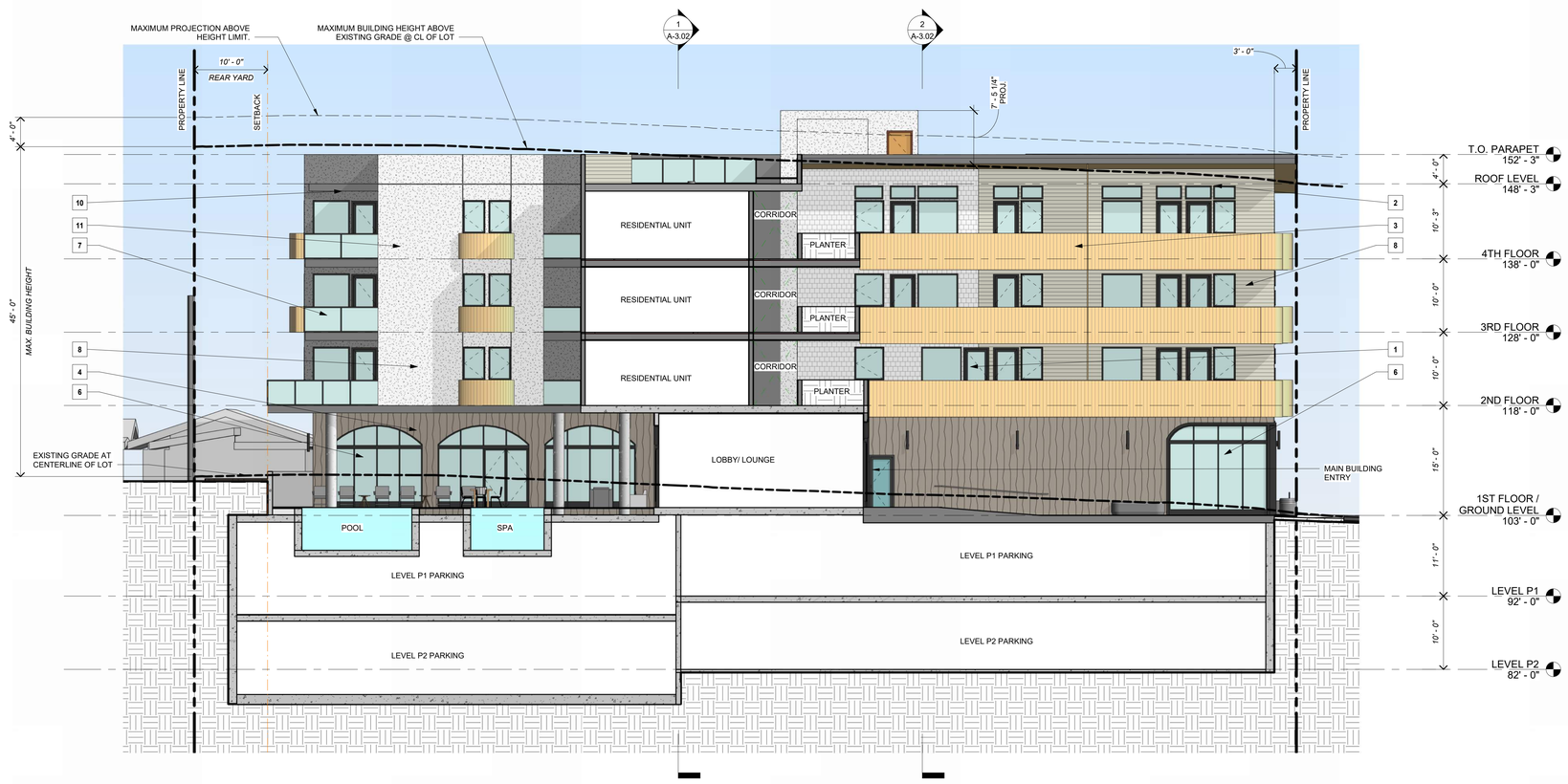
NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE REVIEW SET
FEBRAURY 11, 2026

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-4.02

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COURTYARD ELEVATION - WEST SCALE: 1/8" = 1'-0" 2

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
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11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE



COURTYARD ELEVATION - EAST SCALE: 1/8" = 1'-0" 1

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRUARY 11, 2026

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-4.05

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1 COMPOSITE SHINGLE SIDING - LIGHT GRAY



2 COMPOSITE PLANK SIDING - WARM GRAY



3 COMPOSITE SIDING & CLADDING - YELLOW TEAK



4 SCULPTURAL PLASTER - WARM GRAY

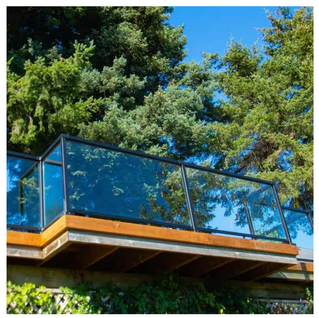


5 SHEET METAL FASCIA - STONE GRAY

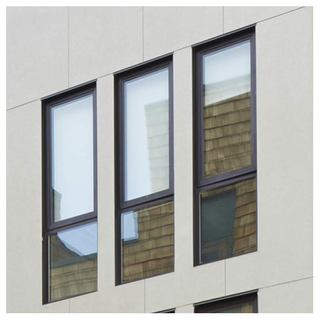




6 STOREFRONT SYSTEM - DARK BRONZE ANODIZED



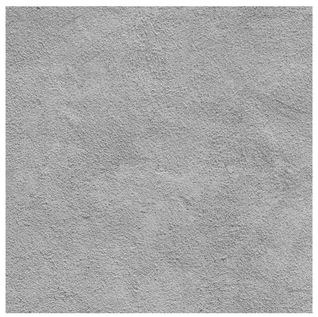
7 GLASS RAILING - DARK BRONZE



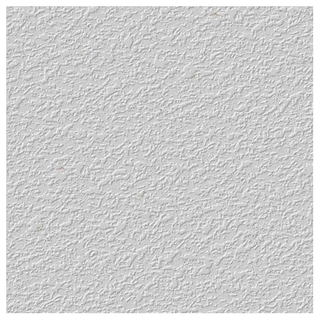
8 NAIL-ON WINDOW - VINYL - DARK BRONZE



9 ACCENT TILE - SEA GLASS



10 EXTERIOR CEMENT PLASTER - GRAY



11 EXTERIOR CEMENT PLASTER - WHITE

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

EXTERIOR MATERIALS PALLETE

Scale:

By: Author

Project No: 2518

Page No: A-4.07

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GOVERNING CODES:

1. THE DESIGN COMPLIES TO THE 2022 EDITION OF THE STATE OF CALIFORNIA BUILDING CODE AND AMENDMENTS BY THE LOCAL JURISDICTION.

DRAWING NOTES:

1. TYPICAL DETAILS SHALL BE USED WHERE NO SPECIFIC DETAIL OR SECTION IS REFERENCED. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL, U.N.O.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL SPECIFICATIONS. DIMENSIONS FOR CONSTRUCTION SHALL NOT BE SCALED FROM THE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL SCALE.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS AND/OR SPECIFICATIONS, DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. THE CONTRACTOR SHALL ALLOW REASONABLE TIME FOR THE ENGINEER OF RECORD TO RESOLVE CONFLICTS AND/OR MAKE REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS. REVISIONS TO THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

5. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

6. THE STAMPED SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO THE AUTHORIZED REPRESENTATIVES OF THE BUILDING AND SAFETY DEPARTMENT. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT AN APPROVED CHANGE ORDER.

7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

8. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

9. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND OTHER CONSULTANT'S DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, DEPRESSIONS, ROOF AND FLOOR OPENINGS, SLEEVE, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. WORKMANSHIP AND MATERIALS INCLUDING FALSE WORK, BRACING, AND OTHER TEMPORARY ITEMS SHALL CONFORM TO THE GOVERNING CODES AND JOB SAFETY REQUIREMENTS PER OSHA STANDARDS. THE CONTRACTOR SHALL SUPERVISE/DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

2. CONSTRUCTION, INSPECTION AND PHYSICAL TESTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES.

3. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.

4. CONTRACTOR SHALL PROVIDE A COPY OF SHORING PLANS TO THE ENGINEER FOR APPROVAL, A PERMIT MAY BE REQUIRED BY THE GOVERNMENT AGENCY.

5. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT WARRANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

6. PROVIDE PLAN AND PROFILES OF DRIVEWAY AT BOUNDARY LINES AND CENTERLINE. PROFILES SHALL BEGIN AT THE CENTERLINE OF THE STREET AND TERMINATE AT THE BACK WALL OF THE GARAGE. MAXIMUM ANGLE OF APPROACH SHALL BE 15°. RAMP BREAKOVER MAXIMUM ANGLE SHALL BE 6°. MAXIMUM ANGLE OF DEPARTURE SHALL BE 8°. ONLY ONE DRIVEWAY ALLOWED PER RESIDENTIAL PROPERTY.

LEGAL DESCRIPTION:

(5 LOTS)
ASSESSOR PARCEL: 7508-012-009 THRU -013
LOT AREA = 33,294 SQ. FT.

PROPERTY OWNER

DFH ARCHITECTS
1544 20TH ST,
SANTA MONICA, CA 90404
310-394-4045

CIVIL ENGINEERING

G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
TEL: (310) 294-8111
ENGINEER@GGSTRUCTURES.COM

ARCHITECT

DFH ARCHITECTS
1544 20TH ST,
SANTA MONICA, CA 90404
310-394-4045

DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

SHEET INDEX

SHEET #	SHEET DESCRIPTION
C0.1	GENERAL NOTES & DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN

CITY OF REDONDO BEACH
ENGINEER DIVISION NOTES

A. MYLAR COPY OF THE RECORDED TRACT MAP/PARCEL MAP SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

B. RECORDED COPY OF THE REQUIRED COVENANT/EASEMENT/DEED/DEED RESTRICTION SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

C. ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARDSCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.

D. CONTRACTOR, AT ITS SOLE COST, SHALL ENSURE THAT PERMITTED WORK WILL NOT CREATE POTENTIAL FLOODING OF NEIGHBORING IMPROVEMENTS, NOR WILL IT ALTER THE EXISTING COURSE OF WATER FLOW.

E. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION 48 HOURS PRIOR TO COMMENCING ANY WORK IN PUBLIC RIGHT OF WAY.

F. WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OF APWA STANDARD PLAN AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS REPRESENTATIVE.

G. WORK IN PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VAUID REDONDO BEACH BUSINESS LICENSES.

H. CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME. CONTRACTOR SHALL SURRENDER ALL REQUIRED CONSTRUCTION DOCUMENTS TO THE CITY ENGINEER AND/OR HIS REPRESENTATIVE UPON DEMAND.

I. PRIOR TO ISSUANCE OF THE BUILDING/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY NAMING THE CITY ADDITIONAL INSURED, WITH 30-DAY CANCELLATION NOTICE. THE INSURANCE POLICY SHALL STATE "THE CITY OF REDONDO BEACH, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYEES, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED." THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT."

J. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGED SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

K. CONSTRUCT NEW RESIDENTIAL CONCRETE DRIVEWAY TYPE _____ WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.

L. CONSTRUCT NEW CONCRETE SIDEWALK WHERE NOTED ON SITE PLAN. NEW SIDEWALK SHALL MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

M. CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OF 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

N. CONSTRUCT NEW FULL-DEPTH ASPHALT CONCRETE PAVEMENT WHERE NOTED ON SITE NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

O. CONSTRUCT NEW CONCRETE CURB RAMP WITH ADJACENT 3-FOOT MINIMUM ASPHALTIC CONCRETE PAVEMENT, WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500. NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

P. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN PROPERTY FRONTAGE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SHEET 1 OF 2 SEWER LATERAL DIAMETER SHALL BE 4-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SEWAGE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORDINANCE OF THE SANITATION DISTRICTS OF LOS ANGELES COUNTY. PROVIDE 6-INCH CLEAN-OUT IMMEDIATELY BEHIND SIDEWALK. ENCASE CLEAN-OUT IN CONCRETE BOX MARKED "S" OR "SEWER". DESIGN SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER.

Q. NEW PUBLIC OR QUASI-PUBLIC UTILITY FACILITIES SHALL BE LOCATED IN PUBLIC PARKWAY (THE LANDSCAPED ARES BETWEEN THE CURB AND THE SIDEWALK OF THE CITY'S RIGHT OF WAY LINE), OUTSIDE OF CURB RAMPS, DRIVEWAYS AND SIDEWALK, UNLESS OTHERWISE NOTED ON SITE PLAN.

R. TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

S. COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS, AND HAVING UNLADEN WEIGHT AS DEFINED IN SECTION 660 OF CVC OF 6,000 POUNDS OR MORE OR HAVING MANUFACTURER'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OR MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT ANY COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL TRUCK ROUTE.

T. PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING AND SEWER EJECTOR; ALL STORM DRAIN SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR. FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ETC. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ETC. ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING. BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE AFTER CITY BUILDING DIVISION HAS MADE THEIR FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER, THE PERMIT DEPOSITS WILL BE RELEASED, LESS ANY AND ALL CHARGES.

U. CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCE. CONTRACTOR SHALL CONTACT THE ENGINEERING SERVICES DIVISION AT (310) 937-6653 BEFORE 3:00 P.M. FOR ALL INSPECTION REQUESTS. CALLS RECEIVED AFTER 3:00 P.M SHALL NOT BE SCHEDULED FOR NEXT BUSINESS DAY INSPECTION.

V. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ASPHALT CLASS CERTIFICATES TO ENGINEERING SERVICES DIVISION PRIOR TO REQUESTING FINAL INSPECTION.

W. DUST CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.

X. NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAY OCCUR FROM 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SATURDAYS WITHOUT PRIOR AUTHORIZATION FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. AUTHORIZED WORK ON SATURDAYS SHALL OCCUR FROM 9:00 A.M. TO 5:00 P.M. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.

Y. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF CONTRACTOR, REGARDING CITY RIGHT OF WAY, CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.

Z. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND/OR TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES.

AA. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE CONTRACTOR SHALL RE-ESTABUSH DAMAGED SURVEY POINTS, AT ITS SOLE COST, AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

BB. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

REVISION

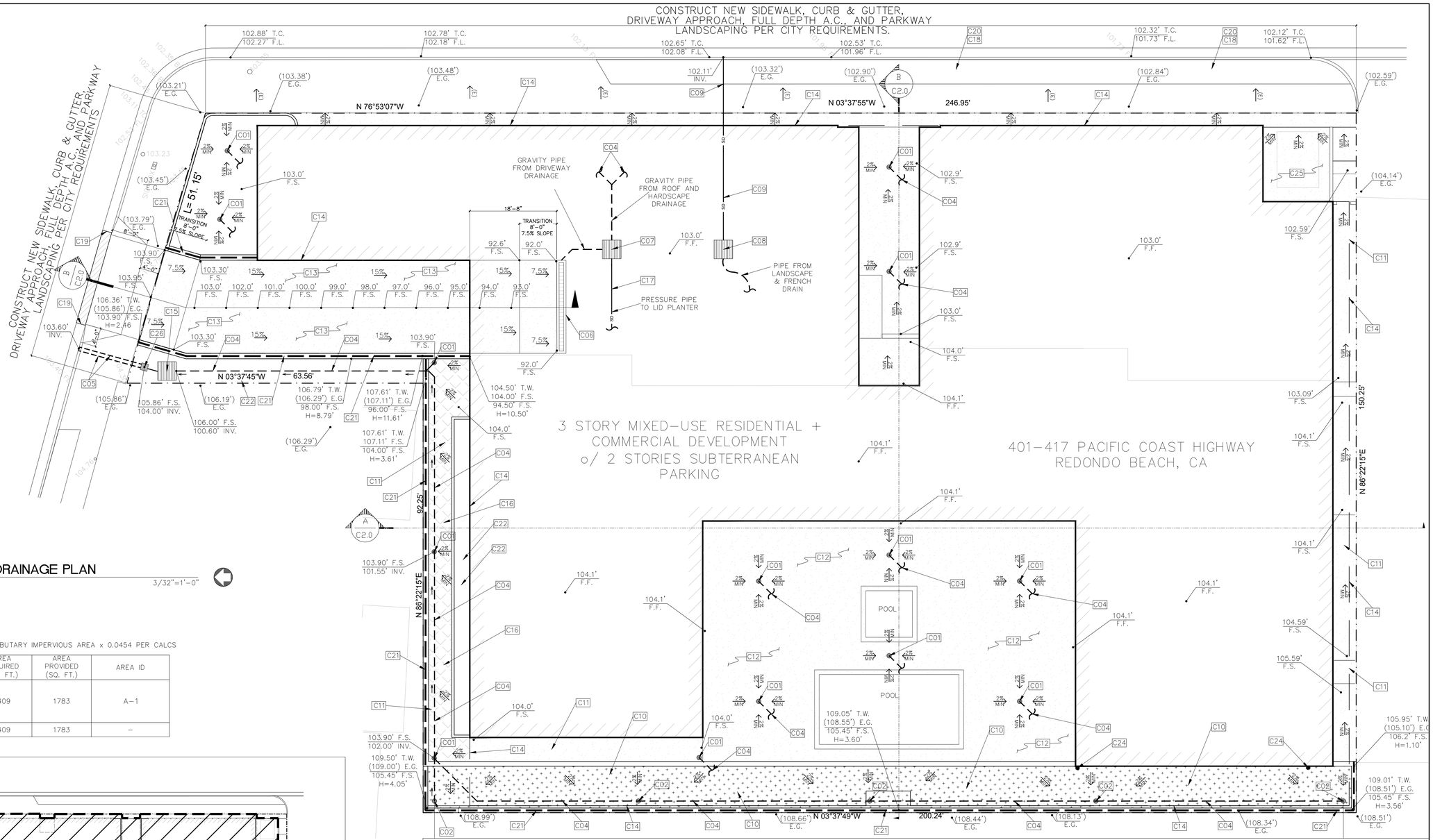
G&G STRUCTURES, INC.
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sheet description
GENERAL NOTES + DETAILS

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PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025
scale: NONE
drawn by: M.A.
job no.: 25-146
sheet:
C0.1



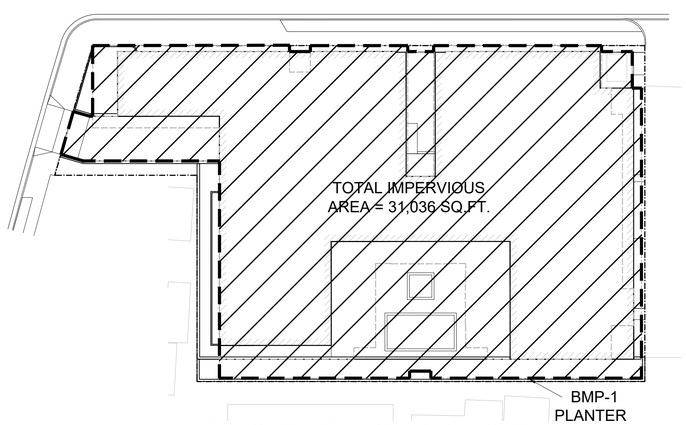
DRAINAGE PLAN

3/32"=1'-0"

PLANTER BOX CALCULATIONS

TRIBUTARY IMPERVIOUS AREA x 0.0454 PER CALCS

BMP DEVICE	IMPERVIOUS AREAS (SQ. FT.)	AREA REQUIRED (SQ. FT.)	AREA PROVIDED (SQ. FT.)	AREA ID
BMP-1	31036	1409	1783	A-1
TOTAL	31036	1409	1783	-



IMPERVIOUS AREA TO LID DEVICES

PLAN NOTES

1. FOR RET. WALLS DETAILS SEE STRUCTURAL SECTIONS & DETAILS
2. SEE SHEET C0.1 FOR GENERAL NOTES & DETAILS.
3. SEE ARCH. DWG'S. FOR OTHER INFORMATION NOT SHOWN.

DRIVEWAY APPROACH NOTES

1. DRIVEWAYS SHALL BE 4" THICK CONCRETE.
2. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDE OF A DRIVEWAY AND AT APPROXIMATELY 10' INTERVALS.
3. USE 6" BASE MATERIAL UNDER DRIVEWAY.

GRADING NOTES

C01 4"ø AREA DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C02 4"ø OVERFLOW AREA DRAIN TO SUMP PUMP
C03 4"ø PVC SCH.40 DRAIN PIPE TO OVERFLOW SUMP PUMP.
C04 4"ø PVC SCH.40 DRAIN PIPE TO SUMP PUMP FOR LID DEVICE. SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C05 (2) 3"ø CAST IRON PIPE.
C06 TRENCH DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C07 SUMP PUMP #1: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM TO CONDUCT ROOF, HARDSCAPE & DRIVEWAY DRAINAGE TO LID PLANTER
C08 SUMP PUMP #2: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR FRENCH DRAINS & PLANTER AREA DRAINS
C09 4" ø PVC SCH. 80 PRESSURE PIPE ±100'-0" LONG
C10 LID DEVICE (RAISED PLANTER) FOR STORM DRAINAGE @ GROUND FLOOR
C11 CONCRETE WALKWAY.
C12 CONCRETE PATIO.
C13 CONCRETE DRIVEWAY PER ARCH PLANS
C14 TEMPORARY SHORING BY OTHERS
C15 SUMP PUMP #3: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR LID DEVICE OVERFLOW
C16 PERMEABLE WALKWAY
C17 4" ø PVC SCH. 80 PRESSURE PIPE PER PLUMBING PLANS
C18 PROVIDE PARKWAY LANDSCAPING & IRRIGATION PLAN FOR PARK'S DEPT. REVIEW & APPROVAL PRIOR TO ENGINEERING PLAN CHECK APPROVAL.
C19 CONSTRUCT NEW A.C. PAVEMENT. NEW A.C. THICKNESS SHALL BE 1" THICKER THA THE EXISTING A.C. THICKNESS.
C20 LANDSCAPING & IRRIGATION BY OTHERS, PER CITY OF URBAN FORESTRY MANAGER'S APPROVAL, CONTACT ALBERTO ALEJANDRE, URBAN FORESTRY MANAGER AT (310) 318-0687 EXT 4545 FOR MORE INFORMATION
C21 RETAINING WALL PER STRUCTURAL PLANS.
C22 LANDSCAPE PER ARCH. DWG'S
C23 NOT USED
C24 DOWNSPOUT PER ARCH. PLANS
C25 (N) SCE TRANSFORMER PAD BY OTHERS
C26 24"x24" CATCH BASIN PER DETAIL

PLAN LEGEND:

FG 600.00 PROPOSED ELEVATIONS
FG (600.00) EXISITING ELEVATIONS
2% SHEET FLOW DIRECTION.
DS DOWN SPOUT PER ARCH PLANS
PRESSURE PIPE
DRAIN PVC PIPE
CATCH BASIN
CONCRETE HARDSCAPE
LANDSCAPE
LID PLANTER AREA

B.C. BOTTOM OF CURB
B.W. BOTTOM OF WALL
B.D. BOTTOM OF PIPE DRAIN (FROM DOWNSPOUT)
B.C.R BEGINNING OF CURB RETURN
E.G. EXISTING GRADE
F.L. FLOW LINE
F.S. FINISH SLAB
F.G. FINISH GRADE
F.SW. FINISH SWALE
G.B. GRADE BRAKE
T.O.W. TOP OF WALL
T.C. TOP OF CURB
T.G. TOP OF GRADE
T.SL. TOP OF SLAB
T.S. TOP OF STEP
T.X. BOTTOM OF APRON
T.O.P. TOP OF PIT

REVISION

G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
24702 NARBONNE AVE.
LOMITA, CA 90717
TEL (310) 294-8111 FAX (310) 294-8112

sheet description
DRAINAGE PLAN

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PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025
scale: PER PLAN
drawn by: M.A.
job no.: 25-146
sheet:

C1.0

EARTHWORK PLAN LEGEND:

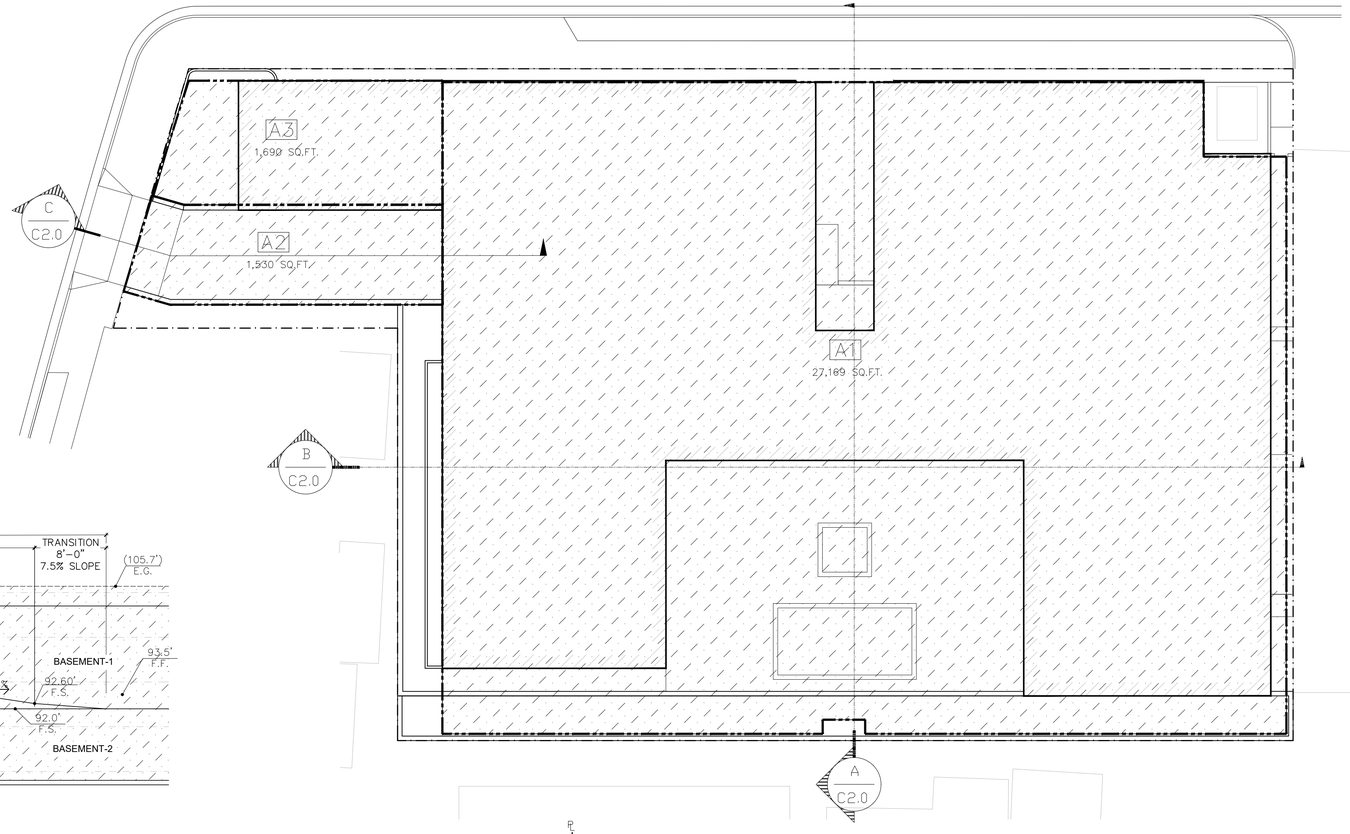
CUT

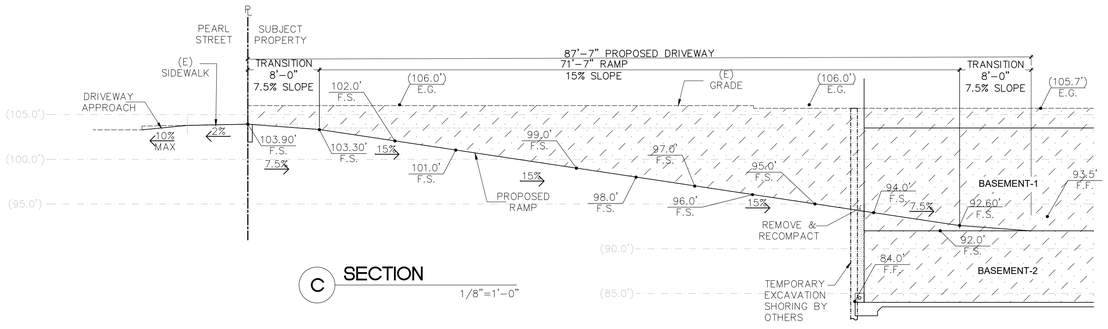
AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]		REMARKS
		CUT	FILL	CUT	FILL	
A1	24.10	27169	0	24251	0	BASEMENT
A2	7.40	1530	0	419	0	DRIVEWAY
A3	2.40	1690	0	150	0	FIRST FLOOR
OVERALL CUT & FILL				24820	0	
OVERALL TOTAL EXPORT [CYD]				24820		
OVERALL COMBINED (CUT & FILL) [CYD]				24820		

CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

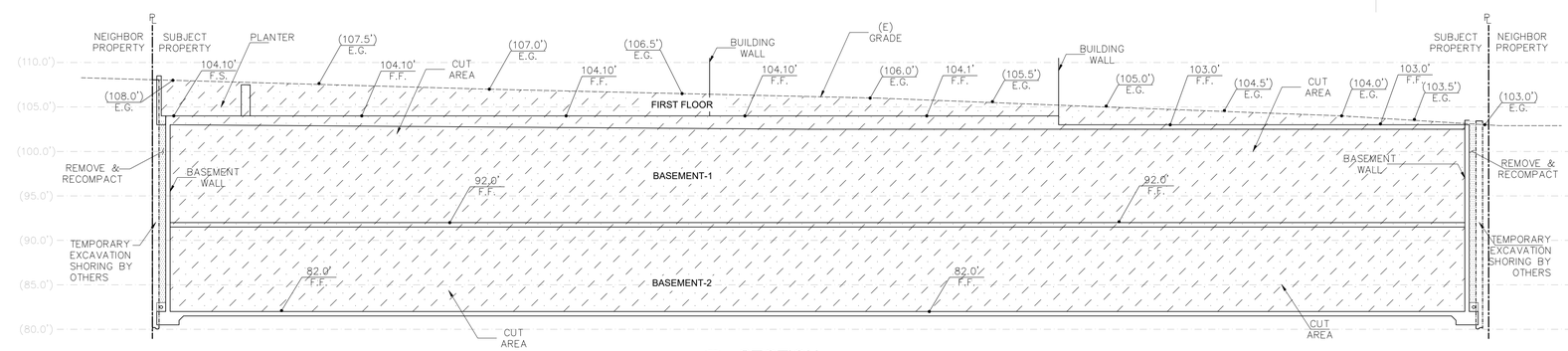
2 EARTHWORK CALCULATIONS



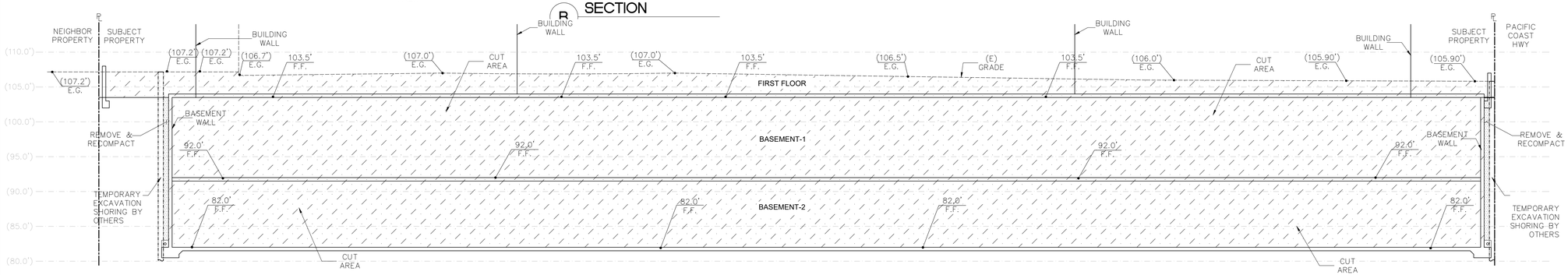


C SECTION

1/8"=1'-0"



B SECTION



A SECTION

REVISION

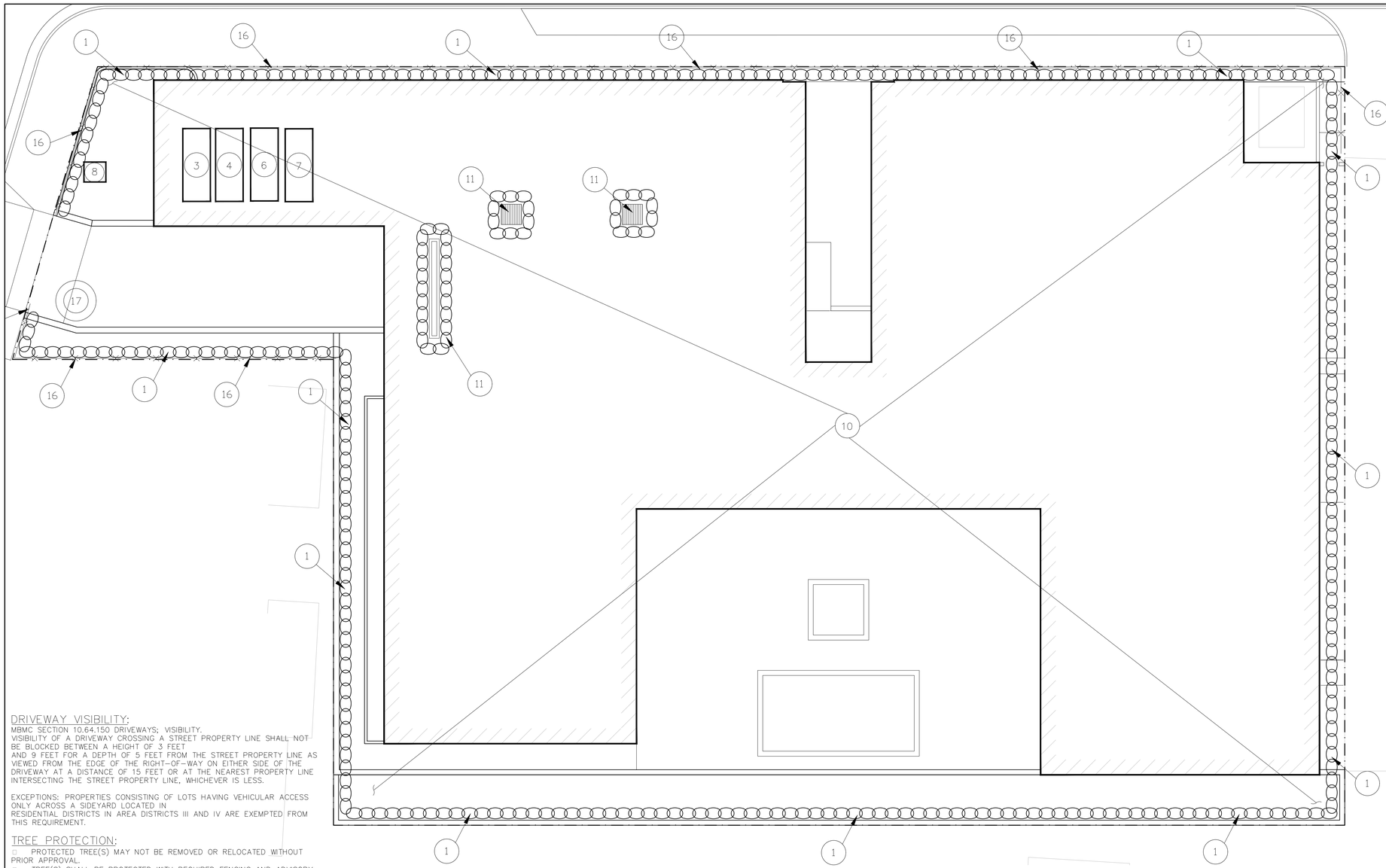
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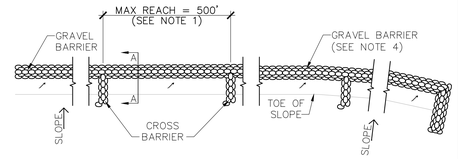
sheet description
EARTHWORK DIAGRAM PLAN + SECTIONS

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PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date:	09/08/2025
scale:	PER PLAN
drawn by:	M.A.
job no.:	25-146
sheet:	C2.0

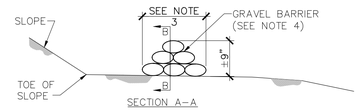




PLAN
GRAVELBAG BARRIER

NOTES:

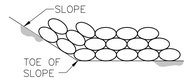
1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED ½ THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE GRAVELBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. GRAVELBAG BARRIER SHALL BE A MINIMUM OF 1 BAG HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF ½ AND MAX OF ⅔ THE HEIGHT OF THE LINEAR BARRIER.
7. GRAVELBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.



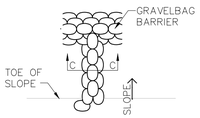
SECTION A–A



SECTION B–B



END DETAIL



CROSS BARRIER DETAIL



SECTION C–C

1 GRAVELBAG BARRIER DETAIL
N.T.S

DRIVEWAY VISIBILITY:
MBMC SECTION 10.64.150 DRIVEWAYS; VISIBILITY.
VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT–OF–WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTING THE STREET PROPERTY LINE, WHICHEVER IS LESS.

EXCEPTIONS: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDEYARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.

TREE PROTECTION:
- PROTECTED TREE(S) MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
- TREE(S) SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE.
- TREE(S) SHALL BE PROPERLY MAINTAINED, WATERED AND CARED FOR TO MAINTAIN THE TREES HEALTH.
- NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
- NO GRADING WITHIN THE PROTECTIVE FENCING AREA.
- ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY OF MANHATTAN BEACH.
- A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
- VIOLATIONS OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN FINES UP TO THE COST OF AN EQUAL SIZE REPLACEMENT TREE OR THE APPRAISED VALUE OF THE TREE, WHICHEVER IS HIGHER.

LANDSCAPE IRRIGATION:
PROVIDE IRRIGATION SYSTEM PER LANDSCAPE ORDINANCE OR PER CALIFORNIA DEPARTMENT OF WATER RESOURCES: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WHICHEVER IS MORE STRINGENT.
FIELD VERIFY CONTROLLER INSTALLATION WHEN CONTROLLERS ARE INSTALLED BY THE CONTRACTOR AT TIME OF BUILDING FINAL.

THE FOLLOWING BMPS FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL"MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL"MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL
EC1 –SCHEDULING
EC2 –PRESERVATION OF EXISTING VEGETATION
EC3 –HYDRAULIC MULCH
EC4 –HYDROSEEDING
EC5 –SOIL BINDERS
EC6 –STRAW MULCH
EC7 –GEOTEXTILES & MATS
EC8 –WOOD MULCHING
EC9 –EARTH DIKES AND DRAINAGE SWALES
EC10 –VELOCITY DISSIPATION DEVICES
EC11 –SLOPE DRAINS
EC12 –STREAMBANK STABILIZATION
EC13 –RESERVED
EC14 –COMPOST BLANKETS
EC15 –SOIL PREPARATION\ROUGHENING
EC16 –NON–VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
16 SE1 –SILT FENCE
SE2 –SEDIMENT BASIN
SE3 –SEDIMENT TRAP
SE4 –CHECK DAM
SE5 –FIBER ROLLS
9 SE6 –GRAVEL BAG BERM
SE7 –STREET SWEEPING AND VACUUMING
1 SE8 –GRAVELBAG BARRIER
SE9 –STRAW BALE BARRIER
11 SE10 –STORM DRAIN INLET PROTECTION
SE11 –ACTIVE TREATMENT SYSTEMS
SE12 –TEMPORARY SILT DIKE
SE13 –COMPOST SOCKS & BERMS
SE14 –BIOFILTER BAGS

WIND EROSION CONTROL
10 WE1 –WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL
TC1 –STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 –STABILIZED CONSTRUCTION ROADWAY
TC3 –ENTRANCE/OUTLET TIRE WASH

NON–STORMWATER MANAGEMENT
NS1 –WATER CONSERVATION PRACTICES
NS2 –DEWATERING OPERATIONS
NS3 –PAVING AND GRINDING OPERATIONS
NS4 –TEMPORARY STREAM CROSSING
NS5 –CLEAR WATER DIVERSION
NS6 –ILLICIT CONNECTION/DISCHARGE
NS7 –POTABLE WATER/IRRIGATION
NS8 –VEHICLE AND EQUIPMENT CLEANING
3 NS9 –VEHICLE AND EQUIPMENT FUELING
NS10 –VEHICLE AND EQUIPMENT MAINTENANCE
NS11 –PILE DRIVING OPERATIONS
NS12 –CONCRETE CURING
NS13 –CONCRETE FINISHING
NS14 –MATERIAL AND EQUIPMENT USE
NS15 –DEMOLITION ADJACENT TO WATER
NS16 –TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
4 WM1 –MATERIAL DELIVERY AND STORAGE
WM2 –MATERIAL USE
17 WM3 –STOCKPILE MANAGEMENT
WM4 –SPILL PREVENTION AND CONTROL
6 WM5 –SOLID WASTE MANAGEMENT
WM6 –HAZARDOUS WASTE MANAGEMENT
7 WM7 –CONTAMINATION SOIL MANAGEMENT
WM8 –CONCRETE WASTE MANAGEMENT
8 WM9 –SANITARY/SEPTIC WASTE MANAGEMENT
WM10 –LIQUID WASTE MANAGEMENT

EROSION CONTROL PLAN
3/32"=1'–0"

PLAN LEGEND:

GRAVEL BAGS

SILT FENCE

24 HOUR EMERGENCY CONTACT INFORMATION:

NAME: G&G STRUCTURES, INC.
PHONE: (310) 294–8111

REVISION

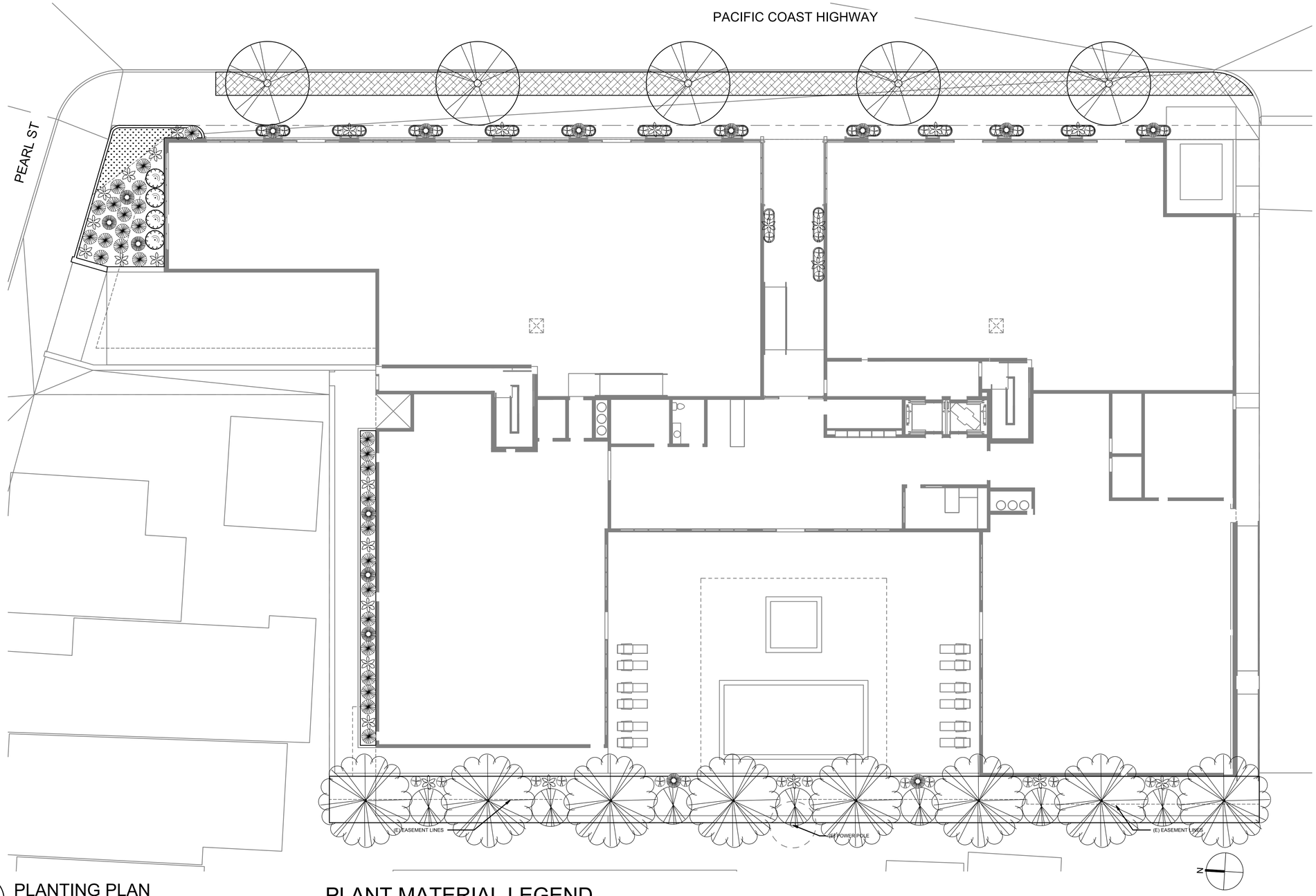
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sheet description
EROSION CONTROL PLAN

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PRIVATE RESIDENCE
401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025
scale: 1/4":1'–0"
drawn by: M.A.
job no.: 25–146
sheet:
C3.0



1 PLANTING PLAN
SCALE: 3/32" = 1' - 0"

PLANT MATERIAL LEGEND

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREE		ARBUTUS UNEDO	STRAWBERRY TREE	10-30FT	5
TREE		DRACAENA DRACO	DRAGON TREE	5-25FT	15
TREE		CERCIS OCCIDENTALIS	WESTERN REDBUD	15-25FT	8
SHRUB		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	2-3FT	28
SHRUB		LAVANDULA DENTATA	LAVENDER	3-5FT	44

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUB		BUDDLEIA DAVIDII	BUTTERFLY BUSH	10-15FT	7
SHRUB		YUCCA ROSTRATA	YUCCA	3-5FT	4
SHRUB		AGAVE ATTENUATA	FOXTAIL AGAVE	4-5FT	22
GROUND COVER		BOUGAINVILLEA	BOUGAINVILLEA	6-10FT	28
GROUND COVER		PLUMBAGO CAPENSIS	PLUMBAGO	3-6FT	10


ARBUTUS UNEDO


DRAGON TREE


MEXICAN BUSH SAGE


LAVENDER


YUCCA


FOXTAIL AGAVE


BOUGAINVILLEA


BUTTERFLY BUSH


WESTERN REDBUD


PLUMBAGO

Contact Info
Rootlines LLC
Rachel Roth
rootlineslandscape@gmail.com
(310)874-4620

Client Info
Ben Agarwal
Address:
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277
Phone:
310-877-8934

Project Name
NIVASA LIVING MIXED-USE
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277

Rev	Date	Issue

Seal

Date 10/25/25
Designed By RER
Drawn By RER
Approve / Checked By
Project #
Project Phase

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Scale 3/32" = 1' - 0"

Sheet #
L1.1

PACIFIC COAST HIGHWAY

PEARL ST

PLANTER, TYP.

PLANTER, TYP.

PLANTER

TRANSFORMER YARD.
OPEN TO SKY

COMMERCIAL
A

COMMERCIAL
B

STAIR 2

STOR.

TRASH

STORAGE/JAN.
CLOSET

UNISEX
RR

CORRIDOR

STAIR 1

PACKAGE
ROOM

ELEV.

MPOE

ELECT.

JAN.

LOBBY/LOUNGE

LEASING
OFFICE

MECH.

SOCIAL CLUB A

SOCIAL CLUB B

PLANTER

SPA

POOL COURT

POOL

PLANTER

R5'-0"

(E) POWER POLE

A-1.03

A-4.05

A-4.01

A-3.01

A-3.02

A-4.02

LIGHTING FIXTURE LEGEND

1	EXTERIOR WALL SCONCE
2	EXTERIOR RECESSED LIGHT FIXTURE
3	WALL MOUNTED PATH LIGHT

N

SITE LIGHTING PLAN — SCALE: 1/8" = 1'-0" — 1

2/11/2026 1:02:14 PM

dfh architects
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1544 20th Street SM, CA
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info@dfharch.com
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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

LIGHTING PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: E-1.0

CITY OF REDONDO BEACH
APPLICATION FOR APPEAL
TO THE CITY COUNCIL

RE: Case No. 2025-0074
(case number and name)

Address/Location of Subject Property 401-417 S. Pacific Coast Highway
(if applicable)

Decision-making body that made the decision which is the subject of the appeal:

- ☑ Planning Commission
- ☐ Harbor Commission
- ☐ Preservation Commission
- ☐ Planning Director
- ☐ Board of Appeals/Uniform Code

DEC 22 2025 PM2:18
RECD CITY CLERKS OFF.

Date of decision: December 18, 2025 Appealing: ☐ Approval ☑ Denial

Name of Appellant Wal2Wal Inc./ Redondo Seaside Living LLC (Attn: Ben Agarwal)
(type or print)

Address of Appellant 2701 190th Street, STE 201, Redondo Beach, CA 90278

Telephone Number of Appellant (310) 877-8934

Email Address of Appellant benagarwal@gmail.com

Signature _____ _____
Wal2Wal Inc. Redondo Seaside Living LLC

For office use only:
Appeal Fee Paid $ 500.- **Date** 12/22/2025 **Received by** tMarzano

Notice to: City Council _____ City Manager _____ City Attorney _____ Planning Department _____ Harbor Department _____

Other _____

RETURN TO:
Office of the City Clerk
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0656

This appeal is made pursuant to the following Redondo Beach Municipal Code Section(s) (see page 3 for a partial listing of City's municipal code appeal provisions):

RBMC Section 10-5.2222; RBMC Section 10-5.2107; RBMC Section 10-5.2502; RBMC Section 10-5.2506; and RBMC Section 10-1.906.

Ground(s) for Appeal:

Please specify the grounds for this appeal. Where an approval /denial involves multiple entitlements/actions, please specify which entitlements/actions are contested in this appeal (e.g. Conditional Use Permit) and the specific grounds for contesting each entitlement/action.

Appellant is responsible for reviewing and complying with the relevant appeal procedures contained in the City's municipal code or state law, which may contain additional substantive and/or procedural requirements depending upon the nature of the appeal. It may be necessary for appellant to supplement this form with additional pages/information to fulfill these requirements. Issues not raised here will not be considered by City Council.

See attachment.

The following list provides a brief overview of some of the City's Municipal Code Appeals (to City Council) by topic area. This is not intended to be an exhaustive list. Potential appellants are advised to review the Municipal Code Sections to determine applicability of these sections and for additional appeal procedures and appeal content requirements.

For example, California Environmental Quality Act (CEQA) Appeal Procedures are contained within Redondo Beach Municipal Code, Title 10, Chapter 3, Section 10-3.901. CEQA Appeals (1) must be filed within ten [10] days of the decision-making body's action and contain specific information described in 10-3.901, (2) require the appellant to notify the project applicant of the appeal within ten [10] days of the City's action by certified mail (and provide the City a copy of the mail receipt), (3) require appellants to file any additional documentation (such as presentations) with the City Clerk no later than seven [7] days before the public hearing, and (4) require appellant to mail a copy of any additional documentation (such as presentations) to the applicant no later than seven [7] days before the public hearing by certified mail (and provide the City a copy of the mail receipt at the public hearing).

Redondo Beach Municipal Code Section	**General Topic Area for Appeal**
RBMC § 3-14.04	Encroachment permits
RBMC § 3-7.1906	Temporary Street Closure
RBMC § 4-11.146	Oil Wells-Notices to Comply
RBMC § 4-15.07	Registration of Canvassers, Solicitors, itinerant Merchants, Salesmen, and Peddlers
RBMC § 4-17.12	Amusement and Entertainment Permits
RBMC § 4-18.11	Removal of Abandoned, Wrecked, Dismantled, or Inoperative Vehicles from Private or Public Property
RBMC § 4-26.09	Bingo Games for Charitable purposes-Appeals of revocations to the Council
RBMC § 5-2.206	Weeds, Rubbish, and Stagnant Water
RBMC § 8-2.10	Uniform Transient Occupancy Tax
RBMC § 10-1.506	Subdivisions
RBMC §§ 10-1.906(a), 10-1.1011	Subdivisions
RBMC § 10-2.2500(g)	Administrative Design Review
RBMC § 10-2.2502(g)	Planning Commission Design Review
RBMC § 10-2.2504(f)	Zoning Amendments
RBMC § 10-2.2505(f)	General Plan and Specific Plan amendments
RBMC § 10-2.2506(g)	Conditional Use Permits
RBMC § 10-2.2507(f)	Administrative Use Permits
RBMC § 10-2.2508(l)	Modifications
RBMC § 10-2.2510(g)	Variances
RBMC § 10-2.2514(i)	Planned Development Review
RBMC § 10-2.2520(f)	Temporary Use Permits
RBMC § 10-3.901	California Environmental Quality Act
RBMC § 10-4.601	Certificate of Appropriateness by the Preservation Commission
RBMC § 10-5.2500(g)	Administrative Design Review [Coastal Zone]
RBMC § 10-5.2502(g)	Planning Commission Design Review [Coastal Zone]
RBMC § 10-5.2504(f)	Zoning Amendments [Coastal Zone]
RBMC § 10-5.2505(f)	General Plan and Specific Plan amendments [Coastal Zone]
RBMC § 10-5.2506(g)	Conditional Use Permits [Coastal Zone]
RBMC § 10-5.2507(f)	Administrative Use Permits [Coastal Zone]
RBMC § 10-5.2508(l)	Modifications [Coastal Zone]
RBMC § 10-5.2510(g)	Variances [Coastal Zone]
RBMC § 10-5.2514(i)	Planned Development Review [Coastal Zone]
RBMC § 10-5.2520(f)	Temporary Use Permits [Coastal Zone]
RBMC § 10-5.2222	Coastal Development Permit
RBMC § 11-2.10(d)	Public Utilities
RBMC § 11-3.608(b)	Cable TV-Liquidated damages
RBMC § 1-4.01	General Appeal Procedures* only applicable if there are no specific appeal procedures provided for the challenged action.
RBMC § 2-9.712	General Appeal Procedures [Harbor Commission]* only applicable if there are no specific appeal procedures provided for the challenged action.

RAND|PASTER|NELSON

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213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7224
elisa@rpnllp.com

VIA HAND DELIVERY

December 22, 2025

City of Redondo Beach
Attn: City Clerk
415 Diamond Street
Redondo Beach, CA 90277

Re: Appeal to City Council of December 18, 2025 Planning Commission Action on Case No. 2025-0074, Relating to 401-417 South Pacific Coast Highway (APNs 7508012013, 7508012012, 7508012011, 7508012010, 7508012009)

Dear City Clerk:

We represent Wal2Wal Inc. and Redondo Seaside Living (together, "the Applicant") in connection with the above referenced project. This letter specifies the grounds for the Applicant's appeal of the December 18, 2025 action by the Planning Commission memorialized in Resolution No. 2025-12-PCR-13 (the "Resolution").[1] The adoption of the Resolution was a blatant violation of state housing laws that will subject the City to significant liability, should it not be overturned on appeal.

The Applicant appeals the entirety of the Planning Commission's action on December 18, 2025, including, without limitation:

- Denial of a concession to decrease the required commercial parking from 68 spaces to 44 spaces;
- Denial of a deviation from "overlap (shared) parking requirements";

[1] The Resolution is entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DENYING A REQUEST FOR A CONCESSION UNDER STATE DENSITY BONUS LAW RELATED TO REDUCED COMMERCIAL PARKING, AND THEREFORE, DENYING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) FOR A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH WOULD BE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH WOULD BE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074)." At the time of drafting this Appeal, Applicant has not been provided a final, signed copy of the Resolution. Applicant reserves its right to file additional grounds for appeal based on a final Resolution.

- A determination that the Project is inconsistent with the Local Coastal Program and denial of the requested Coastal Development Permit (CDP) for the construction of a 49-unit multi-family mixed-use residential development project at 401-417 S. Pacific Coast Highway; and

- A determination that the City's action is statutorily exempt from assessment under Pub. Res. Code § 21080(b)(5) and Cal. Code Regs, Title 14, § 15270(a).

State law (Gov. Code § 65912.120 *et seq*. ["AB 2011/2243"]) requires the City to ministerially approve the Project. The City appears to have acted on the Resolution pursuant to the processes for approval of a Coastal Development Permit pursuant to Redondo Beach Municipal Code (RBMC) § 10-5.2218, meaning that it is subject to appeal within 10 days of the decision. This would typically mean that the appeal is due on December 28, 2025. However, City Hall will be closed starting on December 23, 2025 and reopening January 2, 2026. Though the Applicant is submitting its appeal and paying the fee on December 22, 2025, pursuant to 10.5-2222(b), this appeal is not actually due until January 2, 2026. As such, the Applicant reserves the right to supplement the grounds for this appeal until 5:00 pm on January 2, 2026.[2]

To the extent that this is an appeal pursuant to 10-5.2222[3], this letter provides the basis for challenging the findings and determination of the Planning Commission, including, but not limited to, why its erroneous determination that the Project is inconsistent with the Local Coastal Program and state law are improper.

1. The City Violated AB 2011/2243

The City's violated AB 2011/2243 by denying the incentives and denying the CDP. AB 2011/2243 overtly allows development of housing development projects in the Coastal Zone, even if those projects seek deviations from an adopted local coastal program ("LCP") through the grant of incentives. The City violated the law by ignoring these provisions, effectively doing an end run around the statutory language.

Gov. Code § 65912.124(f)(1) states that an project shall be eligible for a "density bonus, incentives or concessions, waiver or reductions of development standards, and parking ratios pursuant to Section 65915..." Gov. Code § 65912.124(e) notes that the City "shall approve a coastal development permit if it determines **that the development is consistent with all objective standards** of the local government's certified local coastal program." (Emphasis added.) Consistency is analyzed **after the density bonus, incentives and waivers are considered**. Specifically, Gov. Code § 65912.124(f)(4) states that the "receipt of any density bonus, concession, incentive, waiver or reduction of development standards, and parking ratios to which the applicant is entitled under Section 65915 **shall not constitute**

[2] Applicant also reserves its right to submit additional information supporting its grounds for this Appeal prior to the City Council hearing, including its right to respond to any staff reports, public comments, or other information.
[3] This appeal is also properly brought under RBMC § 10-5.2107 (denial of affordable housing benefit in the Coastal Zone), RBMC § 10-5.2502 (denial of application for design review in the Coastal Zone), RBMC § 10-5.2506 (denial of application for conditional use permit in the Coastal Zone), and RBMC § 10-1.906 (denial of application for a tentative map).

a basis to find the project inconsistent with the local coastal program." (Emphasis added). In other words, use of the State Density Bonus Law – either by taking advantage of the parking standard in that law or by use of an incentive or waiver to reduce the required parking – means that the Project would be consistent with the City's LCP. The Resolution ignores this language, finding that the Project violates the LCP because it provides 44 parking spaces instead of 68 parking spaces. This finding violates the law.

As discussed below, the City tries to make an end run around the statute by claiming that the denial of the Project is based on an inconsistency with state law. However, AB 2243 amended AB 2011 and overtly allows projects to deviate from LCP requirements in the Coastal Zone. Because the Project is consistent with the LCP, it is also consistent with the Coastal Act. The City's attempt to subvert the statute by characterizing the finding as being a State Density Bonus finding and ignoring AB 2011/2243 is contrary to the very purpose of AB 2243 and is in error.

Indeed, the City's denial of the commercial parking incentive completely eviscerates the purpose of AB 2243, which extended use of AB 2011 to the Coastal Zone and clarified that only the LCP objective standards apply (not the Coastal Act standards). To allow the City to use the Coastal Act to supersede AB 2243 would result in AB 2243 having no meaning. It is circular reasoning and means an applicant could never request a density bonus incentive or waiver (though expressly permitted) for fear of violating the Coastal Act.

The City also violated AB 2011/2243 by effectively subjecting the Project to a discretionary review by the Planning Commission. Gov. Code § 65912.120 states that a "housing development **shall** be a use by right and that [it] **shall** be subject to a streamlined ministerial review pursuant to Section 65912.124" if the project meets the qualifying criteria. (Emphasis added.) The City admits that the Project meets the qualifying criteria. The fact that the CDP is needed does not convert the CDP to a discretionary process nor mean that a hearing should have been held. "A ministerial duty is an obligation to perform a specific act in a manner prescribed by law whenever a given state of facts exists, without regard to any personal judgment as to the propriety of the act." (*People v. Picklesimer* (2010) 48 Cal. 4th 330, 340.) The Planning Commission did far more than analyze whether the Project met the objective standards; it imposed non-objective standards relating to coastal access, public safety, pedestrian access, and vehicular conflicts (none of which have objective standards) to deny the Project[4]. These actions violated the law.

2. Denial of the Incentives Violated the State Density Bonus Law (Gov. Code §65915)

a. The Resolution Lacks Substantial Evidence to Deny the Incentive for Reduction of Commercial Parking

The Planning Commission erred when it denied the incentives as a means to deny the CDP. Section 3 of the Resolution lacks evidence, much less substantial evidence, supporting denial of the concession to reduce commercial parking from 68 spaces to 44 spaces. The denial in the Resolution is premised on two grounds: that it would be contrary to state law and that it would result in a "specific adverse impact upon public health and safety." Neither finding is supported by substantial evidence. Section 3 of the Resolution merely states that it would "decrease access to the Coast for the general

[4] When available, a hearing transcript will demonstrate this point.

public and be contrary to state law." That bare finding is not based on any facts in the record; it is based on pure speculation from the Planning Commission, which speculation does not rise to the level of substantial evidence. Therefore, the City's denial of the commercial parking incentive violates the requirements of Gov. Code § 65915(d)(1).

Moreover, the Planning Commission's discussion made it clear that the basis for denial of the commercial parking incentive was also based on a perceived lack of parking study or additional information about parking. Pursuant to Gov. Code (a)(3)(D)(III), had the City wanted additional information on any incentive, it was obligated to request that information when the City deemed the application complete on November 4, 2025. As such, it cannot use a perceived lack of information on the overlap parking requirement as a grounds for denial.

In fact, the Project enhances access to the coast by providing 49 units within the Coastal Zone (the Site is currently vacant). Importantly, the Project includes 5 very low-income units and 3 moderate income units. According to Zillow, the average home price in zip code 90277 (where the Site is located) is over $1.6 million, far out of reach for low- and moderate-income families. Thus, the Project will increase equitable access for households who might otherwise not be able to live in the Coastal Zone.

Section 3 of the Resolution also states that the commercial parking reduction would "result in a significant impact to public safety based on the impact of the project on safe ingress and egress for emergency vehicles from Fire Station No. 1" and that the Project would "result in pedestrian and vehicular traffic conflicts as a result of the configuration of the driveway on Pearl Street." Again, these bare conclusions are based on pure speculation and lack any support, thereby violating the requirements of Gov. Code § 65915(d)(1).

Moreover, Section 3 does not identify a "specific adverse impact" within the meaning of Gov. Code § 65589.5(d)(2), which defines that term as a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." The City did not identify any standard, policy or condition (much less an objective one) when it made its finding. Instead, it relied on baseless, lay opinion from Planning Commissioners about their perceptions, which opinions do not satisfy the exacting standard of the law.

b. <u>The Resolution Lacks Proper Findings Related to the Overlap Parking Requirement</u>

Section 4 of the Resolution fails to comply with Gov. Code § 65915(d)(1) with respect to the overlap parking requirement. In Section 4, the City found that the overlap parking concession does not result in actual and identifiable cost reductions to provide for affordable housing costs. As "evidence", Section 4 claims that the "applicant has not provided any evidence indicating that the study would result in cost reductions related to the provision of affordable housing." However, it is the City's burden, not the applicant's burden, to provide substantial evidence related to cost reductions. Specifically, 65915(d)(1) states that the city <u>shall</u> grant a requested concession, <u>unless it makes a written finding based on substantial evidence</u>, that the concession would not result in cost reductions to provide for affordable housing costs. The City violated the law when it reversed the burden of proof (i.e. asking the

Applicant to prove the cost reduction). Moreover, pursuant to Gov. Code (a)(3)(D)(III), had the City wanted additional information on any incentive, it was obligated to request that information when the City deemed the application complete on November 4, 2025. As such, it cannot use a perceived lack of information on the overlap parking requirement as a grounds for denial.

The incentive would allow the Project to implement its own shared parking plan that is supported by operational controls, smart-parking technologies, and time-of-day management—provides adequate commercial and residential parking while significantly reducing unnecessary parking construction. By implementing its own shared parking plan, the Project would avoid the need to build additional parking spaces in a deeper parking garage, which garage would significantly increase the cost of the Project. That would result in increased costs for the affordable housing units. Indeed, the study itself, would involve expenditure of money that could otherwise be used for affordable housing costs. The requested incentive therefore reduces actual and identifiable costs, and supports the feasibility of the affordable housing component.

The manner in which the City framed this incentive (which was not requested to or agreed to by the Applicant) is also improper. The parking utilization study is supposed to be a condition of approval for the Project, not a predicate for approval. (See RBMC § 10-5.1706(d).)

3. The City Violated the Housing Accountability Act (Gov. Code § 65589.5 ["HAA"])

The Resolution constitutes an unlawful denial of the Project as defined by Gov. Code § 65589.5(h)(6) because the Planning Commission voted to deny the CDP based on denial of the incentives, and the CDP is one of the entitlements necessary for issuance of a building permit. The City violated the HAA in multiple respects:

- The City's denial of the Project is a disapproval of a "housing development for very low, low-, or moderate-income households"[5] because the Project includes five units of very low-income housing and three units of moderate-income housing. Denial of the Project will prevent these low- and moderate-income units from being built at the Property. Yet, in denying the Project, the City did not make any of the requisite findings in Gov. Code § 65589.5(d), or, to the extent the Resolution was an attempt to make a subsection (d) finding, none of the findings where based on the preponderance of the evidence in the record. This was a violation of the HAA.

- With regard to Gov. Code § 65589.5(d)(2), as discussed above, the City failed to make a finding, based on the preponderance of the evidence, that the Project would have a specific, adverse impact on public health and safety, and that there is no feasible method to satisfactorily mitigate or avoid the impact without rendering the

[5] Pursuant to 65589.5(h)(3)(A) "'Housing for very low, low-, or moderate-income households' means housing for lower income households, mixed income households, or moderate income households." (3)(C) further states that the definition of "housing for mixed-income households" includes projects in which at least 10 percent of the total units are dedicated to very low-income households. Here, 15% of the total units are dedicated to very low-income households.

development unaffordable to low- and moderate-income households or rending the development financially infeasible.

- With regard to Gov. Code § 65589.5(d)(3), the City did not make findings based on a preponderance of the evidence demonstrating that the denial was required to comply with a specific state law and that there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households. Indeed, the City made NO findings related to feasibility.

- Furthermore, the City cannot make the finding in Gov. Code § 65589.5(d)(5). The City deemed the application for the Project complete on November 5, 2025, as noted in the City's own staff report. However, pursuant to *New Commune DTLA LLC v. City of Redondo Beach* (Case No. B336042) as of that date, the City did not have a compliant housing element. Indeed, because the City did not have a compliant housing element, the Project was not required to comply with any objective standards, thereby making the City's denial violative of the HAA.

- The City's denial of the Project also violates Gov. Code § 65589.5(f)(1) because the City is ignoring the deviation in commercial parking to be granted through the density bonus incentive. The HAA only allows the City to impose objective standards on the Project[6]; however, such objective standards must take into account incentives, waivers, and reduction of development standards and parking ratios pursuant to the State Density Bonus Law (Gov. Code § 65915). As discussed in further detail above, the City improperly denied the reduction of commercial parking incentive. That reduction, itself, makes the project consistent with the objective parking standards. Denial on the basis that the Project does not contain 68 commercial parking spaces, therefore, is unlawful.

- Similarly, the City violated Gov. Code § 65589.5(j)(1). The Project complies with the objective standards related to commercial parking[7], as modified by the density bonus incentive for reduced parking. Yet, in denying the Project, the City did not make the requisite findings set forth in that section that require finding that the project would have a "specific, adverse impact upon public health or safety" and that there was no feasible method to satisfactorily mitigate or avoid the impact other than disapproval.

- In the alternative, the City violated the HAA by failing to make the findings in (d)(6). Specifically, the City failed to make findings that the project is not a builder's remedy project within the meaning of Gov. Code 65589.5(h)(11). In fact, the Project does qualify as a builder's remedy project because it provides five very-low income units and three moderate income units, the City did have not a compliant housing element as of October 10, 2025, and the Project density is 64 du/acre, which is less than three times

[6] Though, as discussed herein, because of the City's non-compliance with State Housing Law, the City cannot impose even these objective standards.
[7] Though, as discussed herein, because of the City's non-compliance with State Housing Law, the City cannot impose even these objective standards.

the density permitted by state law (namely, the density permitted by AB 2011) (30 du x 3 = 90 du/acre). Therefore, the City erred in denying the Project.

We request that the City hold a public hearing on this appeal. For all of the reasons set forth herein, we respectfully request that the City Council grant this appeal.

Sincerely,

Elisa Paster

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Managing Partner
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VIA EMAIL

February 11, 2026

City of Redondo Beach
Attn: City Clerk, Eleanor.Manzano@redondo.org
415 Diamond Street
Redondo Beach, CA 90277

Re: Supplemental Letter: Appeal to City Council of December 18, 2025 Planning Commission Action on Case No. 2025-0074, Relating to 401-417 South Pacific Coast Highway (APNs 7508012013, 7508012012, 7508012011, 7508012010, 7508012009)

Dear City Clerk:

We represent Wal2Wal Inc. and Redondo Seaside Living (together, "the Applicant") in connection with the above referenced project. This letter supplements our appeal dated December 22, 2025 ("Appeal"). As discussed therein, Resolution No. 2025-12-PCR-13 (the "Resolution") was a blatant violation of state housing laws that will subject the City to significant liability, should it not be overturned on appeal. For all of the reasons set forth herein, we respectfully request that the City grant the Appeal.

The City Relies on the Project for its Draft Revised Housing Element

As a preliminary matter, we note that the Project is now included in the City's proposed redlines to its Housing Element. Specifically, it is included in the section entitled, "Recent Housing Projects in Redondo Beach That Address Housing Shortage." This section includes a list of projects that demonstrate how the City is going to meet its RHNA numbers pursuant to Govt. Code § 65583.2. The redlines are proposed in response to the Court's ruling of the *New Commune* case in which the Court held that the City's overlay zoning district was not sufficient to satisfy the City's RHNA allocation. In other words, the City is now proposing to use the units in Project to satisfy its RHNA in lieu of the units that were in the overlay zone areas. It would be antithetical to deny the Project if the City is relying on it to satisfy state housing law and the Court's ruling. We sincerely hope that the inclusion of the Project in the redline is demonstrative of the City's intentions to comply with state housing laws, including granting the appeal to allow the Project to move forward.

Project Modifications

The Applicant is proposing an updated Project design to address some of the issues raised by the Planning Commission.[1] These modifications set forth in Exhibit A include:

- Expansion of the two level parking garage to increase the number of parking spaces from 105 to 129 total parking spaces, consisting of 61 parking spaces for residential uses and 68 parking spaces for commercial uses. This number of spaces aligns with the amount of required parking for the Project, such that the Applicant is no longer requesting a incentive/concession to reduce the amount of commercial parking spaces from 68 to 44 nor to allow overlap parking in a manner that deviates from the Redondo Beach Municipal Code (RBMC). The Applicant is able to achieve the required parking through use of tandem and compact parking spaces and reduction of the private storage areas, which are included in the waiver request.

- Modification of the driveway slope to accommodate a grade of 5% for the first 20 feet from the edge of the property line to increase visibility for pedestrians and drivers.

- Addition of secure bike parking on the ground level for bicycles, including cargo bikes.

- Increased the valet queuing space to accommodate at least 14 cars.

- Addition of bike racks on Pear Street and Pacific Coast Highway.

- Addition of "KEEP CLEAR" pavement markings at the Project access driveway.

As a result of these changes, the modified list of incentives/concessions and waivers is as follows (underlined language is new, ~~strikethrough~~ is deleted language):

Incentives/ Concessions

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2));

~~2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1))~~

~~3. Incentive to RBMc 10-5.1706(d)(2) to allow for a shared parking program that differs from the requirements of the city's overlap (shared) parking requirements.~~

Waivers

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).

[1] Although a modified design is proposed, we do not concede that the Planning Commission's denial was in any way compliant with the law for all of the reasons set forth in the Appeal.

2. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).

3. Reduce street side yard setback (Pearl Street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a)).

4. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Govt Code § 65912.123(d)(3)(A)(ii)).

5. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Govt Code § 65912.123(d)(3)(B)).

6. Waiver to RBMC § 10-5.1514(b) to reduce the required private storage space to 49, 400 cubic foot lockers to 49, 300 cubic foot lockers (a total of 14,700 cubic feet.)

7. Waiver to allow (12) tandem parking spaces for commercial and residential use.

8. Waiver to allow (6) compact parking spaces for residential use.

9. Wavier to allow use of valet parking at the discretion of Applicant.

Justification for Incentive

The Project Site's existing FAR limitation of 1.5:1 would permit a total floor area of 49,941 sf across the Project Site. The Project proposes a total of approximately 85,422 sf of building area, equal to a FAR of2.58:1. Accordingly, the applicant is requesting an incentive for an increase in floor area to a maximum of 85,422 sf (2.58:1 FAR) in lieu of 49,941 square feet. This increase permits the Project to expand the building envelope and provide additional building floor area, reducing the proportion of the cost of the affordable units and further enabling the provision of residential units. Increasing the FAR reduces the overall land, which is a fixed cost. By spreading out that cost over additional units (here, an increase of 22 units), the applicant is able to spread out that cost to accommodate the affordable units. Accordingly, the requested FAR increase provides an actual and identifiable cost reduction both per square foot and per unit, and because these cost reductions result from allocating shared, fixed costs across more units, these cost savings apply across the full unit mix, including the affordable units and supporting their inclusion in the project.

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." As discussed fully in the Appeal, the Planning Commission did not identify any specific adverse impact, nor any objective, identifiable written health of safety standard, policy or condition to justify its denial. Neither the existing structure nor any immediately adjacent structures are listed on the City, state, or federal register as a historic resource. There is no substantial evidence that

the proposed Project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

Justification for Waivers

Attached as Exhibit A are diagrams that show that the Project would be physically precluded if the waiver is not granted. These diagrams supplement the information previously submitted to the City, incorporated here. In summary:

- Waiver 1 (increase in stories): RBMC § 10-5.915(e)(2) limits the number of stories to three stories. The Project proposes 4 stories within the overall main building height limit of 45 feet. As Exhibit B demonstrates, imposing a three-story limit would preclude construction of 16 units and 20,650 sf. Accordingly, the requested waiver is necessary because without the increase in the number of stories, the Project would be physically precluded from being constructed as proposed.

- Waiver 2 (stair and elevator projection): RBMC § 10-5.1522(b) restricts the height limit to 45 feet. The Project proposes stairwell and elevator penthouse projections up to 15 feet and 7 inches above the height limit. As demonstrated by Exhibit B, limiting projections above the height limit would preclude elevator and stairwell access to the roof. The Fire Department requires the occupiable roof level to be accessible by stair and the accessibility laws. The waiver is required due to the inability to lower the minimum overrun height for the elevator shaft and stair tower. Lowering the height would result in physically precluding access to the rooftop. Accordingly, the requested waiver is necessary because without the increase in height the Project would be physically precluded from being constructed as proposed.

- Waivers 3, 4 and 5 (setbacks): The Project seeks a wavier from RBMC § 10-5.915(F)(2)(A) to reduce the side yard setback – street side (Pearl Street) from 10 feet to 6 feet. As shown in Exhibit B, if this setback reduction was not granted, the Project could not be built as proposed because of the loss of bedrooms in three of the units. This would preclude development of the Project as proposed. Similarly, the Project seeks a waiver to deviate from the setbacks along the rear and side yards from 7'-0" x floor number to same setbacks as ground floor for all floors (Govt Code § 65912.123(d)(3)(A)(ii)).As shown in Exhibit B, if this setback reduction was not granted, it would preclude the development of 13 units and adjacent private open space, which would reduce the density. This would preclude development of the Project as proposed. Finally, the Project seeks to reduce the setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Govt Code § 65912.123(d)(3)(A)(ii)). As shown in Exhibit B, if this setback reduction was not granted, it would preclude the development of 480 sf of common open space, building circulation and 103 sf of private open space. This would preclude development of the Project as proposed. Accordingly, the requested waiver is necessary because without modified setback the Project would be physically precluded from being constructed as proposed.

- Wavier 6 (storage): The Project seeks to reduce the required private storage space required by RBMC § 10-5.1514(b) from 49, 400 cubic foot lockers to 49, 300 cubic foot lockers (a total of 12,838 cubic feet.) As demonstrated by Exhibit B, imposing the storage requirement would result in the loss of eight parking spaces. Accordingly, the requested waiver is necessary because without the reduction in storage space the Project would be physically precluded from being constructed as proposed.

- Waiver 7 (tandem parking): The Project seeks to use 10 tandem parking spaces for commercial and residential uses. As demonstrated in Exhibit B, prohibiting tandem parking would reduce the number of parking spaces proposed by the Project by 10 parking spaces, which would preclude development of the Project as proposed. Accordingly, the requested waiver is necessary because without the tandem parking the Project would be physically precluded from being constructed as proposed.

- Waiver 8 (compact parking: The Project seeks to allow 13compact parking spaces for residential use. As demonstrated in Exhibit B, prohibiting parking spaces would reduce the number of parking spaces proposed by the Project by 13spaces, which would preclude development of the Project as proposed. Accordingly, the requested waiver is necessary because without the tandem parking the Project would be physically precluded from being constructed as proposed.

- Waiver 9 (valet parking): The Project seeks to allow valet parking, as needed, to accommodate the tandem parking spaces. For the residential uses, tandem parking spaces will be assigned to a single unit, such that valet parking is not permitted. For the commercial uses, the Applicant, proposes to offer valet parking as needed. The Project proposes 14 valet queuing spaces for valet. Without the option for valet, the Project could be precluded for using tandem spaces for commercial uses. Accordingly, use of the valet is needed for development of the Project as proposed.

Rebuttal of Resolution

The Appeal discusses in detail the reasons that the Planning Commission's decision was in error, including because it did identify any specific adverse impact, nor any objective, identifiable written health of safety standard, policy or condition to justify its denial. That, alone, is enough to grant the Appeal. Even so (and though the burden of proof is on the City, attached as Exhibit C hereto is a Focused Local Transportation Assessment ("EPD Report") prepared by expert EPD Solutions which rebuts the baseless allegations in the Resolution. The EPD report includes the following analysis:

- Calculation of the Project's trip generation.

- Determination of whether a detailed level of service (LOS) analysis is required.

- Focused safety and circulation assessment of the Project driveway and the nearby signalized intersection of Pacific Coast Highway and Pearl Street.

  - Evaluation of 95th-percentile queuing at the intersection of Pacific Coast Highway and Pearl Street.

  - Safety assessment based on crash data obtained from the *University of California, Berkeley Transportation Injury Mapping System (TIMS).*

- Shared parking analysis based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition*.

The EPD Study provides substantial evidence that there would be no specific adverse impact related to traffic, pedestrian safety, circulation, or access issues. Relying on adopted standards, including the City's own Transportation Impact Study Guidelines for Land Use Plans and Projects (May 2021), the EPD Study concludes:

- The Project's estimated weekday peak hour trip generation (approximately 17 weekday AM peak-hour trips and 20 weekday PM peak-hour trips) does not meet the City's threshold requiring preparation of a full Local Transportation Assessment. Accordingly, a detailed level of service analysis is not required. This means that the number of trips generated is so low that it would not have any specific adverse impacts.

- The Project access is expected to operate acceptably with respect to circulation, queuing, and safety. The queuing analysis indicates that forecasted queue lengths at the intersection of Pacific Coast Highway and Pearl Street correspond to fewer than four vehicles under both Existing Conditions and Existing Plus Project Conditions, with Project-generated traffic resulting in increases of less than one vehicle. In addition, the implementation of "KEEP CLEAR" pavement markings at the Project access driveway would maintain unobstructed ingress and egress for vehicles entering and exiting the site and avoid any potential queue spillback impacts.

- The safety assessment did not identify any notable or recurring collision patterns attributable to the proposed Project access, and the Project's pedestrian circulation design is not expected to create pedestrian safety concerns.

- The Project would reduce the number of driveways on the site from four to one. Currently, there are four driveways on Pacific Coast Highway, which have the potential to create pedestrian/vehicular conflicts. The Project will eliminate all of the driveways on Pacific Coast Highway, thereby eliminating that potential conflict. The Project will add a singular point of access of Pearl Street, which will have a 5% grade for at least 20 feet from Pearl Street, thereby eliminating any potential pedestrian and vehicular conflicts.

- The Project would not result in impacts to emergency vehicle operations along Pacific Coast Highway or Pearl Street, because Project is forecast to generate a relatively small number of vehicle trips (approximately 17 weekday AM peak hour trips and 20 weekday PM peak hour trips) and would result in minimal changes to

> intersection queuing conditions. As such, Project-related traffic is not expected to impede emergency vehicle operations along Pacific Coast Highway or Pearl Street. In emergency situations, motorists are required to yield the right-of-way to responding emergency vehicles.

The EPD Study, therefore, directly rebuts the Planning Commission's unsubstantiated findings regarding a hypothetical specific adverse impacts.

Further, although the Project has been modified (as discussed above) to accommodate 129 parking spaces, even if that were not the case, the EPD Report demonstrates that an on-site parking supply of 105 spaces would have been sufficient to accommodate parking demand under both weekday and weekend conditions based on Institute of Transportation Engineers (ITE) Parking Generation data. As a result, the Project would not generate spillover parking on adjacent public streets or affect coastal access with respect to parking. The 129 parking spaces now proposed also would not create spillover parking impacts, in direct contravention of the Planning Commission's unsubstantiated findings.

The Applicant has worked hard to modify the Project to address potential concerns raised by the Planning Commission, even though it is not required to do so by law. This demonstrates the Applicant's good faith and its commitment to being a good community member. For all of the reasons set forth herein, we respectfully request that the City Council grant the Appeal.

Sincerely,

Elisa Paster

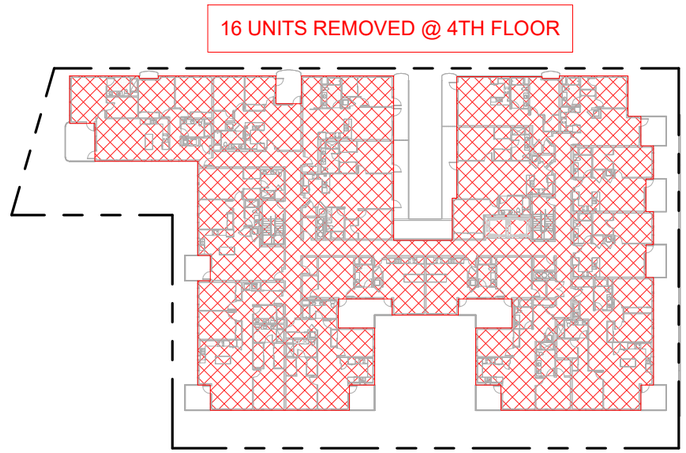
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Cc:
Mike Witzansky, City Manager
Marc Wiener, AICP, Community Development Director
Sean Scully, Planning Manager
Steve Giang, Senior Planner

WAIVER #1 - STORIES

1. WAIVER TO RBMC 10-5.915(e)(2) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4).

RBMC § 10-5.915(e)(2) LIMITS THE NUMBER OF STORIES TO THREE STORIES. THE PROJECT PROPOSES 4 STORIES WITHIN THE OVERALL MAIN BUILDING HEIGHT LIMIT OF 45 FEET. AS EXHIBIT B DEMONSTRATES, IMPOSING A THREE-STORY LIMIT WOULD PRECLUDE CONSTRUCTION OF 16 UNITS AND 20,650 SF. ACCORDINGLY, THE REQUESTED WAIVER IS NECESSARY BECAUSE WITHOUT THE INCREASE IN NUMBER OF STORIES THE PROJECT WOULD BE PHYSICALLY PRECLUDED FROM BEING CONSTRUCTED AS PROPOSED.



1 4th FLOOR PLAN
1" = 60'-0"

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WAIVER 1 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026
1" = 60'-0"
By: Author
Project No:
2518

ADR-1

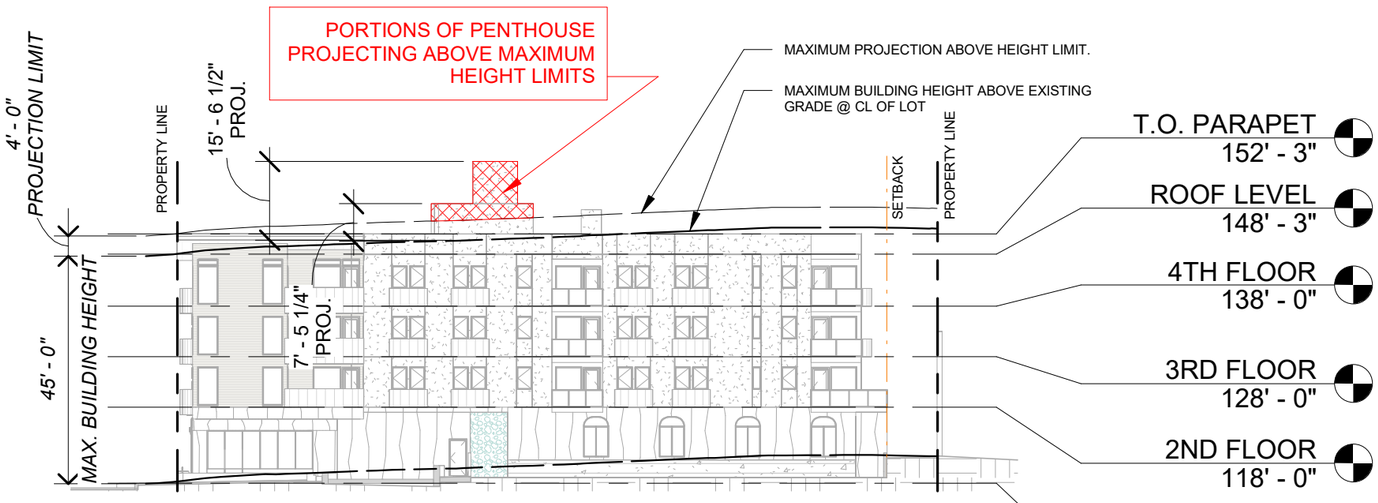
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WAIVER #2 - STAIR & ELEVATOR PROJECTION

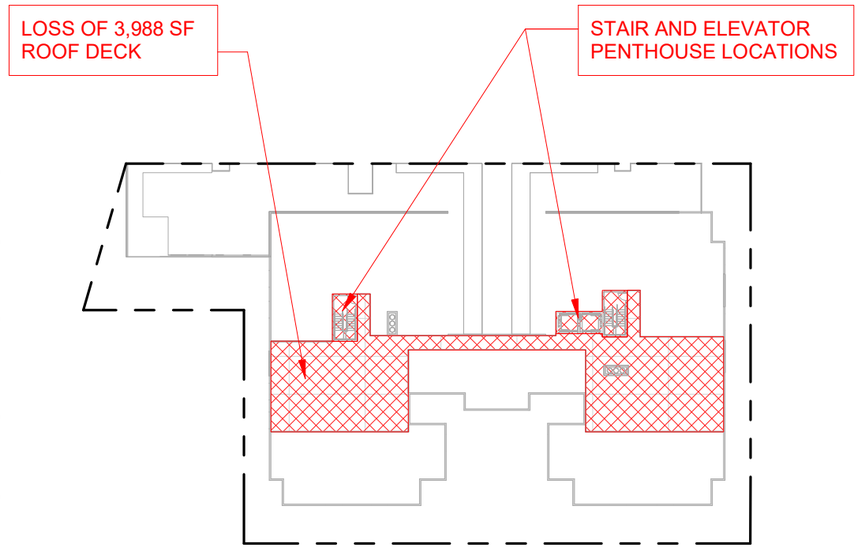
2. WAIVER TO RBMC 10-5.1522(b) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT.

THIS EXHIBIT SHOWS THAT COMPLIANCE WITH THE 4' PROJECTION LIMIT, WOULD RESULT IN NEITHER THE ELEVATORS NOR THE STAIRS BEING ABLE TO PROVIDE ACCESS TO THE ROOF LEVEL. THE FIRE DEPARTMENT REQUIRES THE ROOF LEVEL TO BE ACCESSIBLE BY STAIR AND THE ACCESSIBILITY LAWS REQUIRE THE OCCUPIED ROOF DECK TO BE ACCESSED BY ELEVATOR. THE WAIVER IS REQUIRED DUE TO THE INABILITY TO LOWER THE MINIMUM OVERRUN HEIGHT FOR THE ELEVATOR SHAFT AND STAIR TOWER. LOWERING THE HEIGHT WOULD RESULT IN PHYSICALLY PRECLUDING ACCESS TO THE ROOFTOP AND OTHER AMENITIES REQUIRED FOR DWELLING UNITS AND LOSS OF DENSITY BONUS UNITS BY LOWERING FLOOR-TO-FLOOR HEIGHTS OR ELIMINATING A LEVEL.

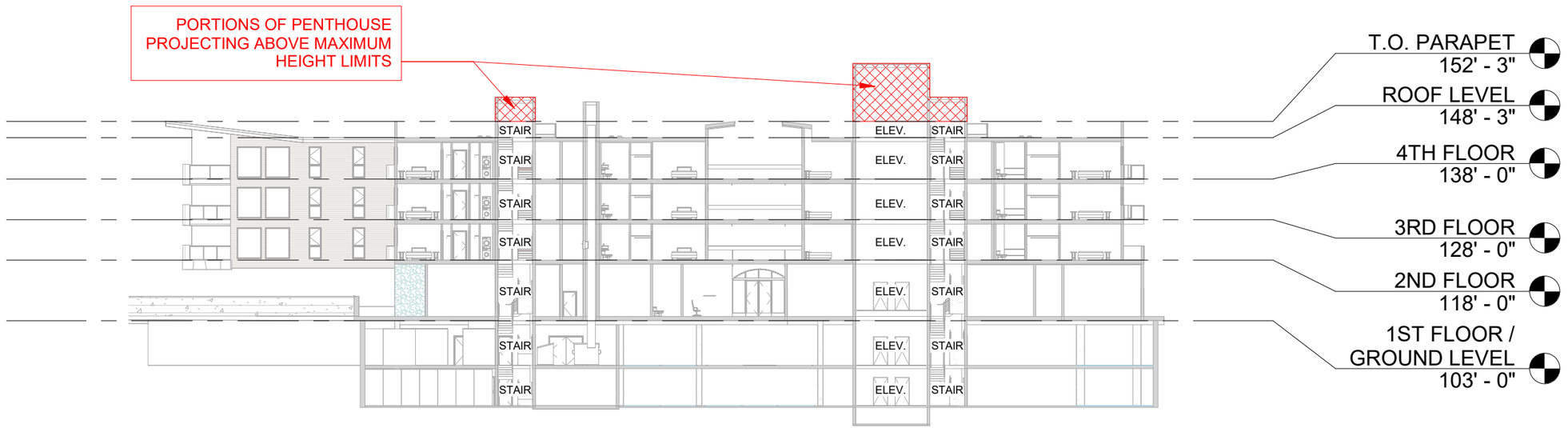
THEREFORE, REQUEST WAIVER TO ALLOW PROJECTIONS UP TO 15' 7" ABOVE THE PERMITTED HEIGHT LIMIT IN ORDER TO PROVIDE ADEQUATE ROOF ACCESS.



3 PEARL STREET/WEST ELEVATION
1" = 30'-0"



1 ROOF PLAN
1" = 60'-0"



2 PENTHOUSE EXHIBIT SECTION
1" = 30'-0"

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WAIVER 2 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026
As indicated
By: Author
Project No:
2518

ADR-2

2/11/2026 12:07:50 PM

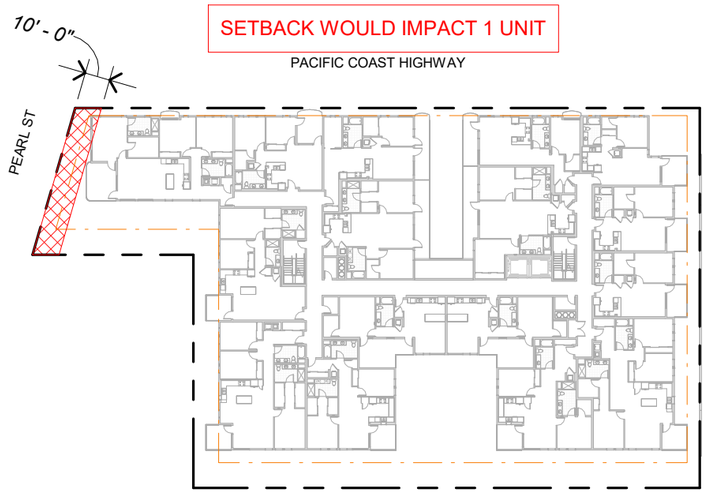
WAIVER #3 - STREET SIDE YARD SETBACK

3. WAIVER TO RBMC 10-5.915(f)(2)(a) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET.

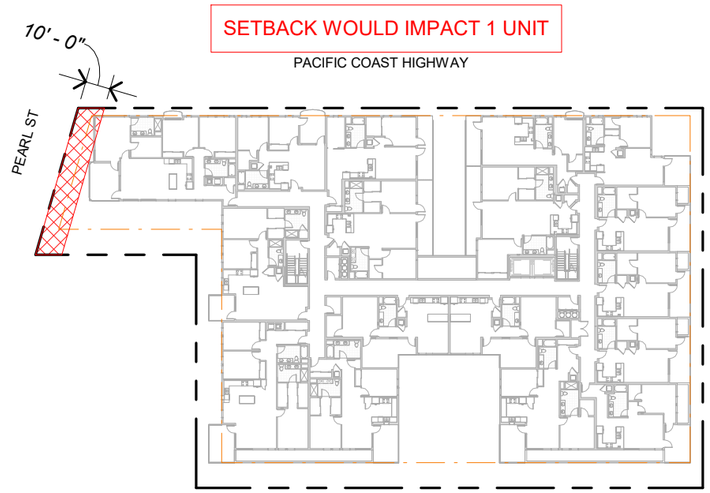
THE BUILDING REQUIRES A PORTION OF THE BUILDING TO EXTEND TO WITHIN 6'-0" OF THE STREET SIDE YARD ALONG PEARL STREET IN ORDER TO PROVIDE THE UNIT FLOOR AREA.

THIS EXHIBIT SHOWS THAT COMPLIANCE WITH THE SETBACK REQUIREMENT WOULD RESULT IN A LOSS OF A BEDROOM FOR 3 UNITS. THIS EXHIBIT ALSO SHOWS THAT APPROXIMATELY 74% OF THE BUILDING FRONTAGE STILL COMPLIES WITH THE 10' - 0" SETBACK REQUIREMENT.

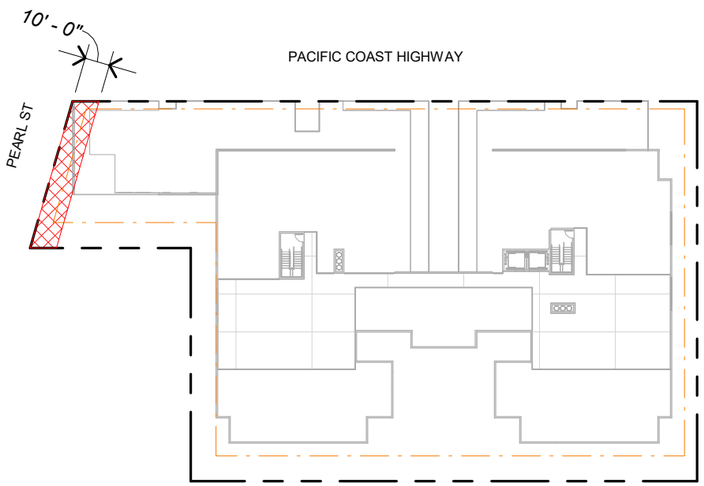
THEREFORE, REQUEST WAIVER OF BUILDING SETBACK TO ALLOW A STREET SIDE YARD SETBACK OF 6' - 0" FOR 16% OF BUILDING FRONTAGE ALONG PEARL STREET.



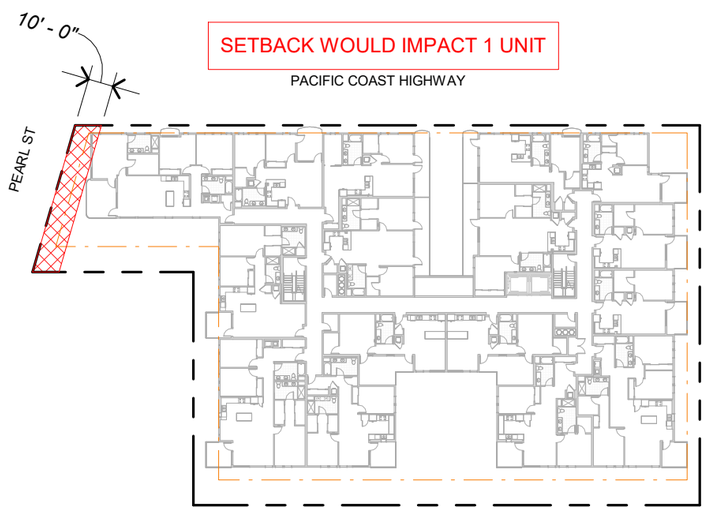
4 4TH FLOOR PLAN
1" = 60'-0"



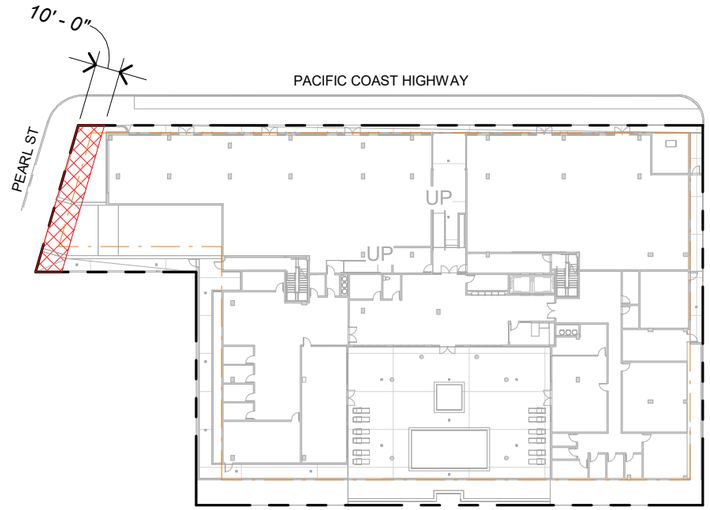
2 2ND FLOOR PLAN
1" = 60'-0"



5 ROOF PLAN
1" = 60'-0"



3 3RD FLOOR PLAN
1" = 60'-0"



1 1ST FLOOR/ GROUND LEVEL
1" = 60'-0"

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WAIVER 3 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026
1" = 60'-0"
By: Author
Project No:
2518

ADR-3

2/11/2026 12:07:51 PM

WAIVER #4 - SETBACK ABUTTING RESIDENTIAL USES

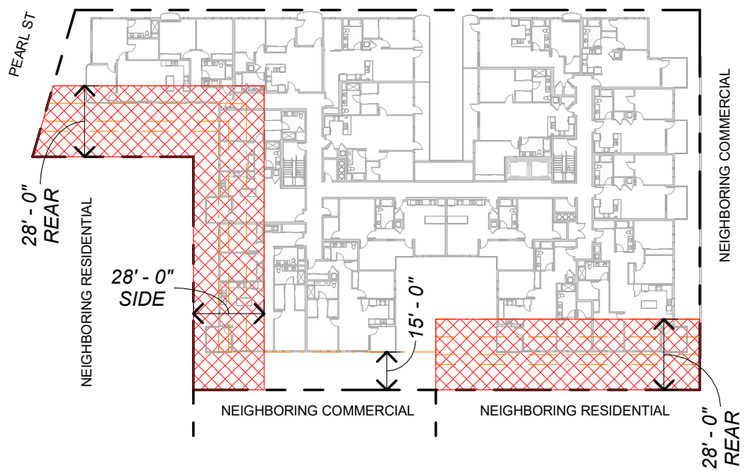
4. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(A)(ii) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR & SIDE YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER.

IN ORDER TO PROVIDE THE SQUARE FOOTAGE NEEDED TO ACCOMMODATE THE DENSITY BONUS UNITS AND THEIR PRIVATE OPEN SPACE REQUIREMENTS, THE BUILDING REQUIRES A REDUCED SETBACK ALONG AREAS ABUTTING RESIDENTIAL USES.

THIS EXHIBIT SHOWS THAT COMPLIANCE WITH THE SETBACK REQUIREMENT WOULD RESULT IN A LOSS OF 13 UNITS AND THEIR ADJACENT PRIVATE OPEN SPACE FOR A TOTAL OF ONLY 36 UNITS. THIS EXHIBIT ALSO SHOWS THAT AT LEVELS 2 AND ABOVE, THE BUILDING MAINTAINS A 15' SETBACK ALONG THE ENTIRE REAR YARD.

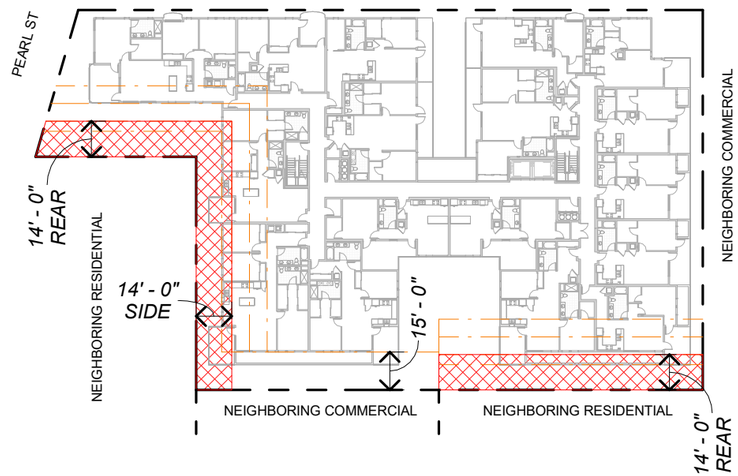
THEREFORE, REQUEST WAIVER OF BUILDING SETBACK TO ALLOW 10' -0" MIN. ALONG NEIGHBORING RESIDENTIAL PROPERTIES IN ORDER TO CONSTRUCT 49 UNITS AS PERMITTED UNDER AB2011 AND AB1287 DENSITY BONUS.

SETBACK WOULD IMPACT 5 UNITS



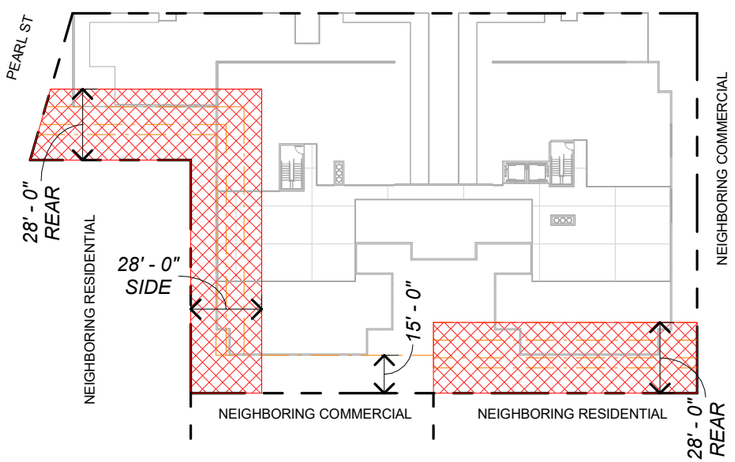
4 4TH FLOOR PLAN
1" = 60'-0"

SETBACK WOULD IMPACT 4 UNITS



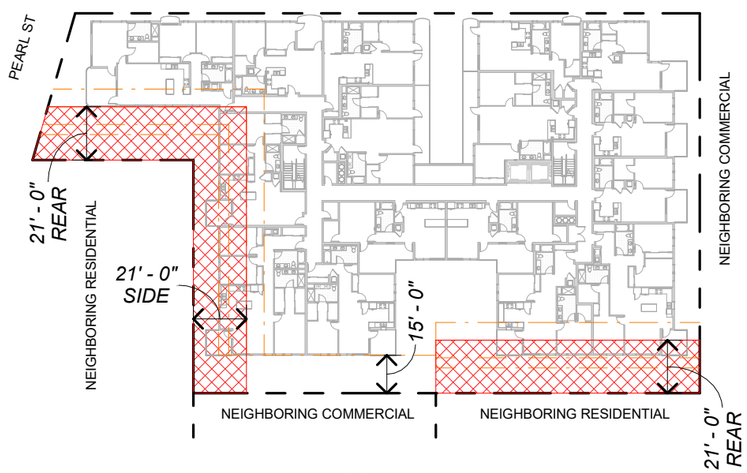
2 2ND FLOOR PLAN
1" = 60'-0"

SETBACK WOULD IMPACT ROOF DECK COMMON SPACE



5 ROOF PLAN
1" = 60'-0"

SETBACK WOULD IMPACT 4 UNITS



3 3RD FLOOR PLAN
1" = 60'-0"

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WAIVER 4 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026
1" = 60'-0"
By: Author
Project No:
2518

ADR-598

2/11/2026 12:07:52 PM

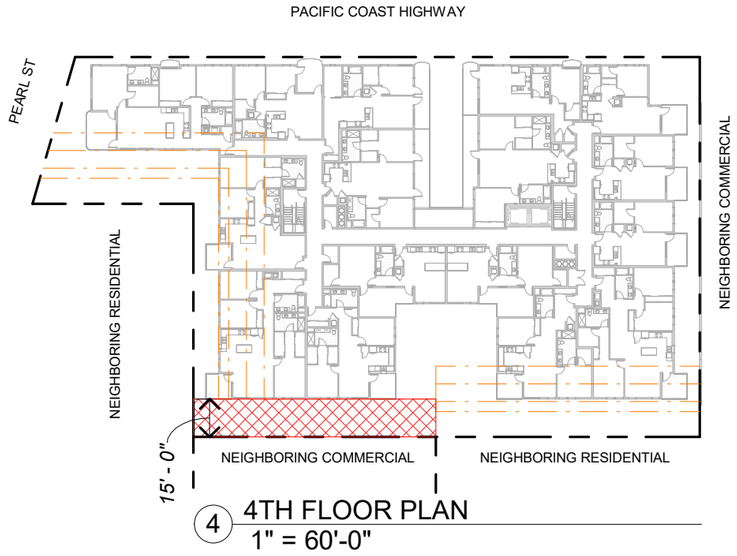
WAIVER #5 - SETBACK ABUTTING NON-RESIDENTIAL USES

5. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAIN A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET .

IN ORDER TO PROVIDE THE REQUIRED PRIVATE AND COMMON OPEN SPACE AREAS AND THEIR ADJACENT CIRCULATION THE BUILDING REQUIRES A REDUCED SETBACK ALONG AREAS ABUTTING NON-RESIDENTIAL USES.

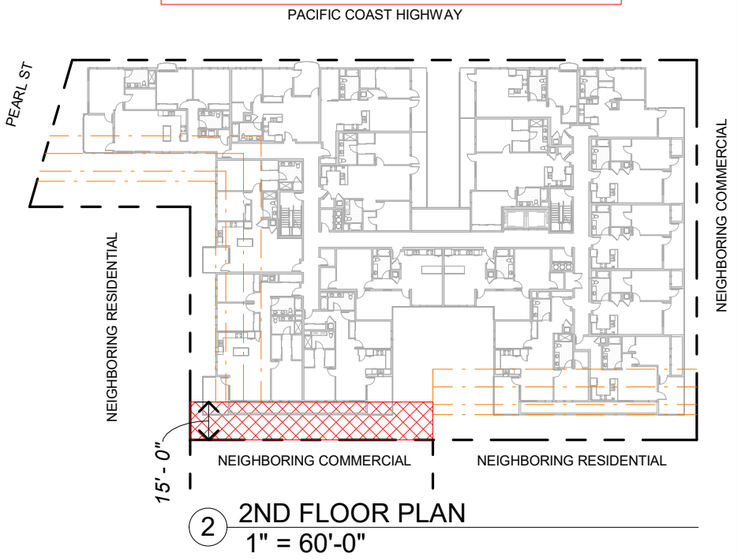
THIS EXHIBIT SHOWS THAT COMPLIANCE WITH THE SETBACK REQUIREMENT WOULD RESULT IN A LOSS OF 480SF OF COMMON OPEN SPACE AND BUILDING CIRCULATION AS WELL AS 103 SF OF PRIVATE OPEN SPACE.

THEREFORE, REQUEST WAIVER OF BUILDING SETBACK TO ACCOMODATE REQUIRED 9,800 SF OF OPEN SPACE.

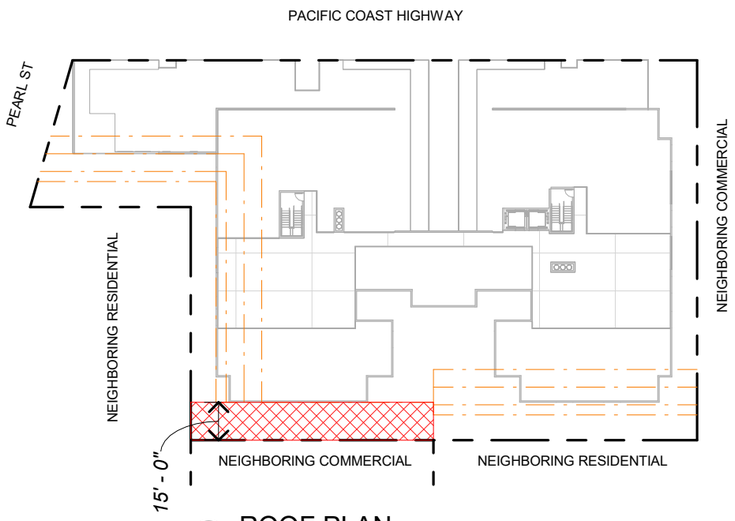


4 4TH FLOOR PLAN
1" = 60'-0"

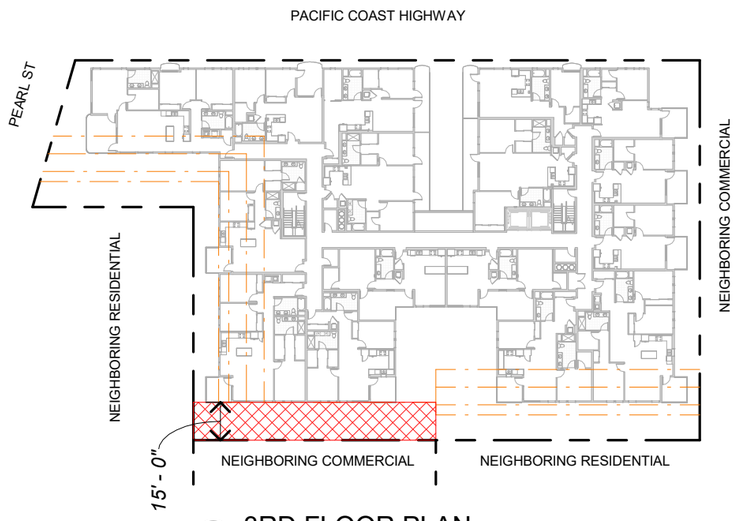
103 SF OF PRIVATE OPEN SPACE IMPACTED



2 2ND FLOOR PLAN
1" = 60'-0"

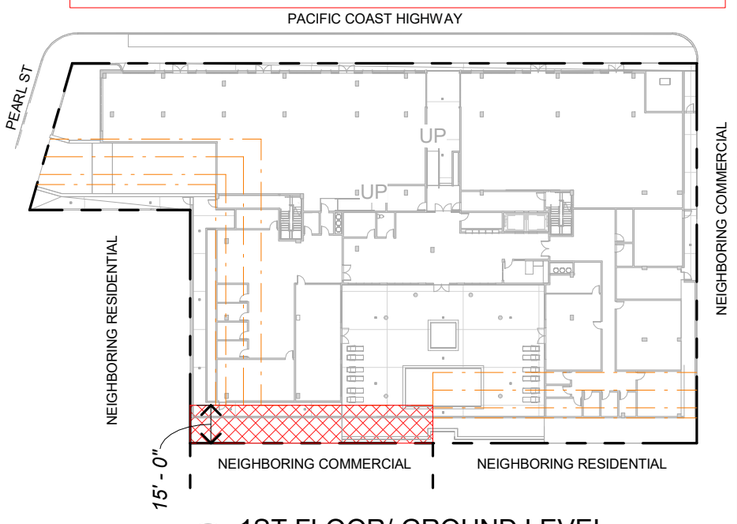


5 ROOF PLAN
1" = 60'-0"



3 3RD FLOOR PLAN
1" = 60'-0"

COMMON OPEN SPACE AND BUILDING CIRCULATION IMPACTED



1 1ST FLOOR/ GROUND LEVEL
1" = 60'-0"

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WAIVER 5 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026
1" = 60'-0"
By: Author
Project No:
2518

ADR-5

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WAIVER #6 - PRIVATE STORAGE

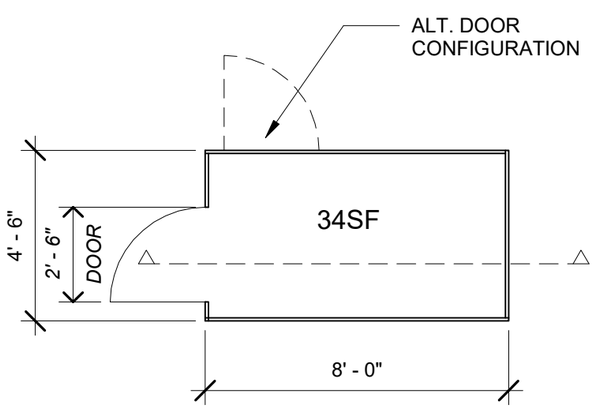
6. WAIVER TO RBMC 10-5.1514(b) TO REDUCE THE REQUIRED PRIVATE STORAGE SPACE TO (49) 300 CF LOCKERS FOR A TOTAL OF 14,700 CF.

IN ORDER TO PROVIDE EACH UNIT WITH EQUAL SIZE STORAGE AREAS AS WELL AS PROVIDE THE MINIMUM NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES, THE MINIMUM STORAGE SIZE REQUIRES A REDUCTION FROM 400 CF PER UNIT TO 300 CF PER UNIT.

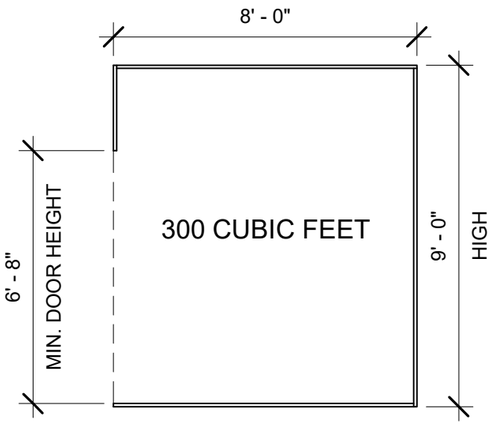
THIS EXHIBIT SHOWS THAT, IN ORDER TO COMPLY WITH THE 61 REQUIRED RESIDENTIAL SPACES, COMPLIANCE WITH THE STORAGE SPACE REQUIREMENT WOULD RESULT IN A LOSS OF 8 COMMERCIAL SPACES FOR A TOTAL OF 121 PARKING SPACES.

THEREFORE, REQUEST WAIVER OF PRIVATE UNIT STORAGE TO ACCOMODATE REQUIRED 129 PARKING SPACES.

TYPICAL STORAGE UNIT SIZE



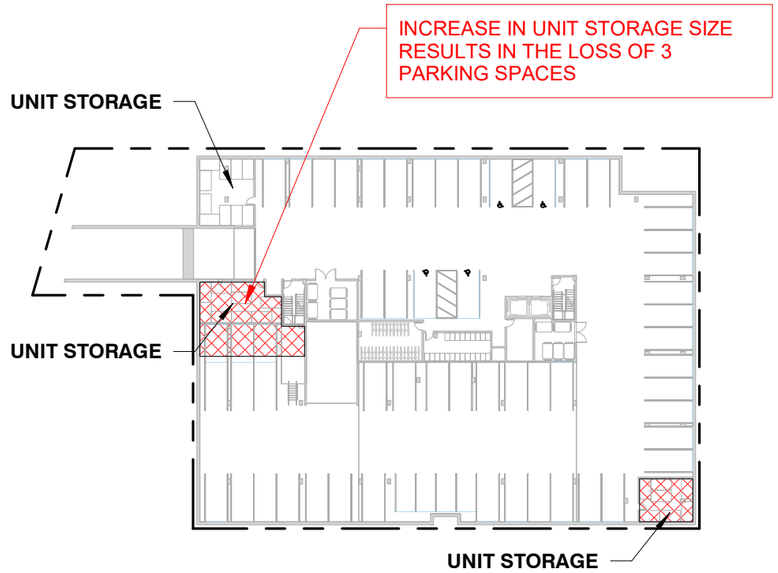
PLAN



SECTION

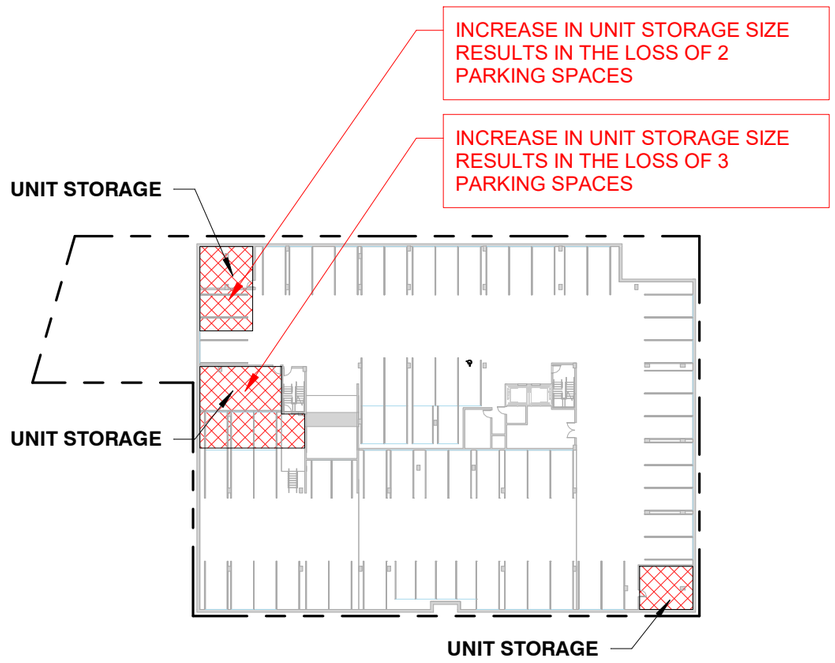
TYP. STORAGE UNIT EXHIBIT

SCALE: 1/4" = 1'-0" | 1



PARKING LEVEL P1

SCALE: 1" = 60'-0" | 2



PARKING LEVEL P2

SCALE: 1" = 60'-0" | 3

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WAIVER 6 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026

As indicated

By: Author

Project No: 2518

ADR-600

2/11/2026 12:07:54 PM

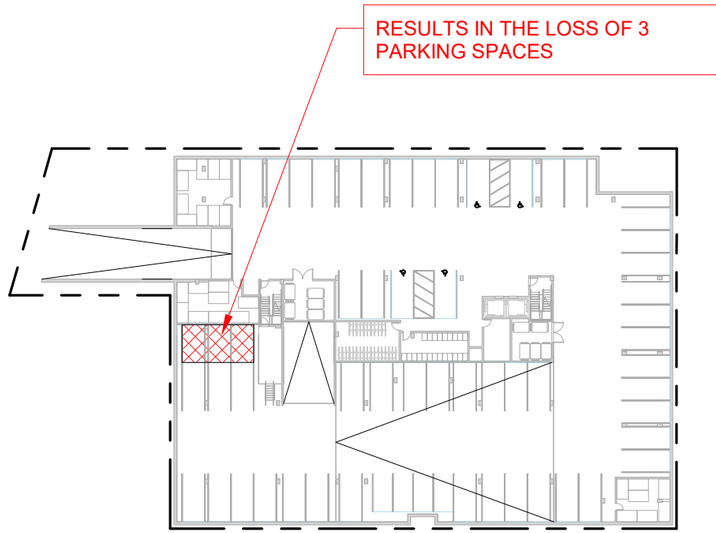
WAIVER #7 - RESIDENTIAL AND COMMERCIAL PARKING

7. WAIVER TO RBMC 10-5.1704(c)(1) TO ALLOW (10) TANDEM PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL USE.

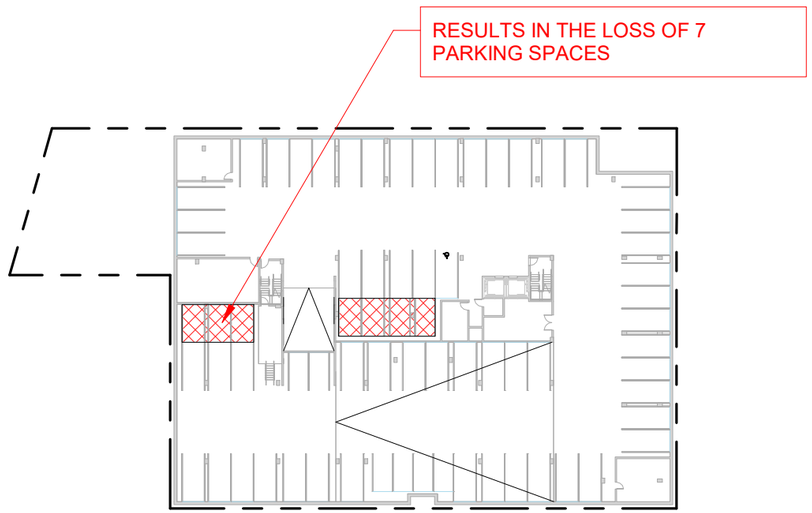
IN ORDER TO PROVIDE THE REQUIRED NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES THE PROJECT REQUIRES THE USE OF 8'-0" MIN. X 15'-0" MIN. TANDEM PARKING SPACES.

THIS EXHIBIT SHOWS THAT DUE TO BUILDING CONSTRAINTS, IN ORDER TO COMPLY WITH THE 61 REQUIRED RESIDENTIAL SPACES, COMPLIANCE WITH THE RESIDENTIAL AND COMMERCIAL PARKING STALL SIZE REQUIREMENT WOULD RESULT IN A LOSS OF 10 COMMERCIAL PARKING SPACES FOR A TOTAL OF 119 SPACES.

THEREFORE, REQUEST WAIVER OF RESIDENTIAL AND COMMERCIAL PARKING STALL SIZE TO ACCOMODATE THE REQUIRED 129 PARKING SPACES.



PARKING LEVEL P1 — SCALE: 1" = 60'-0" — 1



PARKING LEVEL P2 — SCALE: 1" = 60'-0" — 2

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WAIVER 7 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026

1" = 60'-0"

By: Author

Project No:
2518

ADR-7

2/11/2026 12:07:54 PM

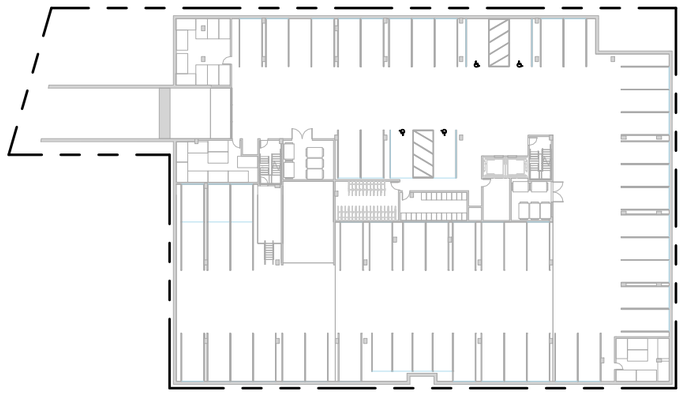
WAIVER #8 - RESIDENTIAL PARKING

8. WAIVER TO RBMC 10-5.1704(c)(1) TO ALLOW (13) COMPACT PARKING SPACES FOR RESIDENTIAL USE.

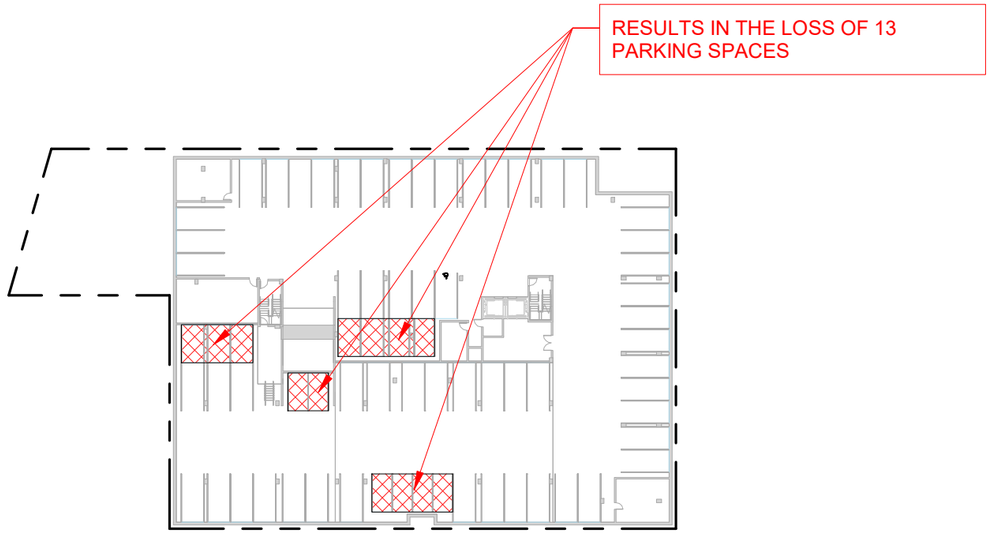
IN ORDER TO PROVIDE THE REQUIRED NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES THE PROJECT REQUIRES THE USE OF 8'-0" MIN. X 15'-0" MIN. COMPACT PARKING SPACES.

THIS EXHIBIT SHOWS THAT DUE TO BUILDING CONSTRAINTS, IN ORDER TO COMPLY WITH THE 61 REQUIRED RESIDENTIAL SPACES, COMPLIANCE WITH THE RESIDENTIAL PARKING SPACE SIZE REQUIREMENT WOULD RESULT IN A LOSS OF 13 COMMERCIAL SPACES FOR A TOTAL OF 116 PARKING SPACES.

THEREFORE, REQUEST WAIVER OF RESIDENTIAL PARKING STALL SIZE TO ACCOMODATE THE REQUIRED 129 PARKING SPACES.



PARKING LEVEL P1 — SCALE: 1" = 60'-0" — 1



PARKING LEVEL P2 — SCALE: 1" = 60'-0" — 2

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WAIVER 8 - EXHIBIT

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

1/26/2026

1" = 60'-0"

By: Author

Project No:
2518

ADR-2

2/11/2026 12:07:55 PM

To:	Ben Agarwal, Wal2Wal Investments, Inc.
From:	Michael Torres, TE, EPD Solutions, Inc.
Date:	2/11/2026
Site:	401, 405, 411, 413, and 417 South Pacific Coast Highway, Redondo Beach, CA 90277
Subject:	Focused Local Transportation Assessment 401 PCH Redondo Beach – EPD Project Number 26-014

Introduction

EPD Solutions, Inc. (EPD) is pleased to provide this Focused Local Transportation Assessment (LTA) for the proposed 401 PCH Redondo Beach mixed-use residential development ("Project") located at the southwest corner of Pacific Coast Highway and Pearl Street in the City of Redondo Beach. The purpose of this Focused LTA is to evaluate the Project's access, circulation, and potential traffic-related effects associated with the proposed Project, consistent with City of Redondo Beach guidelines. The Focused LTA includes the following analyses:

- Calculation of the Project's trip generation.
- Determination of whether a detailed level of service (LOS) analysis is required.
- Focused safety and circulation assessment of the Project driveway and the nearby signalized intersection of Pacific Coast Highway and Pearl Street.
    - Evaluation of 95th-percentile queuing at the intersection of Pacific Coast Highway and Pearl Street.
    - Safety assessment based on crash data obtained from the *University of California, Berkeley Transportation Injury Mapping System (TIMS)*.
- Shared parking analysis based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.*

Project Description

The Project proposes a four-story mixed-use development with a total of 49 multi-family residential units, including eight affordable units, and approximately 17,000 square feet of ground-floor commercial space. Two subterranean parking levels are proposed, providing a total of 105 parking spaces to serve both the residential and commercial components.

Vehicular access to the Project is provided via one full-access driveway along Pearl Street, which accommodates both residential and ground-floor commercial vehicular ingress and egress. The Project includes a residential parking gate located within the first-level parking garage that separates residential and commercial parking areas. The gate is expected to remain open during the hours of operation for the ground-floor commercial uses and to be closed during late evening hours. The centerline travel distance from the site entry ramp to the parking gate along the first-level parking circulation is approximately 300 feet. Figure 1 shows the Project's aerial location, and Figure 2 presents the proposed Project site plan.

Figure 1: Project Aerial Location



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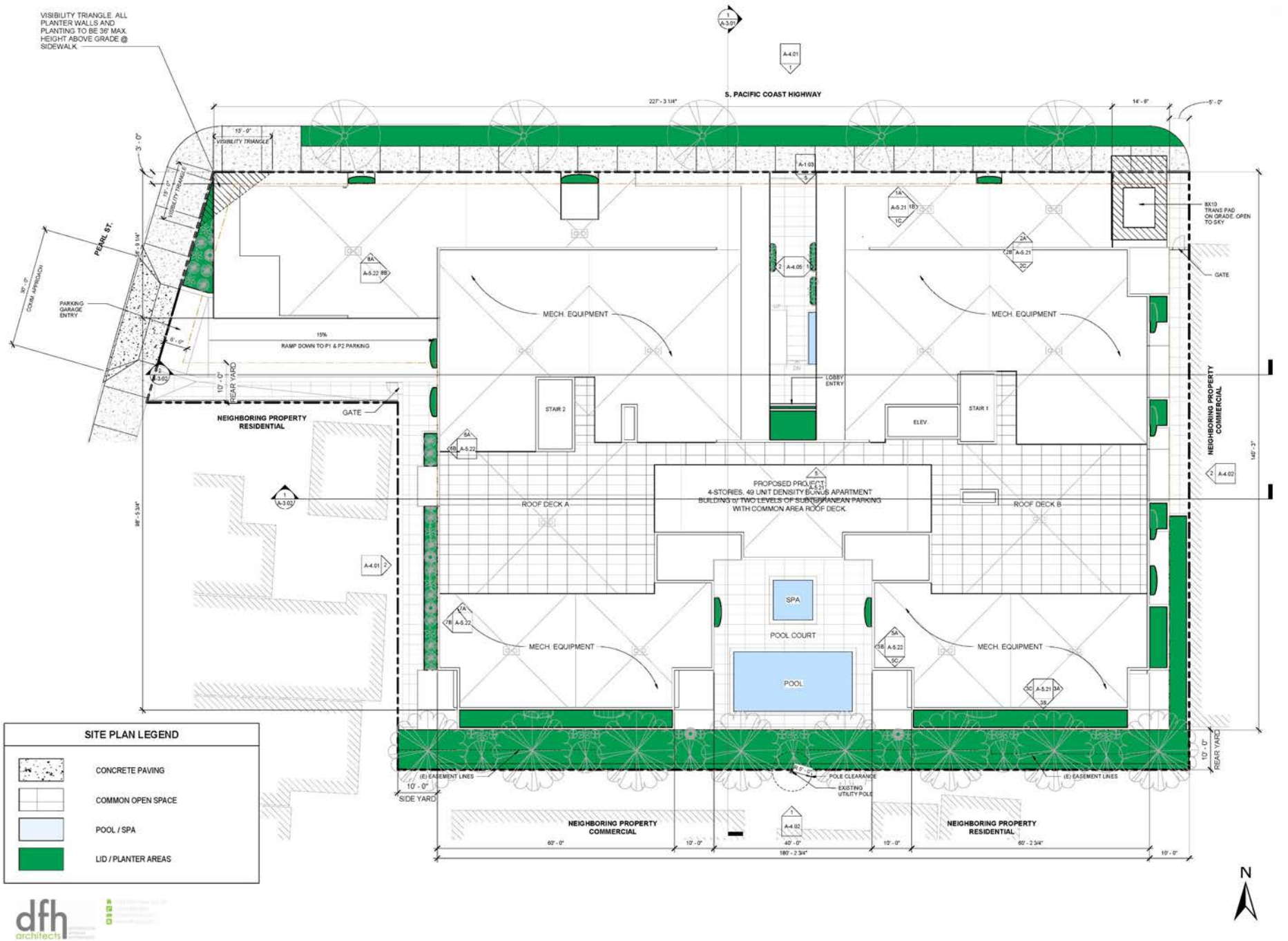
Legend

= Project Boundary

0 150 300 US Feet

N

Figure 2: Project Site Plan



Project Trip Generation

Trip generation represents the vehicular traffic produced by and attracted to a development and is typically estimated using the latest rates published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. The latest edition is the *ITE Trip Generation Manual 12th Edition* (2025).

As previously mentioned, the Project consists of 49 multi-family residential units, consisting of eight affordable housing units and 41 units associated with a mid-rise residential development with ground-floor commercial space. Based on the proposed land uses, the following ITE Land Use Codes (LUCs) were identified to most appropriately represent the Project:

- ITE LUC 223: Affordable Housing: 8 affordable dwelling units
- ITE LUC 231: Mid-Rise Residential with Ground-Floor Commercial (GFA): 41 dwelling units with ground-floor commercial space

ITE LUC 231 represents a mixed-use development consisting of mid-rise multifamily residential uses with ground-floor commercial space that is open to the public, typically in an urban setting.

The trip generation rates for ITE LUC 231 reflect the combined residential and ground-floor commercial components of a mixed-use development and inherently account for internal person trips between uses. Accordingly, the rates represent total site trips entering and exiting the site, and no separate internal trip capture reduction is applied.

Table 1 summarizes the proposed Project's trip generation. As shown in Table 1, the proposed Project is expected to generate approximately 202 weekday daily trips, including approximately 17 weekday AM peak hour trips and approximately 20 weekday PM peak hour trips.

Level of Service (LOS) Screening Criteria

According to the *City of Redondo Beach Transportation Impact Study Guidelines for Land Use Plans and Projects (May 2021)*, a project is required to prepare an LTA if it is anticipated to generate 50 or more net new vehicle trips during any peak hour. Since the Project's estimated weekday peak hour trip generation does not meet the City's threshold, preparation of a full LTA is not required.

Table 1: Project Trip Generation

401 PCH Redondo Beach

Land Use		Units	Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
Trip Rates									
Affordable Housing[1]		Dwelling Units (Income Limits)	4.81	0.10	0.26	0.36	0.27	0.19	0.46
Mid-Rise Residential with Ground-Floor Commercial[2,3]		Dwelling Units	4	0.10	0.24	0.34	0.28	0.12	0.40
Project Trip Generation									
Affordable Housing[1]	8	Dwelling Units (Income Limits)	38	1	2	3	2	2	4
Mid-Rise Residential with Ground-Floor Commercial[2]	41	Dwelling Units	164	4	10	14	11	5	16
Total Project Trip Generation[4]			**202**	**5**	**12**	**17**	**13**	**7**	**20**

[1] Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 223 - Affordable Housing (Average Rate)

[2] Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 231 - Mid-Rise Residential with Ground-Floor Commercial GFA (1-25k) (Average Rate)

[3] The Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (2025) does not provide a weekday daily trip generation rate for Land Use Code 231 – Mid-Rise Residential with Ground-Floor Commercial GFA (1–25k). For this analysis, the weekday daily trip generation has been estimated by multiplying the weekday PM peak-hour rate by a factor of 10.

[4] Conservatively, the project trip generation does not include trip credits for existing land uses to be displaced by the proposed Project.

Focused Circulation Analysis

Intersection Queuing Analysis

The purpose of this intersection queuing analysis is to estimate the 95th percentile vehicle queues at the intersection of Pacific Coast Highway and Pearl Street and to assess the potential for queue spillback to the proposed Project access driveway that may affect vehicle ingress and egress operations.

The intersection queuing analysis was conducted using Synchro and SimTraffic traffic analysis software. A microsimulation analysis was performed to estimate 95th percentile queue lengths for the analyzed turning movements under weekday AM and PM peak hour conditions. The analysis utilizes existing intersection lane geometrics, traffic controls, and observed turning movement volumes.

Study Area

For the purposes of this queuing analysis, the study area consists of the following study intersections and turning movements:

1. Project Access Driveway (NS) at Pearl Street (EW)
    - Northbound Left/Right-Turn
2. Pacific Coast Highway (NS) at Pearl Street (EW)
    - Northbound Left-Turn
    - Southbound Left-Turn
    - Eastbound Left/Through/Right-Turn
    - Westbound Left/Through/Right-Turn

The study area is illustrated in Figure 3.

Existing Conditions Traffic Volumes

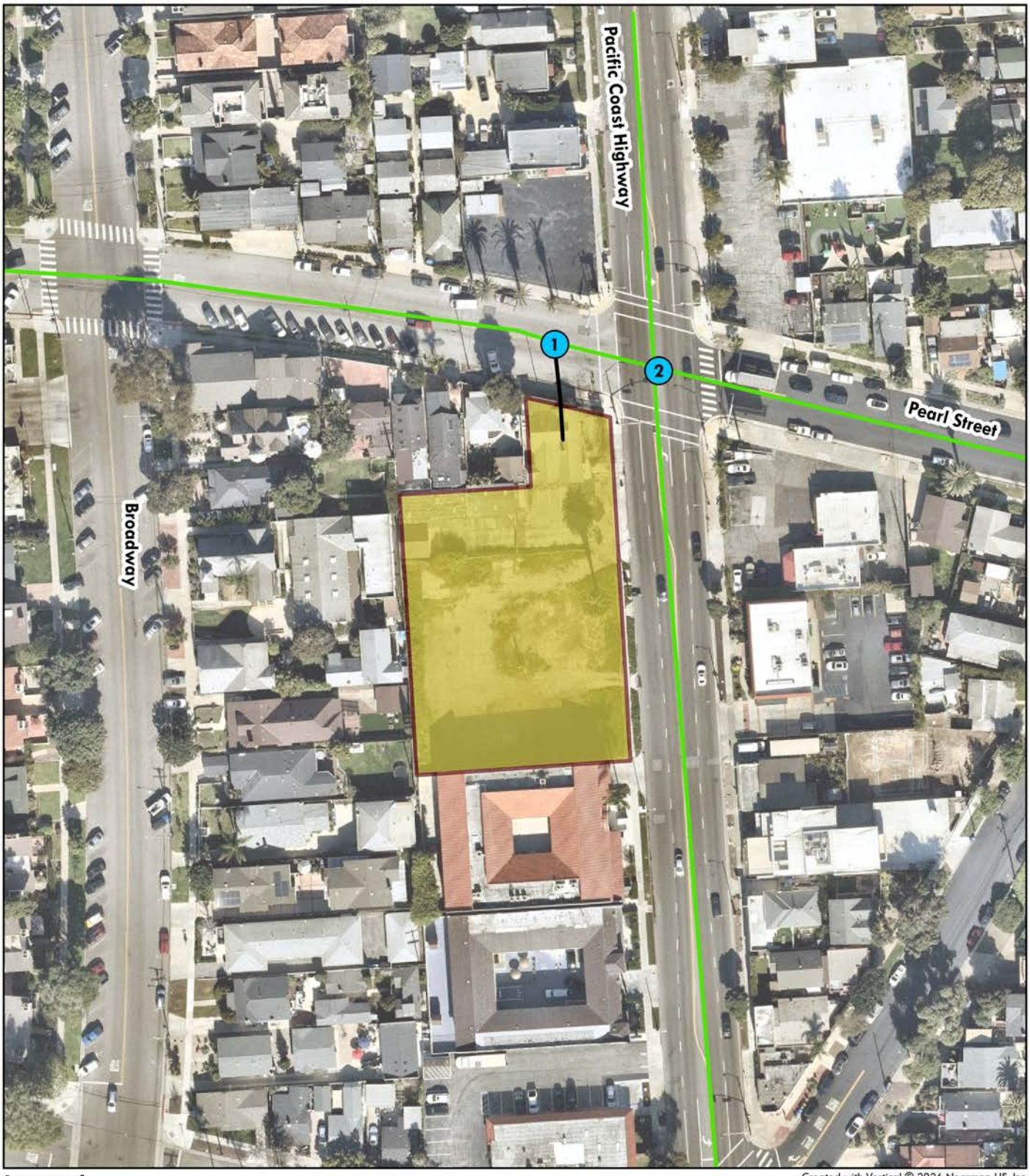
The queuing analysis is based on existing intersection turning movement counts collected in January 2026 by a third-party traffic data consultant, AimTD, LLC, at the intersection of Pacific Coast Highway and Pearl Street (Study Intersection No. 2). Traffic volumes from this intersection were tracked to represent traffic flows along Pearl Street at the Project access driveway. Traffic volumes were collected during the following weekday peak periods:

- AM peak period from 7:00 AM to 9:00 AM
- PM peak period from 4:00 PM to 6:00 PM

The Existing Conditions traffic volumes are illustrated in Figure 4 and Figure 5 for the weekday AM and PM peak hours, respectively.

Intersection Turning Movement Count Worksheets are included in Attachment A.

Figure 3: Project Study Area



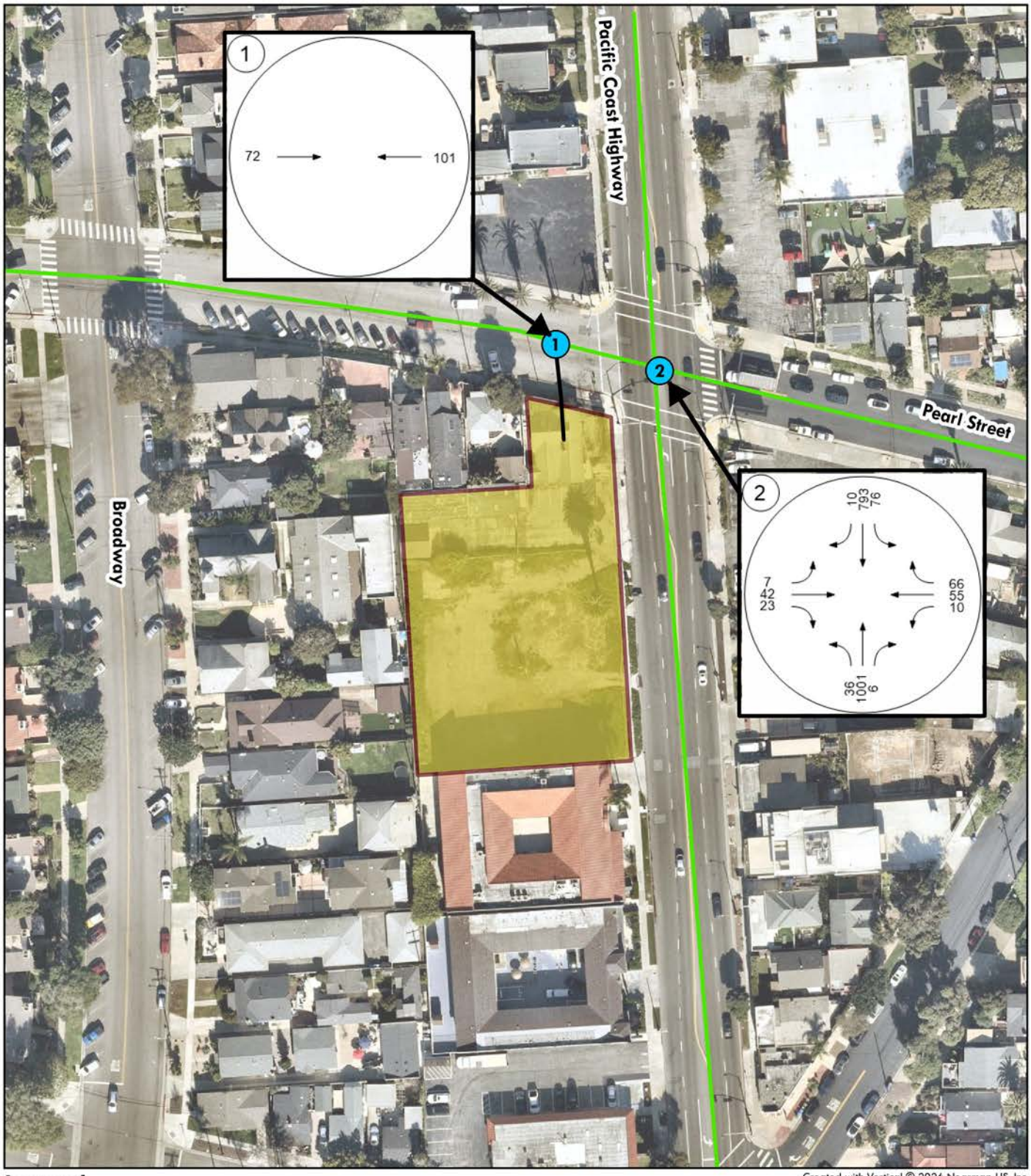
Legend

= Project Boundary
= Study Intersections
= Project Driveway
= Study Area Roadway

0 100 200 US Feet

N

Figure 4: Existing Conditions Traffic Volumes - Weekday AM Peak Hour



Legend

= Project Boundary

= Study Intersections

= Project Driveway

= Study Area Roadway

X = Weekday AM Peak Hour Traffic Volumes

0 100 200 US Feet

N

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Figure 5: Existing Conditions Traffic Volumes - Weekday PM Peak Hour



Legend

= Project Boundary

= Study Intersections

= Project Driveway

= Study Area Roadway

X = Weekday PM Peak Hour Traffic Volumes

0 100 200 US Feet

N

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Project Trip Distribution and Traffic Assignment

Trip distribution represents the directional orientation of traffic to and from the Project site. It is based on the location of the Project site, its proximity to local and regional roadway network facilities, and the surrounding land uses. The inbound and outbound Project trip distributions are illustrated in Figure 6 and Figure 7, respectively. Based on the Project trip distribution pattern, the resulting Project traffic volumes are illustrated in Figure 8 and Figure 9 for the weekday AM and PM peak hours, respectively.

Existing Plus Project Conditions Traffic Volumes

The Existing Plus Project Conditions traffic volumes are illustrated in Figure 10 and Figure 11 for the weekday AM and PM peak hours, respectively.

95th Percentile Queuing Analysis and Findings

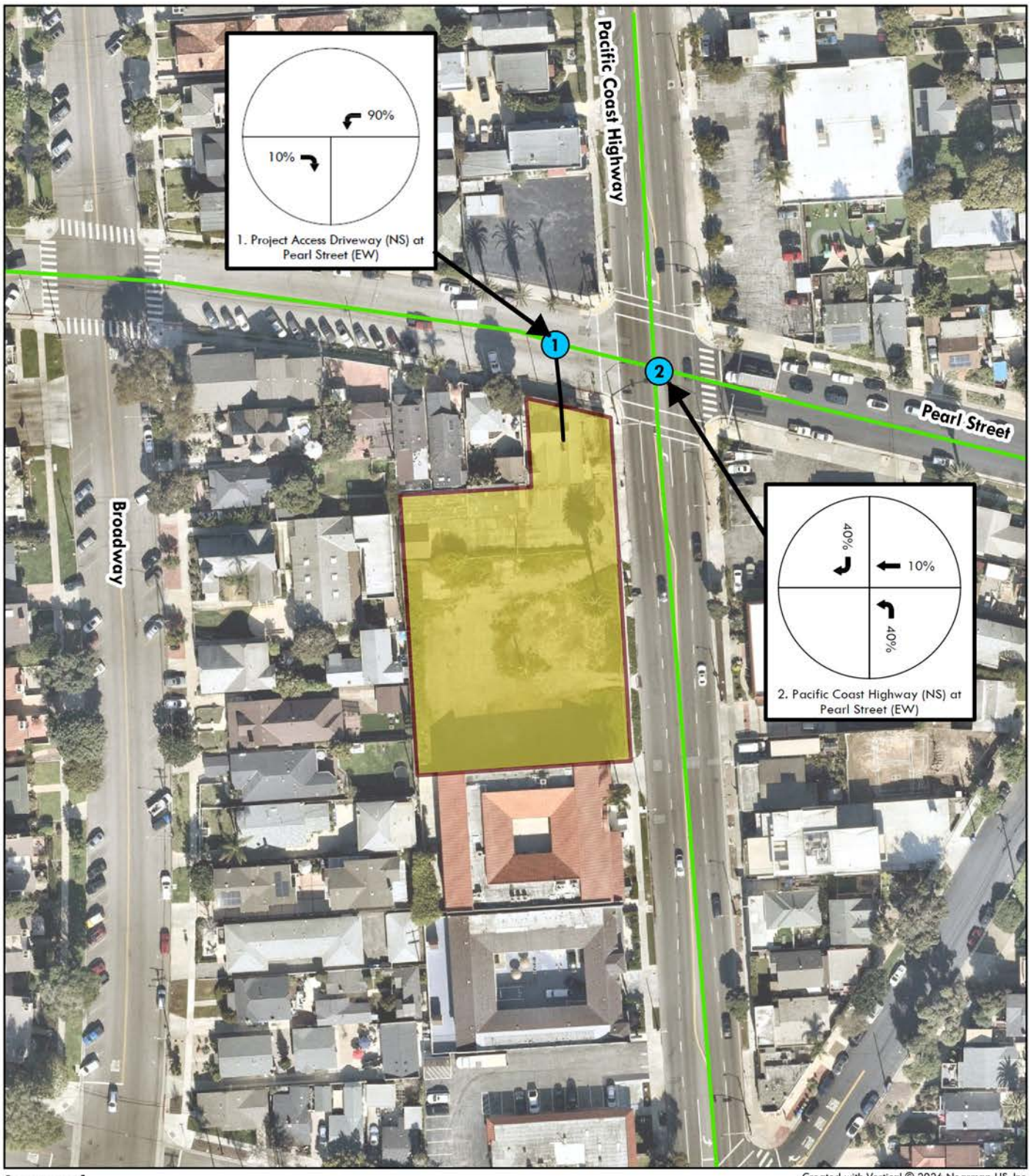
For purposes of this analysis, a standard vehicle queue length of approximately 25 feet per vehicle was assumed. Table 2 summarizes the estimated 95th percentile queue lengths for the analyzed turning movements under both Existing Conditions and Existing Plus Project Conditions. As shown in Table 2, the forecasted 95th percentile queue lengths generally correspond to fewer than four vehicles at any analyzed movement during both the weekday AM and PM peak hours under both analysis scenarios. The addition of Project traffic results in minimal changes to the forecasted queue lengths, with increases generally less than one vehicle. Based on these results, queuing conditions with the proposed Project are considered minimal.

For the eastbound left/through/right-turn movement at the intersection of Pacific Coast Highway and Pearl Street, the queuing analysis forecasts 95th percentile queue lengths are approximately 75 feet (about three vehicles) during the weekday AM peak hour and approximately 78 feet (about three vehicles) during the weekday PM peak hour. The proposed Project access driveway is located approximately 30 feet west of the intersection, providing storage for approximately one vehicle on the eastbound approach before a queued vehicle could extend to the Project access driveway. The proximity of the Project access driveway to the intersection creates the potential for a conflict. However, a queue of three vehicles or fewer would clear when the eastbound signal indication is green, therefore ongoing queuing or congestion is not forecast at this location.

Moreover, this temporary conflict would be avoided by the implementation of "KEEP CLEAR" pavement markings at the Project access driveway. Such markings would maintain unobstructed ingress and egress for vehicles entering and exiting the site and avoid any potential queue spillback impacts.

Detailed Queuing Analysis Worksheets are provided in Attachment B.

Figure 6: Inbound Project Trip Distribution



Legend

= Project Boundary

= Study Intersections

= Project Driveway

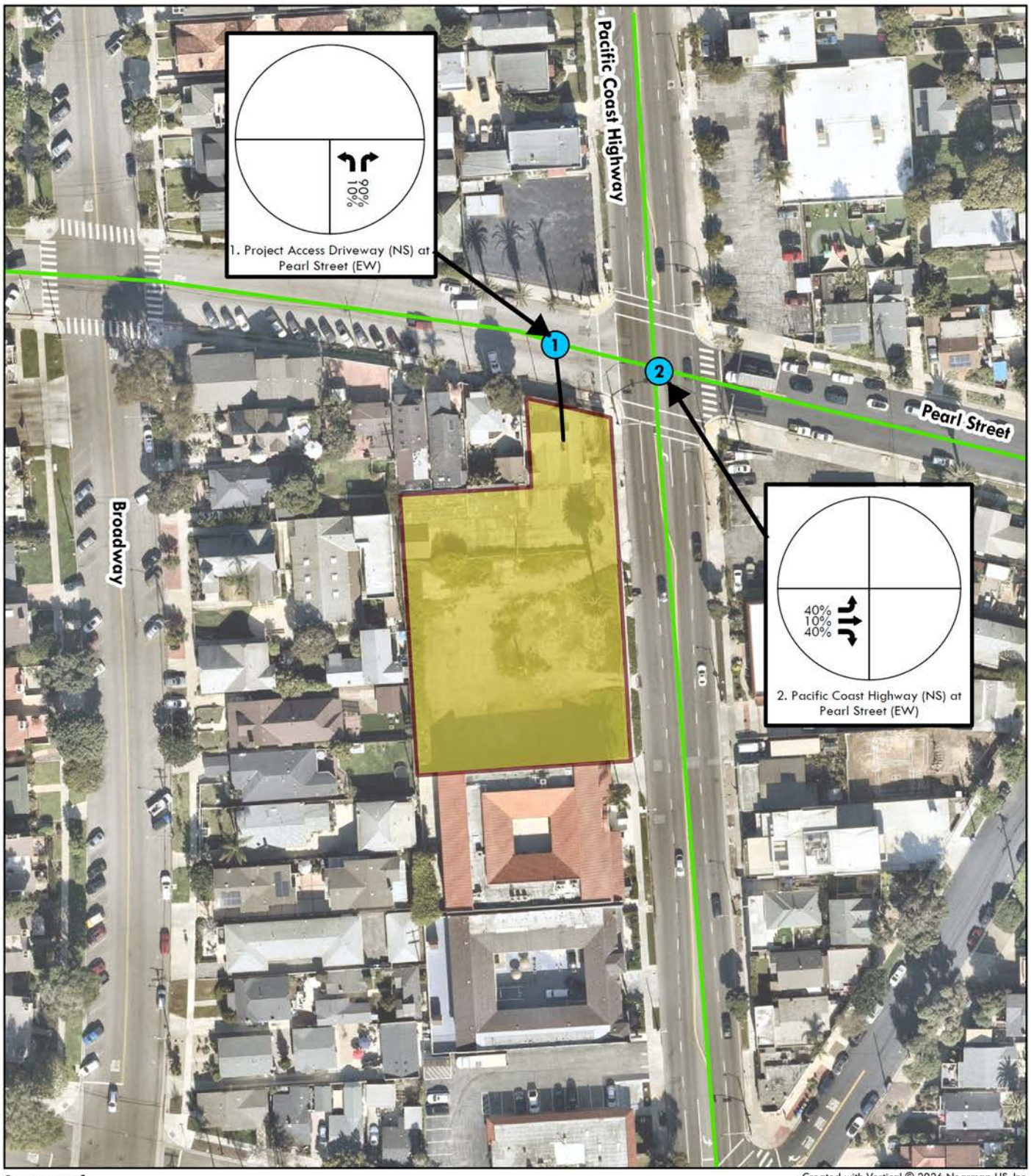
= Study Area Roadway

X% = Project Inbound Trip Distribution Percentage

0 100 200 US Feet

N

Figure 7: Outbound Project Trip Distribution



Legend

= Project Boundary

= Study Intersections

= Project Driveway

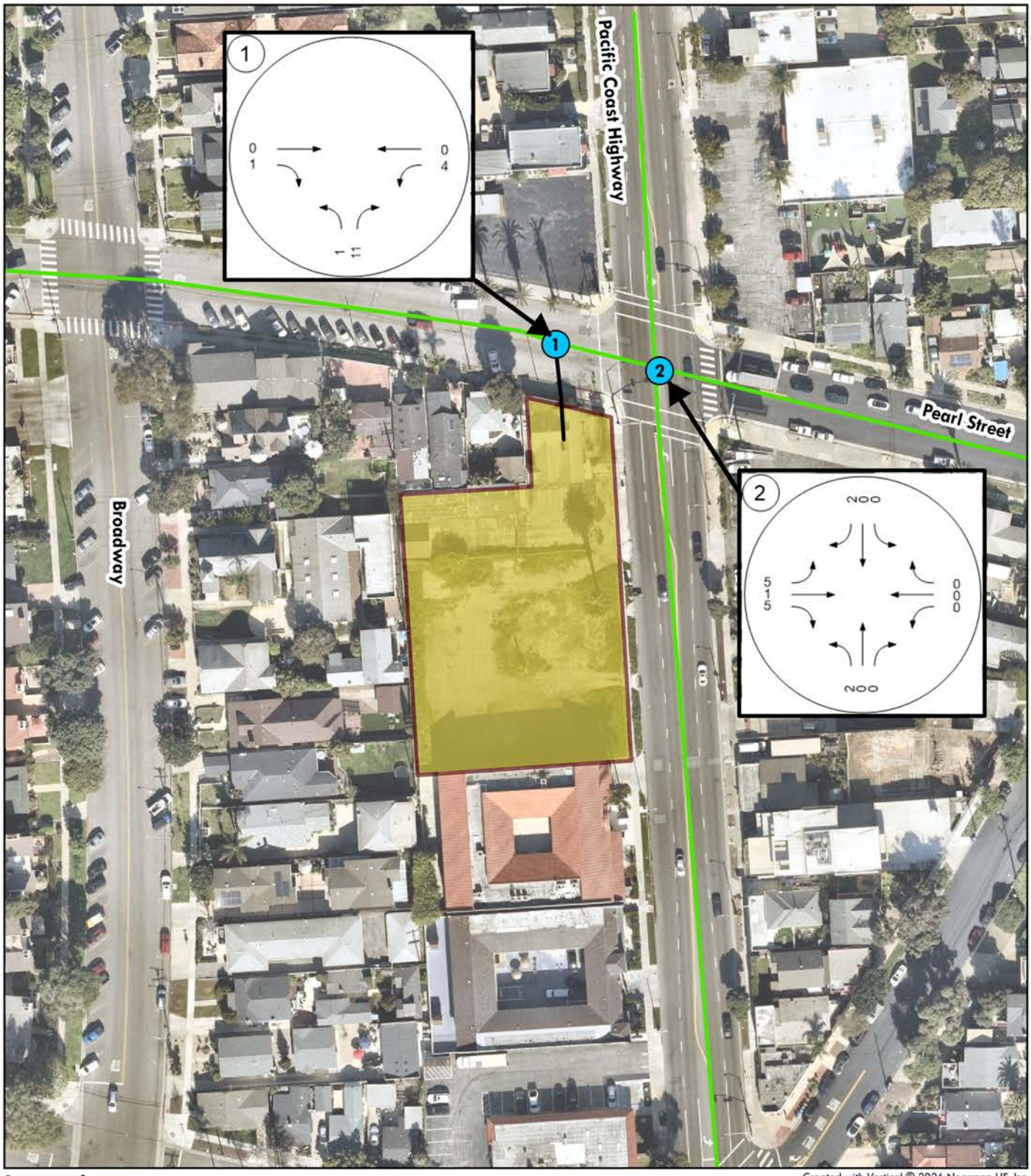
= Study Area Roadway

X% = Project Outbound Trip Distribution Percentage

0 100 200 US Feet

N

Figure 8: Project Traffic Volumes - Weekday AM Peak Hour



Legend

= Project Boundary

= Study Intersections

= Project Driveway

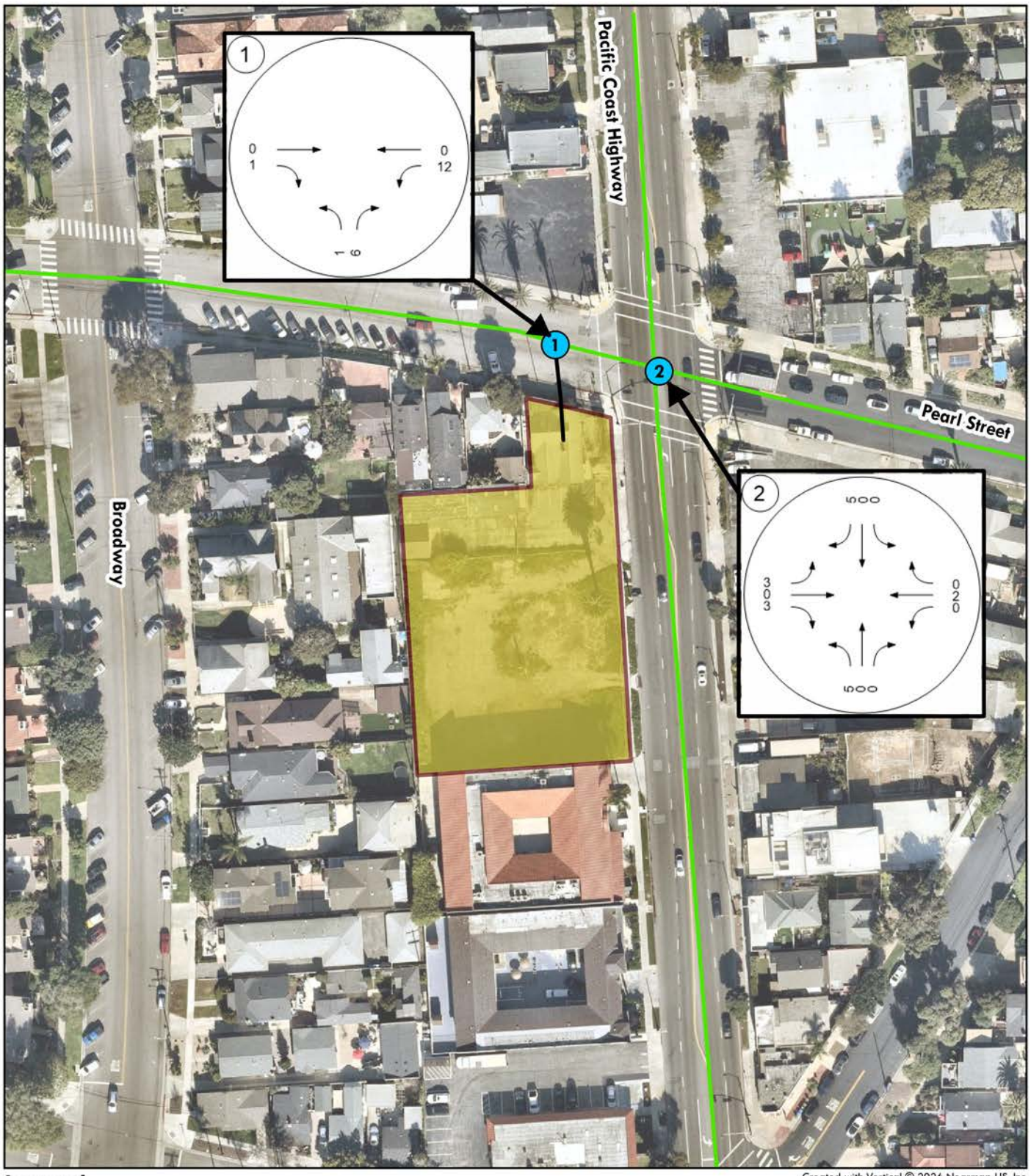
= Study Area Roadway

X = Weekday AM Peak Hour Traffic Volumes

0 100 200 US Feet

N

Figure 9: Project Traffic Volumes - Weekday PM Peak Hour



Legend

= Project Boundary

= Study Intersections

= Project Driveway

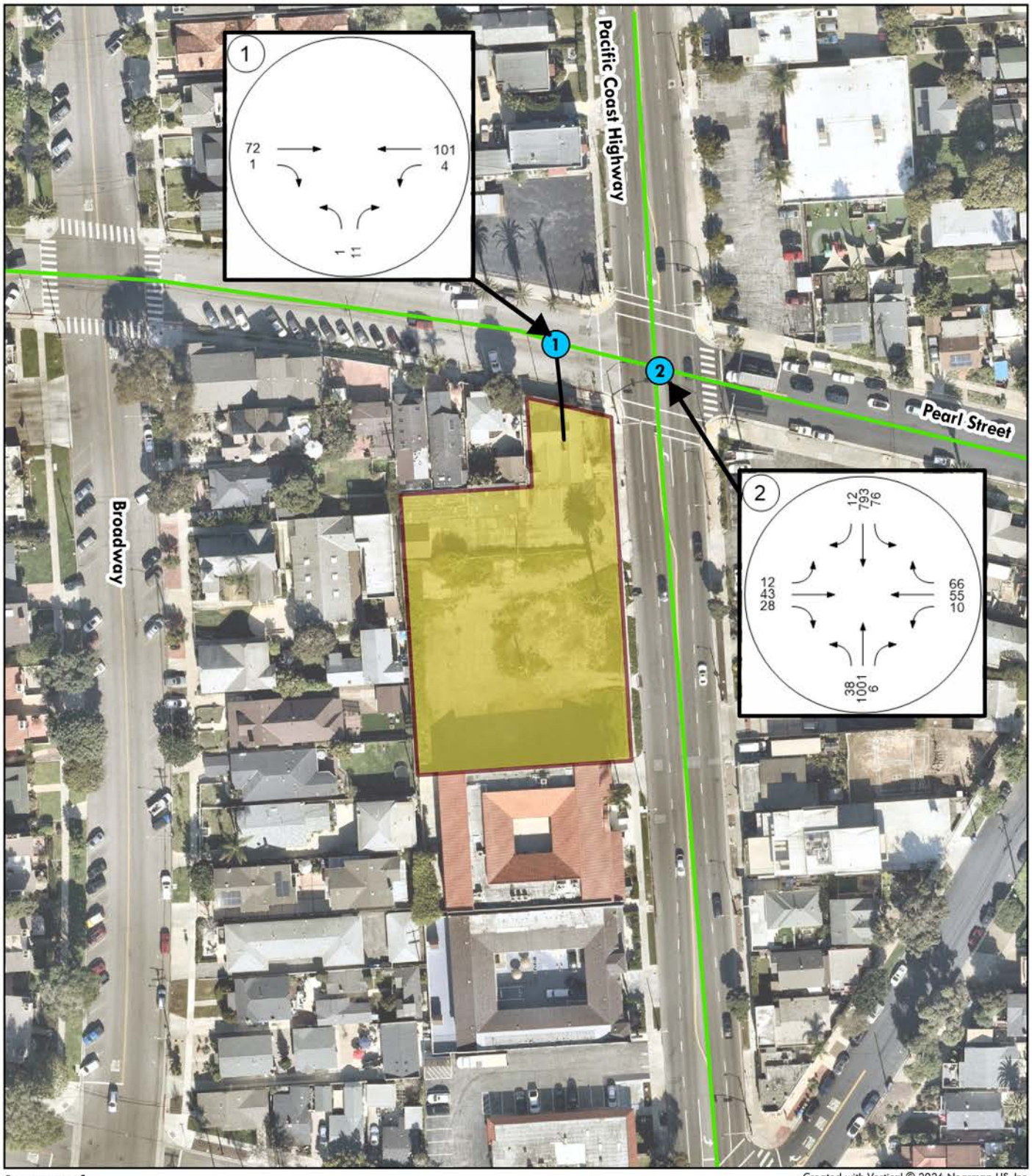
= Study Area Roadway

X = Weekday PM Peak Hour Traffic Volumes

0 100 200 US Feet

N

Figure 10: Existing Plus Project Conditions
Traffic Volumes - Weekday AM Peak Hour



Legend

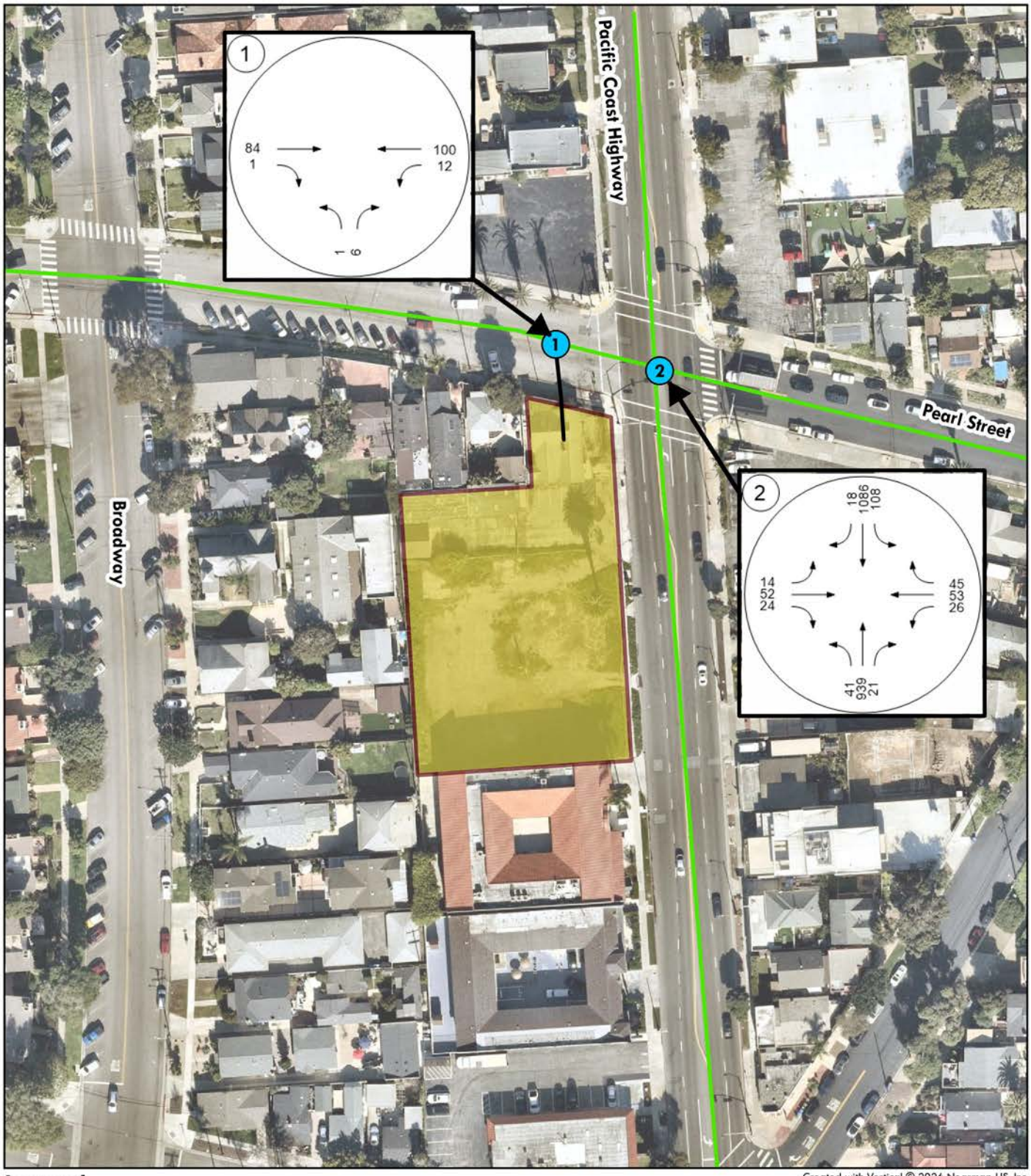
= Project Boundary
= Study Intersections
= Project Driveway
= Study Area Roadway
X = Weekday AM Peak Hour Traffic Volumes

0 100 200 US Feet

N

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Figure 11: Existing Plus Project Conditions
Traffic Volumes - Weekday PM Peak Hour



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Legend

= Project Boundary
= Study Intersections
= Project Driveway
= Study Area Roadway
X = Weekday PM Peak Hour Traffic Volumes

0 100 200 US Feet

N

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Table 2: 95th Percentile Queuing Analysis Summary

Intersection		Turning Movement	Existing Conditions 95th Percentile Queue (Feet)		Existing Plus Project Conditions 95th Percentile Queue (Feet)		Change in Queue Length (Feet)	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	Project Access Driveway (NS) at Pearl Street (EW)	Northbound Left/Right-Turn	- -	- -	34	28	- -	- -
2	Pacific Coast Highway (NS) at Pearl Street (EW)	Northbound Left-Turn	43	43	50	62	7	19
		Southbound Left-Turn	64	72	65	71	1	-1
		Eastbound Left/Through/Right-Turn	67	74	75	78	8	4
		Westbound Left/Through/Right-Turn	87	77	86	90	-1	13

Safety Assessment

A safety assessment was conducted to evaluate potential vehicular, pedestrian, and bicycle conflicts in the vicinity of the Project access driveway and the intersection of Pacific Coast Highway and Pearl Street. The assessment was prepared in response to concerns regarding access operations and multimodal safety near the Project frontage.

Historical collision data were obtained from the Transportation Injury Mapping System (TIMS). At the time of preparation of this Focused LTA, TIMS collision data were available through September 30, 2025. Accordingly, the safety assessment reviews five years of historical collision data, covering the period from October 1, 2020, through September 30, 2025. Collisions involving driving under the influence were excluded from the review, as these incidents are considered correctible accidents.

Analysis Years Reviewed

The following analysis years were evaluated as part of this safety assessment:

- Analysis Year 1: October 1, 2020, to September 30, 2021
- Analysis Year 2: October 1, 2021, to September 30, 2022
- Analysis Year 3: October 1, 2022, to September 30, 2023
- Analysis Year 4: October 1, 2023, to September 30, 2024
- Analysis Year 5: October 1, 2024, to September 30, 2025

Collision Summary

Table 3 summarizes the number of accidents observed over the 5-year period. There were a total of seven reported collisions.

Table 3: TIMS Collision Data Summary

TIMS[1] Data	Analysis Years[2,3]				
	Year 1	Year 2	Year 3	Year 4	Year 5
Number of Accidents	1	0	0	2	4

[1] TIMS = Transportation Injury Mapping System

[2] Analysis years are defined as 12-month periods based on the availability of crash data from TIMS.

[3] Analysis Year 1: 10/01/2020–09/30/2021;
Analysis Year 2: 10/01/2021–09/30/2022;
Analysis Year 3: 10/01/2022–09/30/2023;
Analysis Year 4: 10/01/2023–09/30/2024;
Analysis Year 5: 10/01/2024–09/30/2025.

The collisions are summarized below by analysis year:

- Analysis Year 1 (October 1, 2020 to September 30, 2021)
    - One accident involved a broadside collision between two vehicles at the intersection of Pacific Coast Highway and Pearl Street due to a traffic signal violation.
- Analysis Year 2 (October 1, 2021 to September 30, 2022)
    - No accidents were reported within the study area.
- Analysis Year 3 (October 1, 2022 to September 30, 2023)
    - No accidents were reported within the study area.
- Analysis Year 4 (October 1, 2023 to September 30, 2024)
    - One accident involved a broadside collision between a vehicle and a bicyclist approximately 8 feet south of Pearl Street along Pacific Coast Highway due to unsafe speed, with the bicyclist determined to be at fault.
    - One accident involved a broadside collision between a vehicle and a bicyclist approximately 18 feet north of Pearl Street along Pacific Coast Highway due to an automobile right-of-way violation, with the vehicle driver determined to be at fault.
- Analysis Year 5 (October 1, 2024 to September 30, 2025)
    - One accident involved a broadside collision between two vehicles at the intersection of Pacific Coast Highway and Pearl Street due to an automobile right-of-way violation.
    - One accident involved a sideswipe collision between a vehicle and a motorcyclist approximately 180 feet south of Pearl Street along Pacific Coast Highway due to unsafe speed, with the motorcyclist determined to be at fault.
    - One accident involved a rear-end collision between two vehicles at the intersection of Pacific Coast Highway and Pearl Street due to unsafe speed.
    - One accident involved a vehicle-pedestrian collision at the intersection of Pacific Coast Highway and Pearl Street, with the pedestrian crossing within the marked crosswalk, due to a pedestrian right-of-way violation, with the vehicle driver determined to be at fault.

Safety Assessment Findings

Based on a review of the collision history over the five-year analysis period, there does not appear to be a notable accident history related to pedestrian safety. Of the seven reported collisions, only two involved pedestrians, one of which was determined to be attributable to pedestrian fault. In addition, the overall collision frequency is considered low, as a significant accident history is typically associated with five or more correctable collisions occurring within a single 12-month period.

The Project provides multiple on-site pedestrian pathways at the ground-floor level. Residents may access the lobby via a centrally located staircase and elevator, which connects to an exterior pedestrian walkway between the Commercial A and Commercial B pads and provides direct access to the Pacific Coast Highway sidewalk and the on-site retail uses. A separate pedestrian pathway is also provided along the Project's parking garage to accommodate pedestrian entry and exit from the site. These pedestrian facilities are physically separated from vehicular circulation and are not expected to create pedestrian safety concerns.

Furthermore, concerns regarding potential effects on emergency response times associated with Redondo Beach Fire Department Station 1 have been considered as part of this assessment. Based on the traffic and queuing analyses, the Project is forecast to generate a relatively small number of vehicle trips (approximately 17 weekday AM peak hour trips and 20 weekday PM peak hour trips) and would result in minimal changes to intersection queuing conditions. As such, Project-related traffic is not expected to impede emergency vehicle operations along Pacific Coast Highway or Pearl Street. In emergency situations, motorists are required to yield the right-of-way to responding emergency vehicles.

In addition, the Project would reduce the number of driveways on the site from four to one. Currently, there are four driveways on Pacific Coast Highway, which have the potential to create pedestrian/vehicular conflicts. The Project will eliminate all of the driveways on Pacific Coast Highway, thereby eliminating that potential conflict. The Project will add a singular point of access of Pearl Street, which will have a 5% grade for at least 20 feet from Pearl Street, thereby eliminating any potential pedestrian and vehicular conflicts.

Shared Parking Analysis

A shared parking analysis was conducted to evaluate whether the proposed mixed-use Project can adequately accommodate parking demand between its residential and commercial components. The analysis includes a review of commercial parking requirements under the City of Redondo Beach Municipal Code, residential parking requirements pursuant to California Government Code § 65915, and an evaluation based on the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition (October 2023).

The ITE *Parking Generation Manual* is an industry standard publication that presents observed parking demand data for various land uses in a variety of geographic and operational settings. The manual provides weekday and weekend parking demand rates and time-of-day demand distributions based on empirical survey data. These data are used to estimate peak parking demand and to determine whether the proposed parking supply is sufficient to serve the Project.

City of Redondo Beach Parking Requirements – Commercial Land Uses

Commercial parking requirements are based on §10-2.1706 of the City of Redondo Beach Municipal Code. Accordingly, a parking ratio of one parking space per 250 square feet of gross floor area was utilized.

Government Code - GOV § 65915 – Residential Land Uses

Residential parking requirements for the Project were evaluated pursuant to the State Density Bonus Law (California Government Code § 65915(p)(1)). Consistent with the statute, parking ratios of one space per studio and one-bedroom unit, 1.5 spaces per two- and three-bedroom unit, and two spaces per unit for units with four or more bedrooms were utilized.

Parking Requirements for the Proposed Project.

Table 4 summarizes the parking requirements for the Project based on the applicable City and State parking provisions. Under California Government Code § 65915, the residential component of the Project requires a total of 61 parking spaces, and 61 residential parking spaces are provided, thereby fully satisfying the State Density Bonus Law parking requirements.

Commercial parking requirements are governed by the City of Redondo Beach Municipal Code and are based on gross floor area. Under the City's commercial parking standards, the Project's commercial component would require 68 parking spaces; however, 44 commercial parking spaces are provided. As a result, when evaluated against the applicable City and State parking requirements, the Project would require a total of 129 parking spaces., With 105 parking spaces proposed, this results in a parking deficiency of 24 parking spaces for the commercial uses.

Table 4: City of Redondo Beach Parking Requirements Summary

Land Use	Quantity	Units[1]	Parking Code	Parking Requirements
Residential Component[2]				
Multifamily Housing (1 Bed Room)	26	DU	1.0 spaces per DU	26
Multifamily Housing (2+ Bed Room)	23	DU	1.5 spaces per DU	35
			Residential Parking Requirements Subtotal [A]	**61**
Commerical Component[3]				
Commercial Use	17	TSF	One space per 250 square feet of gross floor area.	68
			Retail Parking Requirements Subtotal [B]	**68**
			Total Project Parking Requirements [A] + [B]	**129**
			Parking Spaces Provided	**105**
			Parking Spaces in Excess/Deficient	**-24**

[1] DU = Dwelling Units;
TSF = Thousand Square Feet.

[2] Residential parking requirements are based on State Density Bonus Law (California Government Code § 65915(p)(1)).

[3] Commercial parking requirements are based on §10-2.1706 of the City of Redondo Beach Municipal Code.

Shared Parking Methodology

Mixed-use developments, such as residential and commercial projects, can utilize shared parking as their land uses typically experience peak parking demand at different times of the day. Residential parking demand generally peaks during overnight and early morning hours, while commercial parking demand typically peaks during mid-day or early evening hours. As a result, parking spaces can be shared across land uses throughout the day, reducing the overall number of spaces required.

The *ITE Parking Generation Manual (6th Edition)* provides hourly parking demand distribution data derived from surveys of multiple study sites across a wide range of land uses. This data is used to estimate the combined time-of-day parking demand for the Project's residential and commercial components.

For this shared parking analysis, the following ITE land use codes were utilized:

- Multifamily Housing – 1 Bedroom (Mid-Rise): ITE Land Use Code 218
- Multifamily Housing – 2+ Bedrooms (Mid-Rise): ITE Land Use Code 221
- Ground-Floor Commercial Retail: ITE Land Use Code 822 (Strip Retail Plaza, <40K square feet)

Weekday and Weekend Shared Parking Analysis

The shared parking analysis was conducted for weekday and weekend conditions to account for differences in time-of-day parking demand patterns. Weekday conditions represent Monday through Friday. Weekend conditions reflect Saturday demand distributions, as Sunday demand distributions are not provided for the applicable land uses in the ITE *Parking Generation Manual*.

Table 5 and Table 6 present the weekday and weekend shared parking analyses, respectively. These tables identify hourly parking demand for each land use, the combined total parking demand by time of day, and the resulting peak parking demand.

Under weekday conditions, as shown in Table 5, the peak parking demand is expected to occur during the 1:00 PM hour, with an estimated demand of approximately 72 parking spaces. After applying a 10 percent buffer to account for parking fluctuations, the total weekday parking demand is approximately 80 parking spaces. The Project provides 105 parking spaces, resulting in a weekday parking surplus of 25 parking spaces.

Under weekend conditions, as shown in Table 6, the peak parking demand is expected to occur during the 2:00 PM hour, with an estimated peak demand of approximately 70 parking spaces. After applying a 10 percent buffer to account for parking fluctuations, the total weekend parking demand is approximately 77 parking spaces. Based on the proposed supply of 105 parking spaces, the Project would experience a weekend parking surplus of 28 parking spaces.

Shared Parking Findings

Based on the results of the shared parking analysis, the proposed on-site parking supply of 105 spaces is sufficient to accommodate parking demand under both weekday and weekend conditions. Because parking demand is expected to be fully accommodated on-site at all times, spillover parking onto surrounding public streets and use of on-street parking by Project-related vehicles is not expected. Accordingly, the Project would not result in parking-related impacts to coastal access.

Table 5: Weekday Shared Parking Analysis[1] – ITE Parking Generation Manual Requirements[2]

	Land Use		Land Use		Land Use		
	Multifamily Housing 1 BR (Mid-Rise)[3]		Multifamily Housing 2 BR (Mid-Rise)[4]		Ground Floor Commerical Retail[5]		
	Quantity	Units[6]	Quantity	Units[6]	Quantity	Units[6]	
	26	DU	23	DU	17	TSF	
	Parking Rate		Parking Rate		Parking Rate		
	0.68 spaces per DU		1.23 spaces per DU		2.79 spaces per 1 TSF		
	Required Parking Spaces		Required Parking Spaces		Required Parking Spaces		
	18		29		48		
Time-of-Day[7]	Parking Demand (%)	Parking Demand	Parking Demand (%)	Parking Demand	Parking Demand (%)	Parking Demand	Total Hourly Parking Demand
12:00 AM	100%	18	100%	29	0%	0	47
1:00 AM	100%	18	100%	29	0%	0	47
2:00 AM	100%	18	100%	29	0%	0	47
3:00 AM	100%	18	100%	29	0%	0	47
4:00 AM	100%	18	100%	29	0%	0	47
5:00 AM	96%	18	96%	28	0%	0	46
6:00 AM	86%	16	86%	25	0%	0	41
7:00 AM	77%	14	77%	23	0%	0	37
8:00 AM	66%	12	66%	20	19%	10	42
9:00 AM	60%	11	60%	18	33%	16	45
10:00 AM	57%	11	57%	17	47%	23	51
11:00 AM	55%	10	55%	16	55%	27	53
12:00 PM	52%	10	52%	16	89%	43	69
1:00 PM	**50%**	**9**	**50%**	**15**	**100%**	**48**	**72**
2:00 PM	52%	10	52%	16	73%	36	62
3:00 PM	51%	10	51%	15	73%	36	61
4:00 PM	57%	11	57%	17	66%	32	60
5:00 PM	62%	12	62%	18	70%	34	64
6:00 PM	65%	12	65%	19	75%	36	67
7:00 PM	68%	13	68%	20	70%	34	67
8:00 PM	75%	14	75%	22	54%	26	62
9:00 PM	82%	15	82%	24	48%	24	63
10:00 PM	87%	16	87%	26	0%	0	42
11:00 PM	91%	17	91%	27	0%	0	44
						Peak Parking Demand	72
						10% Parking Buffer	8
						Total Parking Demand	80
						Parking Spaces Provided	105
						Parking Spaces in Excess/Deficient	25

1 Weekday conditions represent Monday–Friday.

2 Source: ITE Parking Generation Manual, 6th Edition (October 2023)

3 The parking rate for Multifamily Housing – 1 BR (Mid-Rise) is based on ITE Land Use Code 218 (Multifamily Housing – 1 BR, Mid-Rise, Not Close to Rail Transit).

4 The parking rate for Multifamily Housing – 2+ BR (Mid-Rise) is based on ITE Land Use Code 221 (Multifamily Housing – 2+ BR, Mid-Rise, Not Close to Rail Transit).

5 The parking rate for ground-floor commercial uses is based on ITE Land Use Code 822 (Strip Retail Plaza, <40k).

6 DU = Dwelling Units;
TSF = Thousand Square Feet.

7 Time-of-day parking demand percentages are based on data from the ITE Parking Generation Manual, 6th Edition (October 2023).

Table 6: Weekend Shared Parking Analysis[1] – ITE Parking Generation Manual Requirements[2]

	Land Use		Land Use		Land Use		
	Multifamily Housing 1 BR (Mid-Rise)[3]		Multifamily Housing 2 BR (Mid-Rise)[4]		Ground Floor Commerical Retail[5]		
	Quantity	Units[6]	Quantity	Units[6]	Quantity	Units[6]	
	26	DU	23	DU	17	TSF	
	Parking Rate		Parking Rate		Parking Rate		
	0.68 spaces per DU		1.04 spaces per DU		2.77 spaces per 1 TSF		
	Required Parking Spaces		Required Parking Spaces		Required Parking Spaces		
	18		24		48		
Time-of-Day[7]	Parking Demand (%)	Parking Demand	Parking Demand (%)	Parking Demand	Parking Demand (%)	Parking Demand	Total Hourly Parking Demand
12:00 AM	100%	18	100%	24	0%	0	42
1:00 AM	100%	18	100%	24	0%	0	42
2:00 AM	100%	18	100%	24	0%	0	42
3:00 AM	100%	18	100%	24	0%	0	42
4:00 AM	100%	18	100%	24	0%	0	42
5:00 AM	96%	18	96%	24	0%	0	42
6:00 AM	86%	16	86%	21	0%	0	37
7:00 AM	77%	14	77%	19	0%	0	33
8:00 AM	66%	12	66%	16	0%	0	28
9:00 AM	60%	11	60%	15	38%	19	45
10:00 AM	57%	11	57%	14	55%	27	52
11:00 AM	55%	10	55%	14	66%	32	56
12:00 PM	52%	10	52%	13	85%	41	64
1:00 PM	50%	9	50%	12	100%	48	69
2:00 PM	**52%**	**10**	**52%**	**13**	**96%**	**47**	**70**
3:00 PM	51%	10	51%	13	79%	38	61
4:00 PM	57%	11	57%	14	66%	32	57
5:00 PM	62%	12	62%	15	64%	31	58
6:00 PM	65%	12	65%	16	67%	33	61
7:00 PM	68%	13	68%	17	70%	34	64
8:00 PM	75%	14	75%	18	70%	34	66
9:00 PM	82%	15	82%	20	51%	25	60
10:00 PM	87%	16	87%	21	0%	0	37
11:00 PM	91%	17	91%	22	0%	0	39
						Peak Parking Demand	70
						10% Parking Buffer	7
						Total Parking Demand	77
						Parking Spaces Provided	105
						Parking Spaces in Excess/Deficient	28

[1] Weekend conditions reflect Saturday time-of-day parking demand distributions, as Sunday distributions are not provided for the applicable land uses in the ITE Parking Generation Manual, 6th Edition (October 2023).

[2] Source: ITE Parking Generation Manual, 6th Edition (October 2023).

[3] The parking rate for Multifamily Housing – 1 BR (Mid-Rise) is based on ITE Land Use Code 218 (Multifamily Housing – 1 BR, Mid-Rise, Not Close to Rail Transit). Saturday parking rates are not provided for this land use; therefore, the weekday parking rate was applied for Saturday conditions.

[4] The parking rate for Multifamily Housing – 2+ BR (Mid-Rise) is based on ITE Land Use Code 221 (Multifamily Housing – 2+ BR, Mid-Rise, Not Close to Rail Transit).

[5] The parking rate for ground-floor commercial uses is based on ITE Land Use Code 822 (Strip Retail Plaza, <40k).

[6] DU = Dwelling Units;
TSF = Thousand Square Feet.

[7] Time-of-day parking demand percentages are based on data from the ITE Parking Generation Manual, 6th Edition (October 2023).

Conclusions

EPD Solutions, Inc. (EPD) has completed this Focused Local Transportation Assessment (LTA) for the proposed 401 PCH Redondo Beach mixed-use residential development.

The Project's estimated weekday peak hour trip generation (approximately 17 weekday AM peak-hour trips and 20 weekday PM peak-hour trips) does not meet the City of Redondo Beach threshold requiring preparation of a full Local Transportation Assessment. Accordingly, a detailed level of service analysis is not required.

The focused circulation, queuing, and safety analyses indicate that the proposed Project access is expected to operate acceptably. The queuing analysis indicates that forecasted queue lengths at the intersection of Pacific Coast Highway and Pearl Street correspond to fewer than four vehicles under both Existing Conditions and Existing Plus Project Conditions, with Project-generated traffic resulting in increases of less than one vehicle. In addition, the implementation of "KEEP CLEAR" pavement markings at the Project access driveway would maintain unobstructed ingress and egress for vehicles entering and exiting the site and avoid any potential queue spillback impacts The safety assessment did not identify any notable or recurring collision patterns attributable to the proposed Project access, and the Project's pedestrian circulation design is not expected to create pedestrian safety concerns.

The proposed Project is also not expected to impact emergency response operations associated with Redondo Beach Fire Department Station 1. Emergency access along Pacific Coast Highway and Pearl Street would continue to operate consistent with existing conditions.

The shared parking analysis demonstrates that the proposed on-site parking supply of 105 spaces is sufficient to accommodate parking demand under both weekday and weekend conditions based on Institute of Transportation Engineers (ITE) Parking Generation data. As a result, the Project would not generate spillover parking on adjacent public streets or affect coastal access with respect to parking

Based on the results of this Focused LTA, the proposed Project is not expected to result in significant transportation impacts.

If you have any questions, please contact techservices@epdsolutions.com or call (949) 794-1180.

Respectfully submitted,

EPD Solutions, Inc.



ATTACHMENT A – INTERSECTION TURNING MOVEMENT COUNT WORKSHEETS

INTERSECTION TURNING MOVEMENT COUNTS

T112224

PREPARED BY: AimTD LLC. tel: 714 253 7888 cs@aimtd.com

DATE:					
Thu, Jan 29, 26	LOCATION:	Redondo Beach	PROJECT #:	SC5852	
	NORTH & SOUTH:	Pacific Coast Hwy	LOCATION #:	1	
	EAST & WEST:	Pearl St	CONTROL:	SIGNAL	

NOTES:

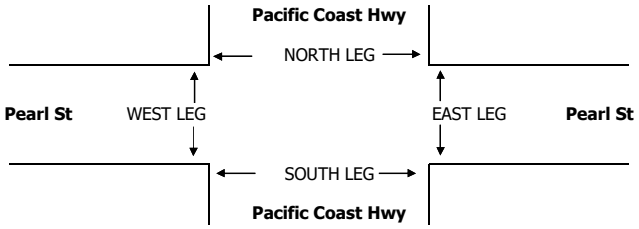
Queue NB AM/PM

AM / PM / MD / OTHER / OTHER — ▲ N, ◄ W, E ►, S ▼

		NORTHBOUND Pacific Coast Hwy			SOUTHBOUND Pacific Coast Hwy			EASTBOUND Pearl St			WESTBOUND Pearl St			
	LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 0	ET 1	ER 0	WL 0	WT 1	WR 0	TOTAL
AM	7:00 AM	3	226	1	10	89	8	2	4	4	0	4	13	364
	7:15 AM	6	268	3	11	157	5	0	1	5	1	5	17	479
	7:30 AM	5	293	5	16	176	4	2	5	1	6	7	16	536
	7:45 AM	8	289	2	24	184	4	3	9	5	2	14	15	559
	8:00 AM	11	215	1	17	193	3	0	8	5	3	18	15	489
	8:15 AM	7	243	2	17	203	1	0	14	3	4	13	19	526
	8:30 AM	10	254	1	18	213	2	4	11	10	1	10	17	551
	8:45 AM	7	240	2	18	207	5	2	7	2	9	12	18	529
	VOLUMES	57	2,028	17	131	1,422	32	13	59	35	26	83	130	4,034
	APPROACH %	3%	96%	1%	8%	90%	2%	12%	55%	33%	11%	35%	54%	
	APP/DEPART	2,102	/	2,172	1,586	/	1,483	107	/	207	239	/	172	0
	BEGIN PEAK HR		7:45 AM											
	VOLUMES	36	1,001	6	76	793	10	7	42	23	10	55	66	2,126
	APPROACH %	3%	96%	1%	9%	90%	1%	10%	58%	32%	8%	42%	50%	
	PEAK HR FACTOR		0.872			0.944			0.720			0.910		0.951
	APP/DEPART	1,043	/	1,075	880	/	826	72	/	124	131	/	101	0
PM	4:00 PM	7	233	4	28	288	5	2	10	2	10	11	15	615
	4:15 PM	9	191	2	21	240	3	2	19	8	5	18	14	532
	4:30 PM	4	226	3	22	266	7	2	18	4	3	9	13	577
	4:45 PM	5	204	2	30	262	2	2	29	7	2	14	13	572
	5:00 PM	9	228	5	34	284	3	1	13	7	7	10	12	613
	5:15 PM	10	254	5	26	237	5	3	17	1	6	22	14	600
	5:30 PM	7	244	3	22	286	3	2	11	4	3	7	5	597
	5:45 PM	10	213	8	26	279	2	5	11	9	10	12	14	599
	VOLUMES	61	1,793	32	209	2,142	30	19	128	42	46	103	100	4,705
	APPROACH %	3%	95%	2%	9%	90%	1%	10%	68%	22%	18%	41%	40%	
	APP/DEPART	1,886	/	1,912	2,381	/	2,230	189	/	369	249	/	194	0
	BEGIN PEAK HR		5:00 PM											
	VOLUMES	36	939	21	108	1,086	13	11	52	21	26	51	45	2,409
	APPROACH %	4%	94%	2%	9%	90%	1%	13%	62%	25%	21%	42%	37%	
	PEAK HR FACTOR		0.926			0.940			0.840			0.726		0.982
	APP/DEPART	996	/	995	1,207	/	1,133	84	/	181	122	/	100	0

U-TURNS

NB	SB	EB	WB	TTL
0	0	0	0	
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	1	0	0	1
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	1	0	0	1
0	1	0	0	
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	



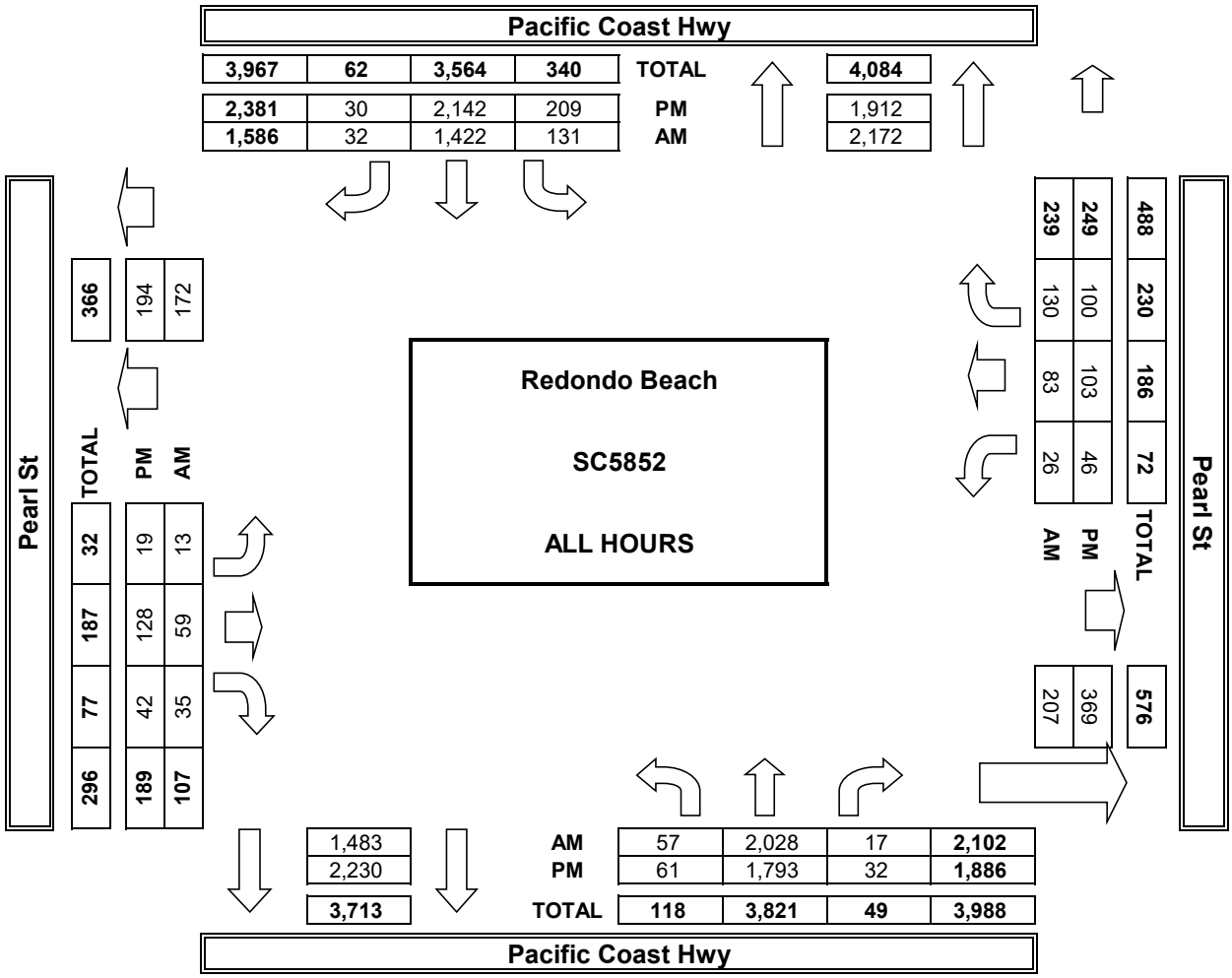
		ALL PED + BIKE & SCOOTER				
		N LEG	S LEG	E LEG	W LEG	TOTAL
AM	7:00 AM	3	1	1	0	5
	7:15 AM	5	2	1	3	11
	7:30 AM	3	1	0	2	6
	7:45 AM	2	1	0	0	3
	8:00 AM	4	0	0	2	6
	8:15 AM	7	1	3	0	11
	8:30 AM	4	1	1	1	7
	8:45 AM	1	1	1	4	7
	TOTAL	29	8	7	12	56
	BEGIN PEAK HR			7:45 AM		
PM	4:00 PM	5	1	3	1	10
	4:15 PM	5	1	0	2	8
	4:30 PM	6	2	0	1	9
	4:45 PM	5	0	3	0	8
	5:00 PM	11	4	4	1	20
	5:15 PM	6	5	2	1	14
	5:30 PM	1	3	2	3	9
	5:45 PM	3	1	1	2	7
	TOTAL	42	17	15	11	85
	BEGIN PEAK HR			5:00 PM		

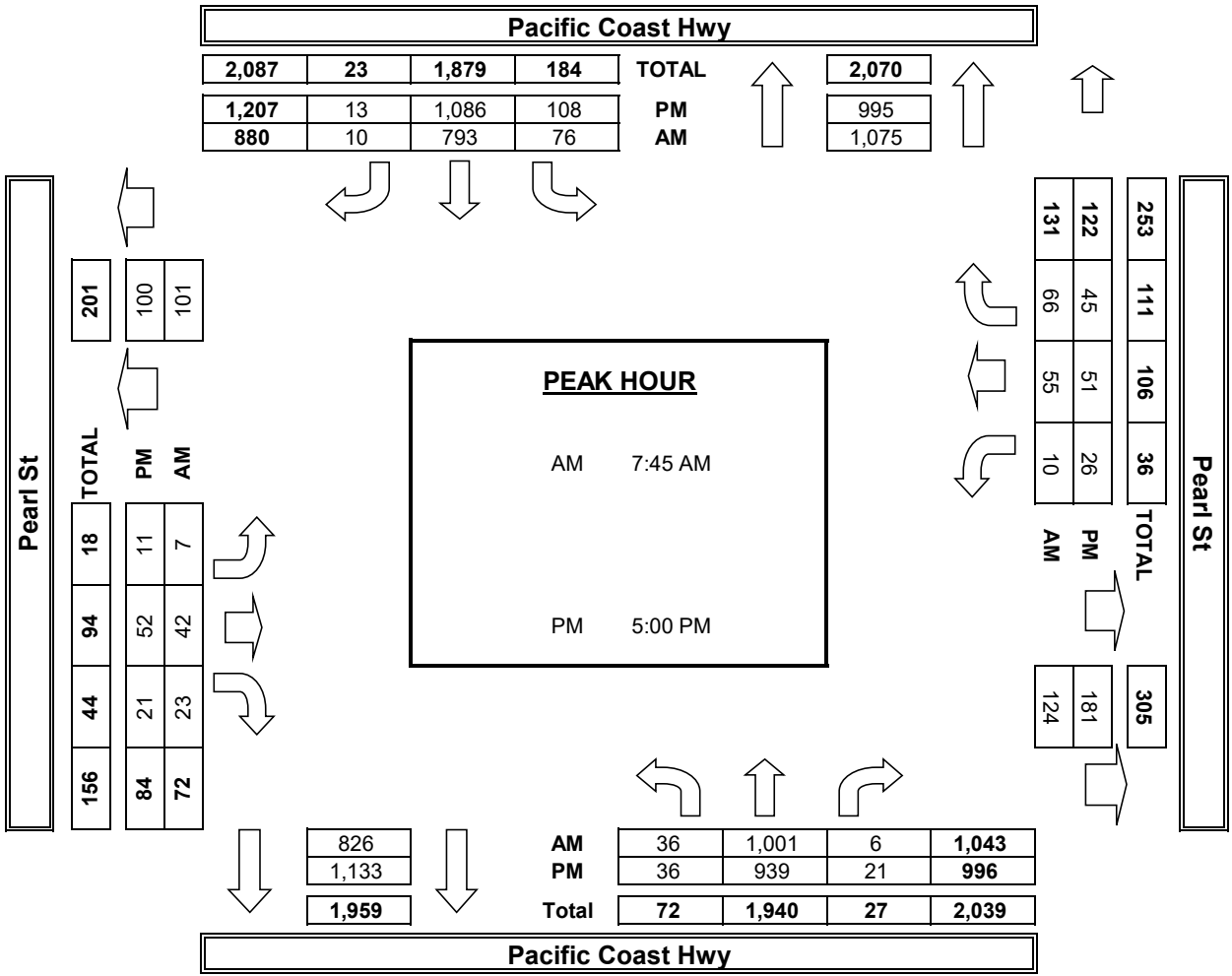
	PEDESTRIAN CROSSINGS				
	N LEG	S LEG	E LEG	W LEG	TOTAL
	3	1	1	0	5
	5	2	1	3	11
	3	1	0	2	6
	2	1	0	0	3
	4	0	0	2	6
	7	1	2	0	10
	4	1	0	0	5
	0	1	0	3	4
	28	8	4	10	50
	17	3	2	2	24
	5	1	2	1	9
	4	0	0	2	6
	5	0	0	0	5
	5	0	2	0	7
	11	2	4	1	18
	5	3	1	1	10
	1	0	2	2	5
	3	1	0	2	6
	39	7	11	9	66
	20	6	7	6	39

	BICYCLE & SCOOTER CROSSINGS				
	NL	SL	EL	WL	TOTAL
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	1	0	1
	0	0	1	1	2
	1	0	1	1	3
	1	0	3	2	6
	0	0	1	0	1
	1	1	0	0	2
	1	2	0	1	4
	0	0	1	0	1
	0	2	0	0	2
	1	2	1	0	4
	0	3	0	1	4
	0	0	1	0	1
	3	10	4	2	19

AimTD LLC

TURNING MOVEMENT COUNTS





ATTACHMENT B – DETAILED QUEUING ANALYSIS WORKSHEETS



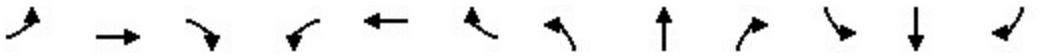
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	164			83	74	
Travel Time (s)	3.7			1.9	1.7	

Intersection Summary	
Area Type:	Other



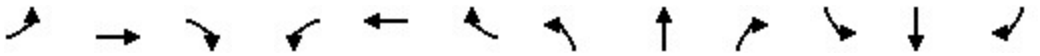
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Volume (vph)	72	0	0	101	0	0
Future Volume (vph)	72	0	0	101	0	0
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	76	0	0	106	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	76	0	0	106	0	0

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	35		0	35		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.957			0.932			0.999			0.998	
Flt Protected		0.995			0.996		0.950			0.950		
Satd. Flow (prot)	0	1774	0	0	1729	0	1770	3536	0	1770	3532	0
Flt Permitted		0.965			0.968		0.325			0.244		
Satd. Flow (perm)	0	1720	0	0	1681	0	605	3536	0	455	3532	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24			69			1			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		83			324			303			208	
Travel Time (s)		1.9			7.4			6.9			4.7	

Intersection Summary	
Area Type:	Other



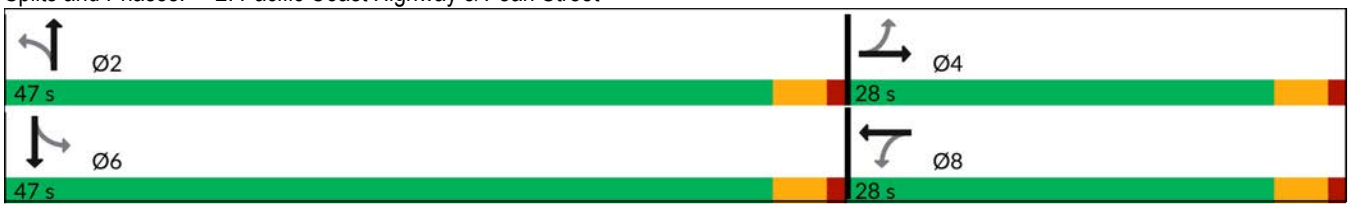
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Volume (vph)	7	42	23	10	55	66	36	1001	6	76	793	10
Future Volume (vph)	7	42	23	10	55	66	36	1001	6	76	793	10
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	7	44	24	11	58	69	38	1054	6	80	835	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	75	0	0	138	0	38	1060	0	80	846	0

Intersection Summary

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	7	42	10	55	36	1001	76	793
Future Volume (vph)	7	42	10	55	36	1001	76	793
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	28.0	28.0	28.0	28.0	26.0	26.0	28.0	28.0
Total Split (s)	28.0	28.0	28.0	28.0	47.0	47.0	47.0	47.0
Total Split (%)	37.3%	37.3%	37.3%	37.3%	62.7%	62.7%	62.7%	62.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.0		4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)		7.7		7.7	24.9	24.9	24.9	24.9
Actuated g/C Ratio		0.21		0.21	0.67	0.67	0.67	0.67
v/c Ratio		0.20		0.34	0.09	0.45	0.26	0.36
Control Delay (s/veh)		11.8		11.0	4.6	5.1	7.2	4.5
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		11.8		11.0	4.6	5.1	7.2	4.5
LOS		B		B	A	A	A	A
Approach Delay (s/veh)		11.8		11.0		5.1		4.8
Approach LOS		B		B		A		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 37.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.45	
Intersection Signal Delay (s/veh): 5.5	Intersection LOS: A
Intersection Capacity Utilization 55.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Pacific Coast Highway & Pearl Street



Intersection: 1: Project Access Driveway & Pearl Street

Movement	EB	WB
Directions Served	TR	LT
Maximum Queue (ft)	33	26
Average Queue (ft)	1	2
95th Queue (ft)	13	17
Link Distance (ft)	133	-6
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Pacific Coast Highway & Pearl Street

Movement	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	76	129	52	252	175	59	180	113
Average Queue (ft)	37	41	17	95	50	33	77	37
95th Queue (ft)	67	87	43	189	115	64	147	82
Link Distance (ft)	-6	267		260	260		165	165
Upstream Blk Time (%)				0			1	
Queuing Penalty (veh)				0			0	
Storage Bay Dist (ft)			35			35		
Storage Blk Time (%)			1	13		8	11	
Queuing Penalty (veh)			6	5		33	9	

Network Summary

Network wide Queuing Penalty: 53



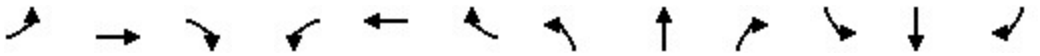
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	164			83	74	
Travel Time (s)	3.7			1.9	1.7	

Intersection Summary	
Area Type:	Other



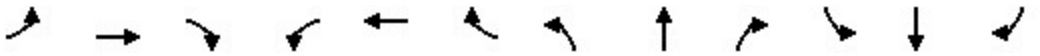
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Volume (vph)	84	0	0	100	0	0
Future Volume (vph)	84	0	0	100	0	0
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	88	0	0	105	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	88	0	0	105	0	0

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	35		0	35		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.967			0.950			0.997			0.998	
Flt Protected		0.994			0.989		0.950			0.950		
Satd. Flow (prot)	0	1790	0	0	1750	0	1770	3529	0	1770	3532	0
Flt Permitted		0.955			0.905		0.226			0.274		
Satd. Flow (perm)	0	1720	0	0	1601	0	421	3529	0	510	3532	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		21			46			5			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		83			324			303			208	
Travel Time (s)		1.9			7.4			6.9			4.7	

Intersection Summary	
Area Type:	Other



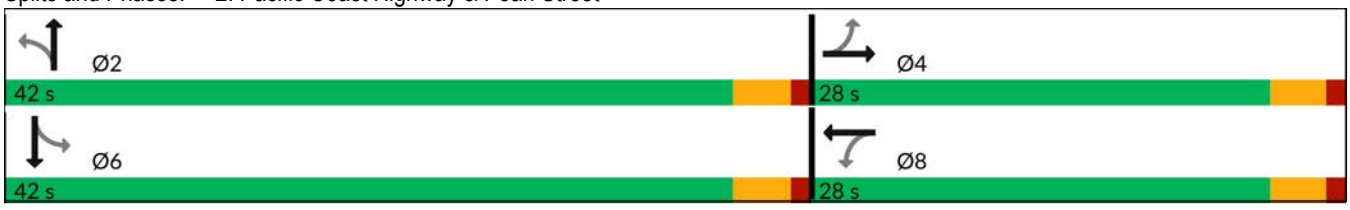
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Volume (vph)	11	52	21	26	51	45	36	939	21	108	1086	13
Future Volume (vph)	11	52	21	26	51	45	36	939	21	108	1086	13
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	11	53	21	27	52	46	37	958	21	110	1108	13
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	85	0	0	125	0	37	979	0	110	1121	0

Intersection Summary

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	11	52	26	51	36	939	108	1086
Future Volume (vph)	11	52	26	51	36	939	108	1086
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	28.0	28.0	28.0	28.0	26.0	26.0	28.0	28.0
Total Split (s)	28.0	28.0	28.0	28.0	42.0	42.0	42.0	42.0
Total Split (%)	40.0%	40.0%	40.0%	40.0%	60.0%	60.0%	60.0%	60.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.0		4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)		8.1		8.1	28.4	28.4	28.4	28.4
Actuated g/C Ratio		0.20		0.20	0.69	0.69	0.69	0.69
v/c Ratio		0.24		0.36	0.13	0.40	0.31	0.46
Control Delay (s/veh)		14.9		14.6	4.9	4.6	7.2	4.9
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		14.9		14.6	4.9	4.6	7.2	4.9
LOS		B		B	A	A	A	A
Approach Delay (s/veh)		14.9		14.6		4.6		5.1
Approach LOS		B		B		A		A

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 41	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.46	
Intersection Signal Delay (s/veh): 5.7	Intersection LOS: A
Intersection Capacity Utilization 59.2%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Pacific Coast Highway & Pearl Street



Intersection: 1: Project Access Driveway & Pearl Street

Movement	EB	WB
Directions Served	TR	LT
Maximum Queue (ft)	43	26
Average Queue (ft)	3	2
95th Queue (ft)	20	20
Link Distance (ft)	133	-6
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Pacific Coast Highway & Pearl Street

Movement	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	75	94	53	190	146	64	180	155
Average Queue (ft)	42	41	18	85	45	43	107	62
95th Queue (ft)	74	77	43	148	104	72	180	122
Link Distance (ft)	-6	267		260	260		165	165
Upstream Blk Time (%)							2	0
Queuing Penalty (veh)							0	0
Storage Bay Dist (ft)			35			35		
Storage Blk Time (%)			2	13		13	15	
Queuing Penalty (veh)			12	5		71	17	

Network Summary

Network wide Queuing Penalty: 104



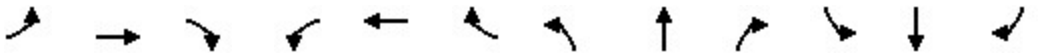
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.998				0.875	
Flt Protected				0.998	0.996	
Satd. Flow (prot)	1859	0	0	1859	1623	0
Flt Permitted				0.998	0.996	
Satd. Flow (perm)	1859	0	0	1859	1623	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	164			83	74	
Travel Time (s)	3.7			1.9	1.7	

Intersection Summary	
Area Type:	Other



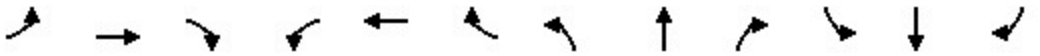
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Volume (vph)	72	1	4	101	1	11
Future Volume (vph)	72	1	4	101	1	11
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	76	1	4	106	1	12
Shared Lane Traffic (%)						
Lane Group Flow (vph)	77	0	0	110	13	0

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	35		0	35		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.955			0.932			0.999			0.998	
Flt Protected		0.993			0.996		0.950			0.950		
Satd. Flow (prot)	0	1766	0	0	1729	0	1770	3536	0	1770	3532	0
Flt Permitted		0.950			0.967		0.324			0.243		
Satd. Flow (perm)	0	1690	0	0	1679	0	604	3536	0	453	3532	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		29			69			1			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		83			324			303			208	
Travel Time (s)		1.9			7.4			6.9			4.7	

Intersection Summary	
Area Type:	Other



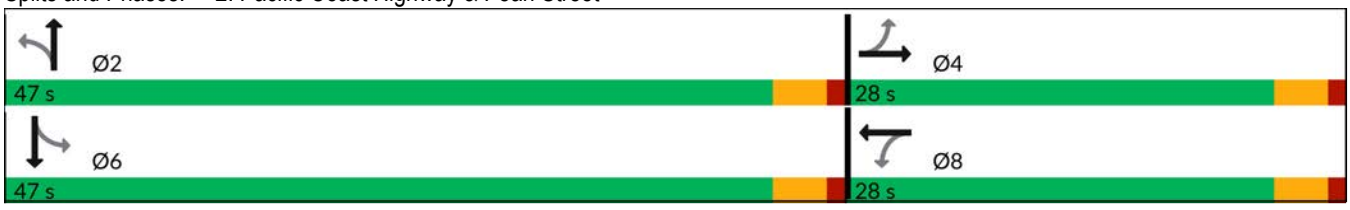
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Volume (vph)	12	43	28	10	55	66	38	1001	6	76	793	12
Future Volume (vph)	12	43	28	10	55	66	38	1001	6	76	793	12
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	13	45	29	11	58	69	40	1054	6	80	835	13
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	87	0	0	138	0	40	1060	0	80	848	0

Intersection Summary

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	12	43	10	55	38	1001	76	793
Future Volume (vph)	12	43	10	55	38	1001	76	793
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	28.0	28.0	28.0	28.0	26.0	26.0	28.0	28.0
Total Split (s)	28.0	28.0	28.0	28.0	47.0	47.0	47.0	47.0
Total Split (%)	37.3%	37.3%	37.3%	37.3%	62.7%	62.7%	62.7%	62.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.0		4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)		7.7		7.7	24.7	24.7	24.7	24.7
Actuated g/C Ratio		0.21		0.21	0.67	0.67	0.67	0.67
v/c Ratio		0.23		0.34	0.10	0.45	0.26	0.36
Control Delay (s/veh)		12.0		11.0	4.6	5.1	7.2	4.6
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		12.0		11.0	4.6	5.1	7.2	4.6
LOS		B		B	A	A	A	A
Approach Delay (s/veh)		12.0		11.0		5.1		4.8
Approach LOS		B		B		A		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 37	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.45	
Intersection Signal Delay (s/veh): 5.6	Intersection LOS: A
Intersection Capacity Utilization 54.5%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 2: Pacific Coast Highway & Pearl Street



Intersection: 1: Project Access Driveway & Pearl Street

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	39	63	38
Average Queue (ft)	2	7	11
95th Queue (ft)	18	38	34
Link Distance (ft)	133	-6	35
Upstream Blk Time (%)		0	1
Queuing Penalty (veh)		0	0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Pacific Coast Highway & Pearl Street

Movement	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	93	116	56	219	144	59	179	107
Average Queue (ft)	42	45	20	96	53	35	79	42
95th Queue (ft)	75	86	50	176	108	65	147	86
Link Distance (ft)	-6	267		260	260		165	165
Upstream Blk Time (%)	1			0			0	
Queuing Penalty (veh)	1			0			0	
Storage Bay Dist (ft)			35			35		
Storage Blk Time (%)			2	14		9	11	
Queuing Penalty (veh)			13	6		36	9	

Network Summary

Network wide Queuing Penalty: 64



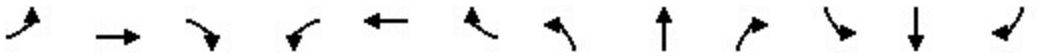
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.998				0.884	
Flt Protected				0.995	0.993	
Satd. Flow (prot)	1859	0	0	1853	1635	0
Flt Permitted				0.995	0.993	
Satd. Flow (perm)	1859	0	0	1853	1635	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	164			83	74	
Travel Time (s)	3.7			1.9	1.7	

Intersection Summary	
Area Type:	Other



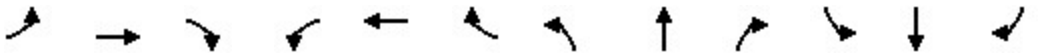
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Volume (vph)	84	1	12	100	1	6
Future Volume (vph)	84	1	12	100	1	6
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Adj. Flow (vph)	88	1	13	105	1	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	89	0	0	118	7	0

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	35		0	35		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.964			0.951			0.997			0.998	
Flt Protected		0.992			0.989		0.950			0.950		
Satd. Flow (prot)	0	1781	0	0	1752	0	1770	3529	0	1770	3532	0
Flt Permitted		0.949			0.906		0.224			0.273		
Satd. Flow (perm)	0	1704	0	0	1605	0	417	3529	0	509	3532	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24			44			5			4	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		83			324			303			208	
Travel Time (s)		1.9			7.4			6.9			4.7	

Intersection Summary	
Area Type:	Other



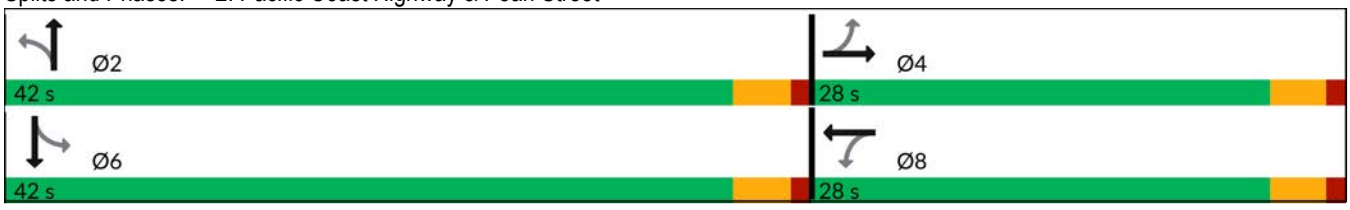
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Volume (vph)	14	52	24	26	53	45	41	939	21	108	1086	18
Future Volume (vph)	14	52	24	26	53	45	41	939	21	108	1086	18
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	14	53	24	27	54	46	42	958	21	110	1108	18
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	91	0	0	127	0	42	979	0	110	1126	0

Intersection Summary

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	14	52	26	53	41	939	108	1086
Future Volume (vph)	14	52	26	53	41	939	108	1086
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	28.0	28.0	28.0	28.0	26.0	26.0	28.0	28.0
Total Split (s)	28.0	28.0	28.0	28.0	42.0	42.0	42.0	42.0
Total Split (%)	40.0%	40.0%	40.0%	40.0%	60.0%	60.0%	60.0%	60.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.0		4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)		8.2		8.2	28.3	28.3	28.3	28.3
Actuated g/C Ratio		0.20		0.20	0.69	0.69	0.69	0.69
v/c Ratio		0.25		0.36	0.15	0.40	0.31	0.46
Control Delay (s/veh)		14.8		14.9	5.3	4.6	7.3	5.0
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		14.8		14.9	5.3	4.6	7.3	5.0
LOS		B		B	A	A	A	A
Approach Delay (s/veh)		14.8		14.9		4.7		5.2
Approach LOS		B		B		A		A

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 41	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.46	
Intersection Signal Delay (s/veh): 5.8	Intersection LOS: A
Intersection Capacity Utilization 58.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: Pacific Coast Highway & Pearl Street



Intersection: 1: Project Access Driveway & Pearl Street

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	28	47	32
Average Queue (ft)	2	6	8
95th Queue (ft)	18	29	28
Link Distance (ft)	133	-6	35
Upstream Blk Time (%)		0	1
Queuing Penalty (veh)		0	0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Pacific Coast Highway & Pearl Street

Movement	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	84	124	59	234	186	59	190	180
Average Queue (ft)	42	46	26	92	58	43	118	75
95th Queue (ft)	78	90	62	186	136	71	200	148
Link Distance (ft)	-6	267		260	260		165	165
Upstream Blk Time (%)	0			1	0		4	1
Queuing Penalty (veh)	0			0	0		0	0
Storage Bay Dist (ft)			35			35		
Storage Blk Time (%)			9	15		15	16	
Queuing Penalty (veh)			42	6		82	18	

Network Summary

Network wide Queuing Penalty: 149

Michael Torres, TE

Transportation Engineer

REPRESENTATIVE PROJECTS

WINCHESTER RIDGE SPECIFIC PLAN, LOS TRAFFIC IMPACT ANALYSIS
County of Riverside

DEVORE HEIGHTS, CUT-THROUGH TRAFFIC ANALYSIS
County of San Bernardino

SCOTTISH VILLAGE, TIA SCOPING AGREEMENT, VMT SCREENING MEMO
City of Moreno Valley

OLIVE AVENUE RESIDENTIAL, LOS ANALYSIS
County of Riverside

ENGINEERING AND TRAFFIC SURVEY (ETS)
City of Costa Mesa

CARGO SOLUTIONS EXPRESS WAREHOUSE PROJECT
City of Hesperia

CITY-WIDE SIGNING AND STRIPING PLAN PROJECT
City of Newport Beach

PELTZER FAMILY CELLARS WINERY PROJECT
City of Temecula

24422 AVENIDA DE LA CARLOTA SENIOR ADULT HOUSING AND MEDICAL OFFICE PROJECT
City of Laguna Hills

PROFILE

Michael Torres, TE (TR 3127), is a Transportation Engineer with a strong foundation in traffic engineering, planning, and design. He brings several years of experience delivering technical studies and transportation solutions for cities, agencies, and private developers across Southern California. His portfolio includes traffic impact analyses, VMT screening and impact assessments, parking demand studies, trip generation analyses, and citywide traffic and engineering surveys.

Michael's hands-on engineering experience includes preparing traffic signal plans, signing and striping plans, and temporary traffic control plans. He has supported community traffic calming studies and brings practical insight into multimodal circulation needs. His technical skills span analytical tools such as Synchro, Vistro, AutoCAD, and GIS-based mapping software.

At EPD Solutions, Michael supports transportation, land development and environmental planning efforts by developing CEQA-compliant technical studies, reviewing circulation plans, and coordinating closely with public agencies to advance project approvals. His ability to bridge planning and engineering perspectives makes him a valuable resource on complex development and infrastructure projects.

EDUCATION PROFILE

Bachelor of Science, Civil Engineering
University of California, Irvine

PROFESSIONAL AFFILIATIONS

Orange County Traffic Engineering Council (OCTEC)

CERTIFICATION

California Traffic Engineer 3127

TENURE

Transportation Engineer, EPD Solutions, Inc., 2025-present
Engineer, RK Engineering Group, Inc., 2019-2025

WINCHESTER RIDGE RESIDENTIAL SPECIFIC PLAN, LOS TRAFFIC IMPACT ANALYSIS, COUNTY OF RIVERSIDE

Prepared a Level of Service (LOS) Traffic Impact Analysis for a residential specific plan project. Analyzed existing and future traffic conditions at study intersections using Synchro and Highway Capacity Manual methodologies. Developed traffic forecasts, trip distribution, and assignment assumptions consistent with County of Riverside guidelines. Identified mitigation measures to support CEQA compliance and project approvals.

DEVORE HEIGHTS, CUT-THROUGH TRAFFIC ANALYSIS, COUNTY OF SAN BERNARDINO

Conducted a cut-through traffic analysis to evaluate neighborhood traffic impacts associated with regional circulation patterns. Analyzed traffic count data and peak-hour travel patterns to identify diversion and cut-through behavior. Supported development of traffic calming and operational strategies and coordinated findings with County staff.

SCOTTISH VILLAGE, TIA SCOPING AGREEMENT, CITY OF MORENO VALLEY

Prepared a Traffic Impact Analysis (TIA) scoping agreement in coordination with City of Moreno Valley traffic engineering staff. Developed a CEQA-compliant Vehicle Miles Traveled (VMT) screening memo evaluating project characteristics and land use context. Supported streamlined environmental review and entitlement processing.

OLIVE AVENUE RESIDENTIAL, LOS ANALYSIS, COUNTY OF RIVERSIDE

Prepared a focused Level of Service (LOS) traffic analysis for a residential development project. Evaluated project-generated trips and assessed impacts to local roadway segments and intersections. Applied County of Riverside LOS criteria to determine significance of impacts and mitigation needs and prepared documentation to support CEQA review.

ENGINEERING AND TRAFFIC SURVEY (ETS), CITY OF COSTA MESA

Assisted in the preparation of a citywide Engineering and Traffic Survey (ETS) for the City of Costa Mesa. Conducted field reviews and analyzed speed survey data to evaluate prevailing operating speeds. Applied guidance from the California Manual on Uniform Traffic Control Devices and the California Vehicle Code to support recommended speed limits.

CARGO SOLUTIONS EXPRESS WAREHOUSE PROJECT, CITY OF HESPERIA

Prepared a traffic impact analysis for a large industrial warehouse development to evaluate project-related traffic, circulation, and operational impacts. Conducted trip generation, trip distribution, and traffic assignment analyses for passenger vehicles and trucks. Evaluated weekday AM and PM peak-hour Level of Service and queuing at study intersections and project driveways using HCM methodologies, assessed CA MUTCD signal warrants, performed WB-67 truck maneuverability and VMT screening analyses, and developed recommended operational improvements in coordination with City and Caltrans requirements.

CITY-WIDE SIGNING AND STRIPING PLAN PROJECT, CITY OF NEWPORT BEACH

Prepared signing and striping plans for major arterial roadways in the City of Newport Beach as part of a citywide slurry seal program. Reviewed existing roadway conditions and developed pavement marking and traffic sign layouts in accordance with the California Manual on Uniform Traffic Control Devices and City standards.

PELTZER FAMILY CELLARS WINERY, CITY OF TEMECULA

Prepared a traffic impact analysis for the Peltzer Family Cellars Winery in the City of Temecula to evaluate traffic impacts associated with a site expansion. Conducted Level of Service and special event traffic analyses to assess operational conditions and recommended on-site circulation mitigation measures. Reviewed fire emergency access and vehicle maneuverability using AutoTURN software to confirm compliance with emergency access requirements.

24422 AVENIDA DE LA CARLOTA SENIOR ADULT HOUSING AND MEDICAL OFFICE PROJECT, CITY OF LAGUNA HILLS

Prepared a traffic impact study and Joint Use Parking Plan for a mixed-use medical office and senior adult (55+) housing project in the City of Laguna Hills. Evaluated Level of Service and queuing at study intersections and project driveways using HCM and ICU methodologies. Performed CEQA Vehicle Miles Traveled screening and assessed project consistency with the Urban Village Specific Plan trip budget. Completed a shared parking analysis using City parking requirements and the Urban Land Institute (ULI) Shared Parking methodology, including weekday and weekend parking observation studies at comparable medical office and senior housing sites to support approval of a joint-use parking program.

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: December 11, 2025

PROJECT ADDRESS: 401, 405, 411, 413, and 417 S. Pacific Coast Highway, Redondo Beach.

PROPOSED PROJECT: CONSIDERATION OF A COASTAL DEVELOPMENT PERMIT (PERMIT NO. 2025-0074) FOR THE CONSTRUCTION OF A NEW 49 UNIT MIXED-USED DEVELOPMENT (INCLUSIVE OF 8 AFFORDABLE UNITS), 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING, LOCATED IN A COMMERCIAL (C-2) ZONE ON PROPERTY AT 401, 405, 411, 413, AND 417 S. PACIFIC COAST HIGHWAY.

In accordance with Chapter 3, Title 10, Section 10-3.301 of the Redondo Beach Municipal Code, the above-referenced project is Statutorily Exempt from the preparation of environmental review documents.

The proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

Sean Scully

Sean Scully
Planning Manager

Administrative Report

J.1., **File #** PC25-1738 **Meeting Date:** 12/18/2025

To: **PLANNING COMMISSION**

From: SEAN SCULLY, PLANNING MANAGER

TITLE

Public hearing for consideration of an Exemption Declaration and Coastal Development Permit to permit the construction of a Mixed-Use Residential Condominium Project with 49 Units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 401-417 S. Pacific Coast Highway.

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074
RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING REQUESTS UNDER STATE DENSITY BONUS LAW, AND APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH UP TO 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) IS “CONSISTENT WITH ALL OBJECTIVE STANDARDS” IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY DENSITY BONUS LAW

EXECUTIVE SUMMARY:

On March 13, 2025, the City of Redondo Beach (“City”) received application materials on behalf of Wal2Wal Inc. (“Applicant”) to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8

affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces.

The five parcels that comprise the Project site are zoned C-2, which does not allow for residential development. The Applicant, however, has proposed to invoke the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 et seq., sometimes referred to as "AB 2011"), which allows the ministerial approval of mixed-income residential development (including some mixed-use buildings) on sites currently zoned for commercial or retail uses along a "commercial corridor." Additionally, as the Project includes affordable housing units, the application also may take advantage of the benefits provided by State Density Bonus Law (Government Code § 65915, "SDBL"). The applicant also submitted an SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application.

The Project Description in the Background section of this Administrative Report provides a comprehensive description of the proposed Project. Also included within the Project Description section is a summary of the Project's compliance with each required objective development standard (whether local or within the provisions of state law), or through the allowed incentives, concessions, and waivers pursuant to SDBL.

Because state law requires ministerial approval of a qualifying housing development project under AB 2011, this project typically would be approved administratively by staff. However, because the project site is located in the Coastal Zone, a Coastal Development Permit (CDP) is required, which is the only required entitlement being scheduled for a public hearing. The Planning Commission's purview concerning this project is limited to the review of the requests for concessions and waivers pursuant to SDBL and the objective criteria in the City's certified Local Coastal Program. Other entitlements that would typically be required of this project, such as Design Review and a Conditional Use Permit, are superseded by state law. Furthermore, several of the local zoning development standards are also superseded state law.

BACKGROUND:

Project Location, Uses, and Zoning

The project site is located on the west side of S. Pacific Coast Highway between Pearl Street and Ruby Street, at 401, 405, 411, 413, and 417 S. Pacific Coast Highway. Figure 1 below is an aerial of the project site and surrounding land uses. Figure 2 is the zoning map of the subject property and all surrounding properties.

Figure 1 - Site Aerial



The project site is currently developed with three buildings on 401 and 405 S. Pacific Coast Highway (previous uses consist of varying commercial businesses). The parcels located at 411, 413, and 417 S. Pacific Coast Highway are vacant. The surrounding land uses north and south of the subject property along Pacific Coast Highway include a mix of small-scale office and various retail and service commercial uses and some legal non-conforming residential uses.

Figure 2 - Zoning Map



The project site encompasses five parcels, all zoned Commercial (C-2) with frontage along Pacific Coast Highway and Pearl Street. The project site is located within the City's Coastal Zone. The surrounding zoning consists of High-Density Multi-family (R-3A) to the west, Commercial (C-2) to the east across S. Pacific Coast Highway, Commercial (C-2) to the south, and Mixed-Use (MU-3) across Pearl Street along S. Pacific Coast Highway to the north.

LEGAL BACKGROUND

A number of state laws affect the processing of the proposed mixed-income, mixed-use project. Each summary discussion below clarifies how these laws apply to the project.

The Housing Accountability Act ("HAA")

The HAA (Government Code section 65589.5) prevents the city from denying or reducing the density of a housing development project, including a qualifying AB 2011 application, on the basis of subjective reasons, unless the City makes a "specific, adverse impact" finding. If the project complies with the applicable objective standards, a city's discretion is substantially limited. The City's authority here is somewhat limited by the general protections of the HAA, but more importantly, the City's authority is limited by AB 2011 itself, as described further below.

AB 2011

AB 2011 (and AB 2243, which revised AB 2011 and became effective on January 1, 2025) fundamentally changed the role of commercial zoning in housing production by mandating the ministerial approval of certain affordable housing projects and qualifying mixed-income projects located on “commercial corridors.” AB 2011 overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects. Because the project site in this instance is zoned C-2, which prohibits residential uses outright (but allows retail uses), the applicant is relying upon this state law to supersede local zoning and allow this application.

Setting aside the fact that the C-2 zone prohibits residential development, a project of this scope typically would require a public hearing before the Planning Commission to consider a Conditional Use Permit, Design Review, Subdivision, and a Coastal Development Permit. Pursuant to AB 2011, however, only a Coastal Development Permit entitlement applies to this project. Moreover, the City’s consideration of the CDP is limited to considering whether the proposed project complies with the objective standards in the City’s certified LCP.

Site Eligibility Requirements

Site eligibility requirements under AB 2011 depend on satisfying multiple requirements.

The site must abut a commercial corridor, defined as a non-freeway street with a right-of-way between 70 and 150 feet. Pacific Coast Highway meets this definition, as the right-of-way is approximately 80 feet. The intent behind this requirement is to ensure housing is placed along well-traveled arterial routes where transit and commercial services are concentrated.

The law prohibits sites that have industrial uses or are adjacent to industrial uses or contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The project site is eligible because it does not contain, nor is it adjacent to, industrial uses, nor does the site contain any housing that was tenant-occupied within the last 10 years.

After carefully reviewing all site requirements, City staff have determined that the Project site is an eligible site for AB 2011 purposes.

Affordability Requirement

To qualify for the ministerial approval process, state law requires mixed-income housing projects to reserve a specific percentage of units for lower-income households. For mixed-income “owner-occupied housing development” projects, the statute sets a clear minimum requirement:

- At least 15% of the “base units” must be offered at an affordable cost to Lower Income households.
- A “base unit” is defined as the number of units the site could support without applying any density bonuses, including those allowed under state law. (Gov. Code §65912.101(a); §65912.122(a)).
- The percentage is calculated only on the base units, not on the total units proposed after

bonuses.

The base unit calculation for the 401 - 417 S. PCH site is being calculated based on the following data:

- The lot area is 33,294 square feet (0.764 acres).
- The applied density is 35 DU/AC (MU-3 Zone).
- The resulting base density for the site is 26.74 units, rounded up to 27 units.

AB 2011 does not permit rounding the acreage to inflate the base-unit value, nor may the developer calculate affordability percentages using the total proposed units.

Utilizing the applied base density of 27 units, the AB 2011 affordability requirement is:
15% of 27 = 4.05 units, which is rounded up to 5 Lower Income (LI) units required.

As described further below, however, the applicant has proposed to provide deeper affordability and a greater percentage of deed-restricted affordable units (5 Very Low Income (VLI) units and 3 Moderate Income (MI) units). This allows the applicant to both meet the affordability requirements to use the AB 2011 process and maximize benefits under SDBL.

Development Standards

In addition to "site criteria" requirements and the affordability requirement described above, the AB 2011 process prescribes a number of specific "development standards" that should apply in this instance.

These include allowable density, building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. State law also provides that "other" local objective zoning standards shall apply. These "other" development standards are determined by identifying the closest zoning district that allows multifamily residential at the density proposed by the project. In this case staff determined that the "other" local zoning designation that applies is the City's MU-3 zone, which is located immediately north of the subject site across Pearl Avenue.

In the "Project Description" section of this Administrative Report, we have analyzed the Project against all the applied state law standards and the City's MU-3 zoning development standards. After careful review of the Project, City staff determined that the Project is in compliance with most of the applied state and local development standards and where the Project is not compliant with a specific development standard, the applicant has proposed either a concession or a waiver pursuant to SDBL.

Coastal Zone Requirements

Although AB 2011 creates a ministerial pathway for qualifying projects, AB 2011 originally was ambiguous concerning its application to projects located within the Coastal Zone. In 2024, AB 2243 clarified how AB 2011 applies to projects located within the coastal zone.

AB 2243 revises how AB 2011 applies to projects within the Coastal Zone by defining "exclusion zones" (where AB 2011 cannot be used) as:

- Coastal zones within the Coastal Commission's appeal jurisdiction,
- Coastal areas lacking a certified LCP or LUP, and
- Areas at risk of five feet of sea level rise.

This project is not located within the Coastal Commission's appeal jurisdiction, nor in an area at risk of five feet of sea level rise, and the Project is located within the City's certified LCP, meaning the project remains an eligible AB 2011 project.

Additionally, state law now specifically grants the use of SDBL incentives/concessions or waivers/reductions of development standards to deviate from specified AB 2011 setback and height requirements and from any applicable local coastal program development standards. Furthermore, any SDBL incentives/concessions or waivers/reductions of local coastal program objective development standards granted to an AB 2011 project **"shall not constitute a basis to find the project inconsistent with the local coastal program."**

While a Coastal Development Permit (CDP) for eligible projects located within the Coastal Zone still may be required, unlike typical CDPs, the City must issue the permit based solely on compliance with applicable objective LCP standards and as applied, AB 2011 and SDBL standards. This means the City cannot apply discretionary or subjective design review criteria from its LCP.

The City cannot rely on design compatibility, neighborhood context, aesthetic viewshed concerns, or similar subjective criteria to modify or deny the CDP for the project.

Although the LCP does not allow residential uses within the C-2 zone, AB 2011 mandates that the Project be treated as consistent related to land use for CDP purposes. The City is prohibited from treating the proposed land use as a CDP inconsistency.

Under AB 2011:

- The Commission cannot deny the project based on subjective standards.
- It cannot modify the use, density, height, design, or site layout unless an objective standard is violated and does not qualify for a SDBL concession or waiver.
- It cannot apply the LCP's zoning prohibitions because AB 2011 overrides such local rules.

Therefore, the Commission's scope is limited to verifying compliance with the applicable objective standards per Government Code § 65912.124(e), which states in part, "… A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program…". Presented in a subsequent section of this Administrative Report and within the attached resolution is the proposed finding for the project.

State Density Bonus Law

As the Project applicant has agreed to include five (5) units that will be affordable to very low-income (VLI) households and three (3) units that will be made affordable to moderate income (MI) households, it qualifies for density bonuses and incentives/concessions, waivers, and parking ratio reductions, pursuant to Government Code § 65915 (SDBL).

Density Bonus Units

The following density bonus calculations are derived pursuant to SDBL and based upon the MU-3 zone density of 35 DU/AC and a total lot area of 33,294 square feet (0.764 acres), which results in a base unit count for the site of 26.74 units, rounded upward to 27 base units.

The Project proposes 5 VLI units (over 18% of the base density), which results in a density bonus of 50% under what is commonly referred to as the “Tier 1” density bonus, and 3 MI units (over 11% of the base density), which results in an additional density bonus of 35% under what is commonly referred to as the “Tier 2” density bonus.

- 27 units x 50% = 13.5, rounded upward to 14 units
- 27 units x 35% = 9.45, rounded upward to 10 units
- Total density bonus units = 24 units
- Total project units: 27 base units + 24 density bonus units = 51 units allowed

The Project proposes 49 units and therefore complies with the number of units allowed per SDBL.

Parking

Within SDBL are parking provisions (Government Code § 65915 (p)(1)) that limit the local permitting authority to the following specific residential parking standards:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

Pursuant to the SDBL parking provisions and based on the proposed bedroom size of the units, the Project is required to provide a total of 61 residential parking spaces. Below is the SDBL residential parking breakdown for the Project.

Residential:

- Zero to one bedroom: 26 units = 26 spaces
- Two to three bedrooms: 23 units = 35 spaces
- Total residential spaces: 61 spaces

The Project is proposing 61 residential spaces and 44 commercial spaces for a total of 105 parking spaces. As the Project complies with the prescribed SDBL residential parking standards, an SDBL concession for the residential parking is not required.

Concerning the commercial spaces, the project is proposing 44 commercial parking spaces. If the Project site were located within ½ mile of a “major transit stop”, pursuant to AB 2097, no commercial spaces would be required. See, Gov. Code § 65863.2. In relevant part, however, state law defines the term “major transit stop” to include the “intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.” Per staff’s analysis, there are no qualifying “major transit stops” within ½ mile of the Project site. Therefore, the Project is not subject to the limitations on imposing parking requirements per AB 2097.

Since SDBL does not prescribe a ***commercial*** parking standard, the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) “commercial uses not listed”. Per RBMC § 10-5.1706(a)(1), the “commercial uses not listed” parking standard requires one space per each 250 square feet of gross floor area. The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. However, the applicant is requesting a concession under SDBL to allow the Project to provide only 44 commercial parking spaces. Per local commercial parking standards, the proposed Project, if approved, would be deficient by 24 commercial parking spaces.

The Project does include a “shared parking management” concept that will allow for residents to utilize the commercial parking spaces during non-business hours and the commercial uses will have access to some residential spaces during business hours as parking management services will be provided for the Project. The proposed “shared parking management” service is subject to the City’s overlap parking requirements pursuant to RBMC § 10-5.1706 (d). That said, the Project does not comply with a requirement of the City’s overlap parking provisions in that the Project has not provided “A minimum two week (14 day) parking utilization survey…” Since the applicant has not conducted a comprehensive commercial use and parking utilization survey as required by the City’s Municipal Code, the applicant is requesting a “concession” pursuant to SDBL concerning shared parking.

With the application of the SDBL residential parking standard and the granting of the requested concessions related to the commercial parking (described further below), the Project would be compliant with parking regulations pursuant to SDBL.

Incentives, Concessions, and Waivers

As the Project proposes to include over 18% of the base units as affordable to VLI households, it qualifies for four (4) concessions, and separately, waivers from state and local development standards. As presented in the “Project Description,” the following lists the specific concessions and waivers requested by the applicant.

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
    a. Note: A concession is not required for the residential parking as the residential parking complies with the required SDBL residential parking standard.
3. Deviate from “overlap (shared) parking requirements” (RBMC § 10-5.1706(D)(2)).

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a))
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).

Under SDBL, a qualifying project may receive a certain number of concessions/incentives (Gov't Code § 65915(d)), and any waivers of development standards that are required to avoid physically precluding a qualifying project at the densities or with the concessions or incentives permitted by state law (Gov't Code § 65915(e)). As stated previously, the project as proposed qualifies for four concessions based on the percentage of VLI affordable units the applicant is proposing to include in the Project.

For concessions/incentives, state law provides that the City shall grant the requested concession unless the City makes one of the specific written findings, based on substantial evidence. The City bears the burden of proof for the denial of a concession/incentive. Gov't Code § 65915(d)(4). The first possible finding of denial is that the requested incentive "does not result **in identifiable and actual cost reductions**, consistent with subdivision (k), **to provide for affordable housing costs**, as defined in Section 50052.5 of the Health and Safety Code." See, Gov't Code § 65915(d)(1). Alternatively, the City may deny a requested concession if it finds that either the requested concession is "contrary to state or federal law" or the request would have a "specific, adverse impact" upon public health and safety or on any real property that is listed in the California Register of Historical Resources, and there is "no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested concessions. Finally, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used for this finding.

With respect to waivers, state law provides that a city shall not "apply any development standard that will have the **effect of physically precluding** the construction of a development meeting the criteria of subdivision (b) **at the densities or with the concessions or incentives permitted by this section**." See, Gov't Code § 65915(e). A city may only deny a requested waiver if it finds that the application of the development standard would not have the effect described above, or if it makes one of the limited findings in state law. In short, a city may apply a development standard (i.e., deny a requested waiver) if the request would have a "specific, adverse impact" upon health or safety, where there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Again, the term "specific, adverse impact" is defined in a limited way and must rely on objective, written public health and safety standards. The only other basis for denial of a waiver would be if the request "would have an adverse impact on any real property that is listed in the California Register of Historical Resources" or "be contrary to state or federal law." The property here is not listed on the California Register of Historical Resources. Moreover, staff is not aware of any specific state or federal law that would prohibit the requested waivers. Again, given the limited definition of "specific, adverse impact" in state law, staff is not aware of any public health and safety standard that could be used here to deny the requested waivers.

In summary, the Project only will be consistent with all required objective standards if the concessions/incentives and waivers are granted. Unless the Planning Commission can make one of the limited findings noted above, however, the Project will be eligible for the concessions/incentives and waivers. Staff has prepared the draft resolution to approve the requested concessions/incentives and waivers and find the project to be consistent with all applicable objective standards (with the approval of the requests under SDBL).

PROJECT DESCRIPTION

The Applicant proposes to redevelop the project site by demolishing all existing structures on site to construct a four-story, mixed-use condominium building consisting of 49 residences (including 5 affordable units reserved for very low-income households and 3 units affordable for moderate income households), with 17,000 square feet of commercial uses on the ground floor. The building will be 45 feet in height, with some projections up to 15’ - 7” above that height to allow for a stairwell and elevator penthouse. The project includes two floors of subterranean parking with up to 105 parking spaces.

The building exhibits a contemporary coastal mixed-use style with clean, simple massing and a strong horizontal emphasis. The façade is articulated with varied rooflines, recessed courtyards, projecting balconies, and alternating materials such as fiber-cement siding, plaster, and generous glazing at the ground floor. Planter boxes and balcony railings soften the upper levels, while large storefront openings at street level create an active, transparent edge along Pacific Coast Highway.

Primary vehicular access to the site will be provided from Pearl Street, with driveways oriented away from Pacific Coast Highway to reduce conflicts along the corridor. Residential and commercial pedestrian access will be either along PCH or from the interior parking garage. Landscaping will surround the perimeter of the site and will be conditioned to consist of drought-tolerant, California native plantings, reinforcing a coastal character while minimizing water use and long-term maintenance.

The project will contain two ground-floor commercial spaces and a shared amenities space intended to serve both residents of the project and members of the surrounding community. The development will provide a mix of indoor recreational areas and outdoor amenities, including approximately 3,988 square feet of roof deck space and a ground-floor pool courtyard. These outdoor uses will be designed and located so they are buffered from adjacent residential properties to the north and west through building placement, setbacks, and enhanced landscaping to limit noise and privacy impacts.

The 17,000 square feet of commercial is largely oriented towards Pacific Coast Highway with multiple storefronts and a large central courtyard all facing the highway. Some additional commercial space is also proposed behind the commercial fronting Pacific Coast Highway that is planned as gathering spaces, “we-work” and other multi-purpose uses to be available for the residents and the surrounding neighborhood.

Figure 3 - Project Rendering and Exterior Materials Pallete

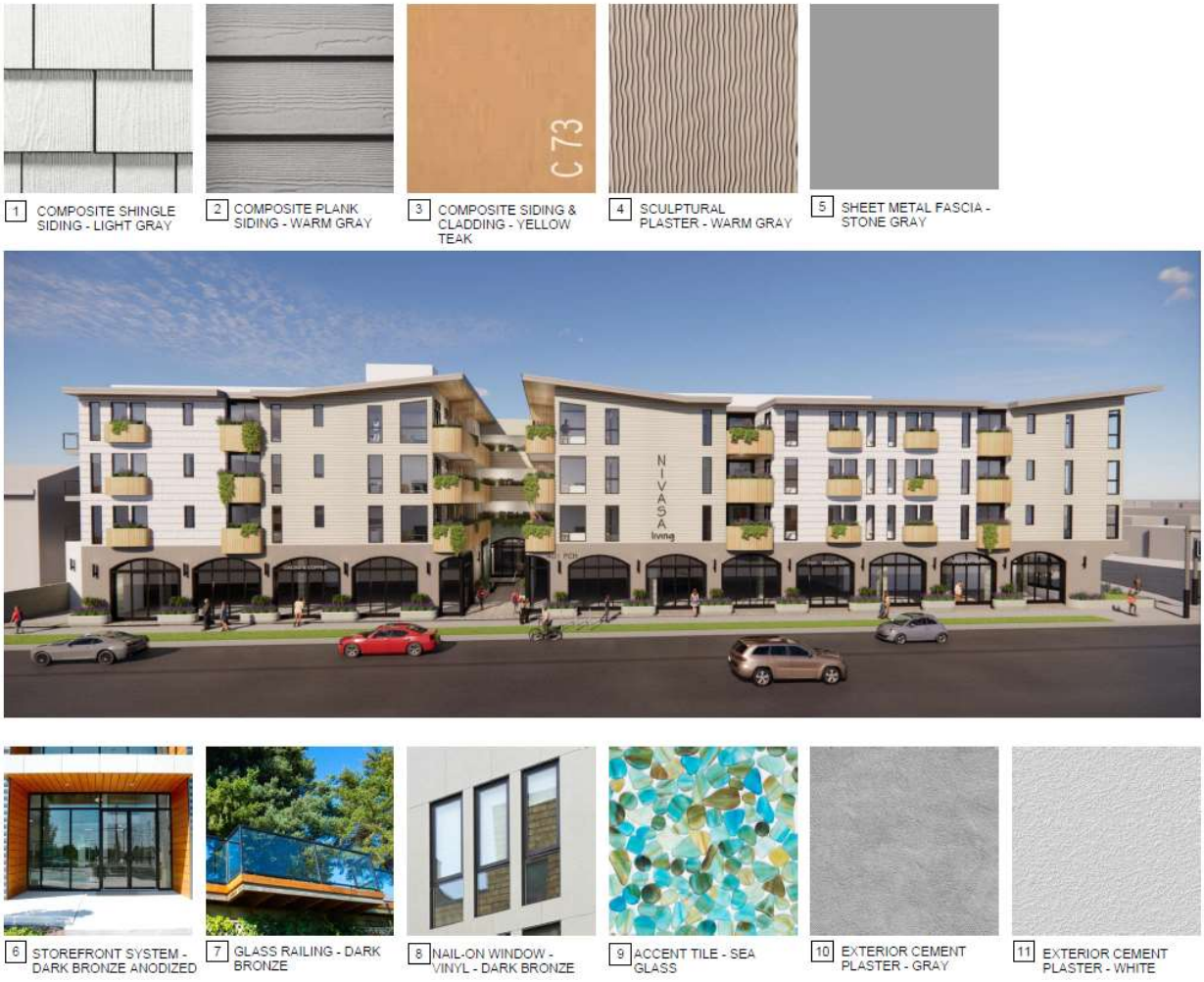


Figure 4 - Site Plan

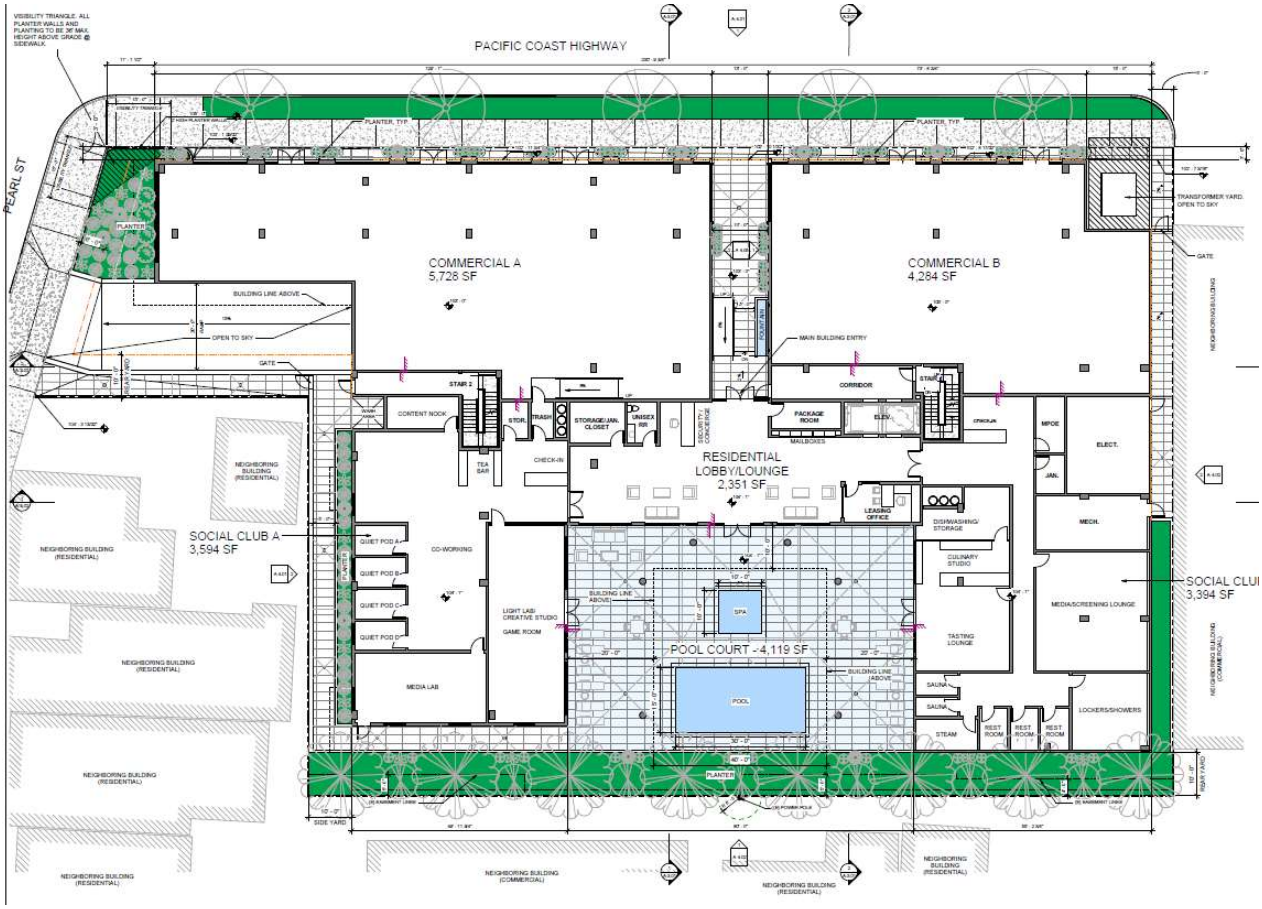


Figure 5 - West Elevation



Pursuant to state law, staff has concluded that the applied zoning for purposes of determining the allowable “use” and other applicable “objective standards” is the City’s MU-3 zone. As proposed, the project complies with the following MU-3 objective standards:

- Commercial FAR (0.3 - 0.7 required and 0.51 proposed),
- Minimum lot size (15,000 square feet required and 33,294 square feet proposed),
- Building height (45 feet required and 45 feet proposed)
- South side Interior setback (no setback required and 5 feet is provided), and
- Private storage space (19,600 cubic feet required and 19,600 cubic feet provided)

The Project relies on AB 2011 development standards for the following standards:

- Ground floor front setback (no setback is required - and 80 percent of the frontage along the commercial corridor must be within 10 feet of the street - and 3 feet is provided),
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided)

The Project relies upon concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Refer to the section entitled “Incentives, Concessions, and Waivers” for the list of itemized concessions and waivers the project is requesting. As proposed, with the approval of the concessions and waivers permitted by SDBL, the Project would comply with all required State and local zoning standards.

The following table entitled “The Projects Local and State Applied Objective Development Standards Matrix” itemizes all State and local zoning standards applied to the Project and identifies the Project’s compliance. Where the Project is not compliant, the table identifies the requested concessions and waivers per SDBL.

The Projects Local and State Applied Objective Development Standards Matrix			
RBMC Coastal Zone Development Standards (MU-3 Zone and General Development Standards)	**Proposed Project**	**AB 2011/2243 Development Standards (Supersedes RBMC)**	**SDBL Requested Concession – Incentive – Waiver**
RBMC § 10-5.915(a)(2) – FAR: Max 1.5 Commercial 0.3-0.7 (Applicable)	FAR. Total 2.57 Commercial 0.51	NA	Yes, from RBMC objective standard. Concession for total FAR from 1.5 to 2.57. Commercial FAR complies.
RBMC § 10-5.915(c) - Minimum Lot Size: 15,000 sf (Applicable)	Minimum Lot Size: 33,294 sf. Complies.	NA	NA
RBMC § 10-5.915(d)(2) - Building Height: 45 feet (Not applicable, superseded by AB 2011)	45 feet for building with additional height projection of stairwell and elevator penthouse 15 feet – 7 inches above the	45 feet building height (supersedes RBMC standard)	Yes, from RBMC objective standard for height projections above permitted height. Building height complies with AB 2011 45-foot

RBMC § 10-5.1522(b)(1) – Projections above permitted height: 4 feet allowed for nonhabitable floor area and screening. (Applicable)	permitted height projections.		building height requirement. Waiver is requested for an additional height projection (above the allowed 4 feet) of 15 feet – 7 inches for non-habitable floor area for stairwell and elevator penthouse.
RBMC § 10-5.915(e)(2) - Stories: 3 stories (Applicable)	4 stories	NA	Yes, from RBMC objective standard. Waiver from 3 stories to 4 stories.
RBMC § 10-5.915(f)(1) - Setback – Front (along PCH): Minimum of 10 feet. Maximum of 15 feet (50% of frontage) (Not applicable, superseded by AB 2011)	3 feet	0 feet minimum. Ground floor must be within 10 feet for a minimum of 80% of frontage. (supersedes RBMC standard)	NA
RBMC § 10-5.915(f)(2) - Setback – Side: 10 feet on street side (Pearl Street). (Not applicable, superseded by AB 2011) No setback required on interior side lot line, unless adjacent to residential, then 20 feet is required. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(4) - Setback – Second Story: 18' from any property line abutting a street. (Not applicable, superseded by AB 2011) RBMC § 10-5.915(f)(5) - Setback – Third Story: Within 30' of property depth a minimum 5' from second floor building face.	Street Side (Pearl Street): 10 feet on all floors South Side (Interior): 5 feet on all floors	Street Side (supersedes RBMC standard): Ground floor – 10 feet 2nd stories – 14 feet 3rd stories – 21 feet 4th stories – 28 feet South Side (Interior): 0 feet (supersedes RBMC standard)	Yes, from AB 2011 objective standards. Waiver to allow a 10-foot setback on all stories along the northern (Pearl Street) side setback. No waiver needed for southern interior side setback.

(Not applicable, superseded by AB 2011)			
RBMC § 10-5.915(f)(3) - Setback – Rear: No setback, 20 feet if adjacent to residential. (Not applicable, superseded by AB 2011)	Rear adjacent to residential and nonresidential uses: 10 feet on ground floor and all stories above.	Rear adjacent to residential uses (supersedes RBMC standard): Ground floor – 10 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet Rear adjacent to nonresidential uses (supersedes RBMC standard): Ground floor – 15 feet 2nd story – 14 feet 3rd story – 21 feet 4th story – 28 feet	Yes, from AB 2011 standard. Waiver to allow a 10-foot setback on all stories adjacent to a residential uses.
RBMC § 10-5.1510 - Outdoor Living Space: 9,800 Square feet (Applicable)	9,800 Square feet	NA	NA
RBMC § 10-5.1514 - Private Storage Space: 19,600 Cubic Feet (Applicable)	19,600 Cubic Feet	NA	NA
RBMC § 10-5.1704/1706 – Parking: 114 spaces for residential. 68 spaces for commercial. Total spaces required: 182 (Residential required spaces not applicable, superseded by AB 2243 and SDBL. Commercial spaces required.)	Parking. 61 spaces for residential. 44 spaces for commercial. Total spaces proposed: 105	AB 2011 – No parking required, except EV and accessible spaces per local regulations. **NA in Coastal Zone.** AB 2243 – allows SDBL parking ratios and concessions for residential parking required. Commercial parking spaces required per LCP.	Yes from RBMC commercial parking requirements. SDBL Compliant with 61 residential spaces. Concession for Commercial spaces from 68 to 44. Concession from strict requirements of overlap parking requirements.

COASTAL DEVELOPMENT PERMIT

Pursuant to state law and Redondo Beach Municipal Code Section 10-5.2218, the proposed mixed-income, mixed-use, multi-family residential project requires the issuance of a Coastal Development Permit with Planning Commission approval. Government Code § 65912.124(e) contains the specific provision required of the public agency with coastal development permitting authority. AB 2011 specifically limits the City's consideration of the CDP to the following: "A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal

program or, for areas that are not subject to a fully certified local coastal program, the certified land use plan of that area."

Below are each of the applied State and LCP development standards demonstrating "consistency" with the City's LCP as prescribed by the governing State housing laws.

Pursuant to AB 2011, the applied zoning for purposes of determining the allowable "use" and other applicable "objective standards" is the City's MU-3 zone. As proposed, the Project complies with the following MU-3 objective standards not otherwise superseded by state law:

- Allowed use (multi-family residential and commercial required, multi-family residential and commercial proposed)
- Commercial FAR (0.3 - 0.7 required, 0.51 proposed),
- Minimum lot size (15,000 square feet required, 33,294 square feet proposed), and
- Private storage space (19,600 cubic feet required, 19,600 cubic feet provided).

The Project utilizes AB 2011 development standards concerning the following standards:

- Ground floor front (PCH) setback (no setback is required and 3 feet is provided)
- Ground floor side (Pearl St) setback (10 foot setback is required and a 10 foot setback is provided on the ground floor)
- South Side interior setback (no setback is required and 5 feet is provided

The Project has requested the approval of concessions and waivers pursuant to SDBL concerning all remaining applicable objective standards. Below are the itemized concessions and waivers the project is requesting.

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58 (RBMC § 10-5.915(a)(2)).
2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
3. Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).

Waivers:

1. Increase in number of stories from 3 to 4 (RBMC § 10-5.915(e)(2)).
2. Reduce street side yard setback (pearl street) for a corner/reverse corner

   lot from 10'-0" to 6'-0". (RBMC § 10-5.915(f)(2)(a))
3. Reduce setback along property lines abutting residential uses (starting at 2nd

   floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors (Gov't Code § 65912.123(d)(3)(A)(ii)).
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0" (Gov't Code § 65912.123(d)(3)(B)).
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit (RBMC § 10-5.1522(b)).

As proposed and with the approval of the concessions and waivers permitted by SDBL, staff recommends that the Commission find that the project is “consistent with all objective standards” in the certified LCP and is therefore approved.

ENVIRONMENTAL STATUS

The proposed development is exempt from the California Environmental Quality Act (CEQA) because approval of the project is a ministerial action, and therefore CEQA does not apply pursuant to Public Resources Code §21080(b)(1) and CEQA Guidelines §15268. Additionally, Government Code §§65912.100 - 65912.124, establishing the AB 2011 ministerial approval process, expressly removes discretionary authority from local agencies for eligible mixed-income projects. As a result, CEQA does not apply, and the City is not required to evaluate alternatives or mitigation measures.

ATTACHMENTS

Attachment 1 - PC Resolution
Attachment 2 - Project Plans
Attachment 3 - Exemption Declaration

Docusign Envelope ID: 406AD1B2-3636-42E0-9454-3A69F7D71725

RESOLUTION NO. 2025-12-PCR-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DENYING A REQUEST FOR A CONCESSION UNDER STATE DENSITY BONUS LAW RELATED TO REDUCED COMMERCIAL PARKING, AND THEREFORE, DENYING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) FOR A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH WOULD BE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH WOULD BE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074)

WHEREAS, on March 13, 2025, an application was submitted by Wal2Wal Inc. ("Applicant") on behalf of Redondo Seaside Living LLC ("Owner"), to construct a four-story mixed-use multi-family residential condominium project at 401-417 South Pacific Coast Highway, consisting of 49 residential units, inclusive of 8 affordable units, and 17,000 square feet of ground-level commercial floor space ("Project") with 2 subterranean parking levels providing 105 parking spaces; and

WHEREAS, on November 4, 2025, after multiple reviews, resubmittals, and meetings between City staff and the applicant, the City of Redondo Beach accepted as "complete" an application for a Coastal Development Permit for the proposed Project; and

WHEREAS, the subject property, consisting of five parcels (APNs 7508 012 009, 7508 012 010, 7508 012 011, 7508 012 012, and 7508 012 013) is zoned C-2, which does not allow for residential development. The Applicant, however, has invoked the "Affordable Housing and High Road Jobs Act of 2022" (Government Code § 65912.100 *et seq.*, sometimes referred to as "AB 2011"), which allows the ministerial approval of mixed-income residential development on sites currently zoned for commercial or retail uses along a "commercial corridor"; and

WHEREAS, the Project site is located along Pacific Coast Highway which qualifies as a "commercial corridor" pursuant to Government Code § 65912.121(c); and

WHEREAS, the Project has proposed to include 5 units that will be made available at an affordable housing cost for Very Low Income households and 3 units that will be made available at an affordable housing cost for Moderate Income households, and therefore the applicant has sought benefits under State Density Bonus Law (Government Code § 65915, "SDBL"); including density bonuses, parking ratio reductions for the residential units,

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"concessions" and "waivers of development standards"; and

WHEREAS, the applicant also submitted a Housing Accountability Act (HAA) SB 330 preliminary application for the purpose of vesting rights to proceed with the rules and regulations in effect as of the date of their initial preliminary application; and

WHEREAS, state law requires ministerial approval of a qualifying housing development project under AB 2011, therefore this Project typically would be approved administratively by staff. However, pursuant to State Law and Redondo Beach Municipal Code Section 10-5.2218, because the project site is located in the Coastal Zone the proposed Project requires the issuance of a Coastal Development Permit (CDP) with Planning Commission approval; and

WHEREAS, AB 2011 (and AB 2243, which revised AB 2011 and became effective on January 1, 2025) generally overrides local zoning and prohibits subjective design review, discretionary hearings, or CEQA review for qualifying projects; and

WHEREAS, site eligibility requirements under AB 2011 depend on satisfying multiple requirements. The site must abut a commercial corridor and cannot have industrial uses or be adjacent to industrial uses or have contained tenant-occupied housing within the last 10 years or that require demolition of rent-controlled, income-restricted, or other protected housing. The project site is AB 2011 qualified as the project site meets all site eligibility requirements of the state law; and

WHEREAS, to qualify for the ministerial approval process prescribed by AB 2011, state law requires mixed-income housing projects to reserve at least 15% of the units for Lower Income households [which includes Very Low Income households per Health and Safety Code section 50079.5(b)]. The Project includes 18% of the units for Very Low Income (VLI) households and 11% of the units for Moderate Income (MI) households and therefore complies with the threshold AB 2011 affordability requirements for the ministerial approval process; and

WHEREAS, AB 2011 prescribes specific "development standards" that supersede some local objective zoning standards applied to the Project. These include building height, setbacks, the amount of commercial square footage in a mixed-use project, and parking. Per AB 2011, all "other" applicable development standards are determined by identifying the closest zoning district that allows multifamily residential at the density proposed by the project. In this case the "other" local zoning designation and development standards that apply are found within the City's MU-3 zone, which is located immediately north of the subject site across Pearl Avenue; and

WHEREAS, state law allows applicants to request SDBL incentives/concessions and waivers/reductions of development standards to deviate from specified AB 2011 setback and height requirements and from any applicable local coastal program development standards. Government Code section 65912.124(f)(4) provides that the

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"receipt of any density bonus, concession, incentive, waiver or reduction of development standards, and parking ratios to which the applicant is entitled under Section 65915 shall not constitute a basis to find the project inconsistent with the local coastal program"; and

WHEREAS, the Planning Commission is the permitting authority for the coastal development permit for this Project. The Planning Commission's purview is limited to considering the requested concessions and waivers under SDBL and verifying whether the project is "consistent" with applicable objective standards in the Local Coastal Program pursuant to AB 2011 (Government Code § 65912.124(e)); and

WHEREAS, within SDBL (Government Code § 65915 (p)(1)) the parking provisions limit the local permitting authority to specific residential parking standards. Based on the proposed bedroom size of the units, per SDBL, the Project is required to provide a total of 61 residential parking spaces. The Project is proposing 61 residential spaces and 44 commercial spaces for a total of 105 parking spaces. As the Project complies with the prescribed SDBL parking standards for residential uses, an SDBL concession for the residential parking is not required; and

WHEREAS, SDBL does not prescribe a commercial parking standard for mixed-use projects that qualify for SDBL, which means that the applicable objective commercial parking standard for this Project is prescribed per RBMC § 10-5.1706(a)(1) "commercial uses not listed". The resulting RBMC commercial parking requirement is 68 parking spaces in support of the 17,000 square feet of planned commercial use. Pursuant to SDBL, however, the applicant is requesting a concession for the Project to provide only 44 commercial parking spaces, thereby **not** providing 24 spaces required by the LCP for the commercial uses; and

WHEREAS, the Project has proposed a "shared parking management" plan that seeks to allow for residents to utilize the commercial parking spaces during non-business hours and the commercial uses will have access to some residential spaces during business hours as parking management services will be provided for the Project. However, the applicant has not conducted a comprehensive commercial use and parking utilization survey as required by the City's Municipal Code, and the applicant is requesting a "concession" pursuant to SDBL concerning shared parking; and

WHEREAS, SDBL provides that "[t]his section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code" [see, Gov. Code 65915(m)];

WHEREAS, the Local Coastal Program requires 68 parking spaces for a development with commercial space of this size to ensure adequate on-site parking for the

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commercial uses and prevent uses on private property from negatively impacting public access to the coast; and

WHEREAS, the configuration of the Project, including the placement of the driveway on Pearl Street, will result in the loss of on-street parking; and

WHEREAS, the Project will only be considered consistent with all required objective standards in the LCP if the concessions/incentives and waivers are granted; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, the City Attorney's Office, and other interested parties at the public hearing held on the 18th day of December, 2025 with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AND RESOLVE:

SECTION 1. The Local Coastal Program requires 68 parking spaces for the commercial uses proposed to be included in the Project. The Project proposes to include only 44 parking spaces for the commercial uses. Therefore, the Project would be deficient by 24 parking spaces. In addition, the Project is proposed to be located at the corner of Pearl Street and Pacific Coast Highway, with access to the underground garage from Pearl Street. The Project configuration, as proposed, would result in the loss of on-street parking on Pearl Street.

SECTION 2. State Density Bonus Law generally requires that a public agency grant a concession, unless it makes one of the following three specific findings:

> (A) the concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
>
> (B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

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(C) The concession or incentive would be contrary to state or federal law.

SECTION 3. The Commission does hereby find that the required parking identified in the Local Coastal Program (68 spaces) is an objective standard required to ensure compliance with the Coastal Act. The Project is not proposing to provide the required number of parking spaces and also would result in a loss of on-street parking. Therefore, the requested concession to reduce the commercial parking spaces to 44 spaces would decrease public access to the Coast, Harbor, and Pier for the general public and be contrary to state law.

Moreover, the Commission does hereby find that the requested concession would result in a significant impact to public safety based on the impact of the project on safe ingress and egress for emergency vehicles from Fire Station No. 1. In addition, the Project will result in pedestrian and vehicular traffic conflicts as a result of the configuration of the driveway on Pearl Street. As such, the requested concession would result in a "specific, adverse impact" upon public health and safety.

SECTION 4. The Commission does hereby find that the requested concession to avoid the utilization study (i.e., deviate from the overlap parking requirements) does not result in actual and identifiable cost reductions to provide for affordable housing costs. The applicant has not provided any evidence indicating that the study would result in cost reductions related to the provision of affordable housing.

SECTION 5. Pursuant to State Density Bonus Law, and based on the information herein, the Planning Commission does hereby deny the following requested concessions:

Concessions:

- Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1)).
- Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2)).

SECTION 6. Based on the foregoing, the Planning Commission hereby finds that the Project is inconsistent with the Local Coastal Program and thereby denies the requested Coastal Development Permit for the construction of a 49-unit multi-family mixed-use residential development project at 401-417 S. Pacific Coast Highway.

SECTION 7. The Planning Commission hereby finds that the denial of the Project is statutorily exempt from assessment under the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.) pursuant to Public Resources Code (PRC) §21080.(b)(5) and California Code of Regulations, Title 14, Section 15270(a), which provide an exemption for a public agency rejection or disapproval of a project.

SECTION 8. That prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

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FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

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PASSED, APPROVED AND ADOPTED this 18th day of December, 2025

Signed by:
Wayne Craig
1512EEAB172F41A...

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-12-PCR-13 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of December, 2025, by the following roll call vote:

AYES: Light, Boswell, Hazeltine, Gaddis, Young, Craig

NOES:

ABSENT: Conroy

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, December 18, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Gaddis, Hazeltine, Light, Young, Chair Craig

Commissioners Absent: Conroy

Officials Present: Mark Wiener, Community Development Director
Diana Veret, City Attorney, via Zoom
Cheryl Park, Assistant City Attorney
Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Craig led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the order of the agenda, as presented.

The motion carried 6-0. Commissioner Conroy was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file Blue Folder Items.

The motion carried 6-0. Commissioner Conroy was absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.

F.2. This Item was pulled from the Consent Calendar by Commissioner Gaddis, for separate discussion.

F.3. This Item was pulled from the Consent Calendar by Commissioner Gaddis, for separate discussion.

There were no public comments on the Consent Calendar.

Commissioner Gaddis pulled Items No. F.2 and F.3 for separate discussion.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the Consent Calendar, as amended, pulling Items No. F.2 and F.3 for separate discussion.

The motion carried 6-0. Commissioner Conroy was absent.

G. EXCLUDED CONSENT CALENDAR ITEMS

F.2. ORDINANCE NO. 3298-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTIONS 2-9.100, 2-9.101, 2-9.102, 2-9.103, 2-9.106, 2-9.107 AND 2-9.109 AND ADDING SECTIONS 2-9.110 AND 2-9.111 AND DELETING IN ITS ENTIRETY SECTION 2-9.108 PERTAINING TO UNIFORM REGULATIONS OF COMMISSIONS

F.3. ORDINANCE NO. 3301-25 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 10, SECTIONS 2-9.1002 AND 2-9.1003 PERTAINING TO THE PLANNING COMMISSION

Commissioner Gaddis requested an explanation of Items No. F.2 and F.3.

Planning Manager Scully explained these were ordinances recently enacted by City Council and were included in the agenda for the Planning Commission's information. He added there were some changes from prior rules, but they are not itemized and stated there were no significant changes.

Assistant City Attorney Park reported they are amendments to the Municipal Code regarding certain Commissions that Council considered. The Rules of Conduct of meetings has not been acted upon but will be considered next year.

Community Development Director Wiener added that no action is required other than receive and file.

Commissioner Boswell referenced a section ordinance relative to “not review, evaluate, investigate or otherwise comment upon matters that are solely within the duties and functions of other commissions or committees”; mentioned the Commission is barred from commenting and therefore, it is a violation of freedom of speech and stressed the need for legal vetting.

Community Development Director Wiener reiterated the items are for informational purposes only; noted he will not debate their merits and pointed out that the Commission is appointed at the pleasure of the City Council, and these are the rules that they have established.

Commissioner Boswell felt the ordinance could be worded differently to indicate that as Commissioners, members cannot comment but that as a member of the public, they may.

Assistant City Attorney Park confirmed that the City Attorney’s office reviewed the ordinances that are currently before the Commission. She added that Commissioner Boswell is welcome to state his issues now and at a Council meeting.

Commissioner Gaddis requested placing the item back on the January agenda in order to get an itemization of the changes made to the ordinances.

Community Development Director Wiener agreed that it would be helpful to go through the rules and have the Commission review the changes made.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to pull Items No. F.2 and F.3 from the agenda.

The motion carried 6-0. Commissioner Conroy was absent.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Craig invited public comments.

Holly Osborne, District 5, referenced and item on a recent City Council agenda regarding the growing the City’s tree canopy and AB 2251; hoped the Commission will examine future projects with that in mind and urged the Planning Commission to consider the tree canopy, parking and anti-hedge funds.

David Farney, District 5, via Zoom, referenced AB 1893 and SB 330 and the City's loss of a lawsuit striking down the Redondo Beach Housing Element sixth cycle and opening up Builder's Remedy to help the City meet its RHNA requirements; expressed concerns about the additional housing that will be allowed and how soon the Planning Department will begin to receive submissions for up to 10 units on a family lot (R1) and asked that the City consider developing a summary for residents to understand and provide feedback.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Young reported speaking to members of the public regarding Item No. J.1.

Commissioner Gaddis reported speaking with Chair Craig, members of staff and members of the public.

Commissioner Hazeltine reported speaking with Chair Craig, members of staff, members of the public, Councilmember Obagi and Mayor Light.

Chair Craig reported speaking with Commissioners Gaddis and Hazeltine, Mayor Light, Councilmember Obagi and staff.

J. PUBLIC HEARINGS

J.1. Public hearing for consideration of an Exemption Declaration and Coastal Development Permit to permit the construction of a Mixed-Use Residential Condominium Project with 49 Units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households, 4 stories and 45 feet in height, with 17,000 square feet of commercial uses on the ground floor, and 2 floors of subterranean parking with up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 401-417 S. Pacific Coast Highway.

PROPERTY OWNER: Redondo Seaside Living, LLC
APPLICANT: Redondo Seaside Living, LLC
LOCATION: 401 - 417 S. Pacific Coast Highway
CASE NO: 2025-0074

RECOMMENDATION:
1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING REQUESTS UNDER STATE DENSITY BONUS LAW, AND APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(e) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH UP TO 105 PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY DENSITY BONUS LAW

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to open the public hearing.

The motion carried 6-0. Commissioner Conroy was absent.

Community Development Director Wiener introduced the item and deferred to City staff for a report.

Planning Manager Scully and Senior Planner Giang narrated a PowerPoint presentation with details of the proposed project and reviewed the Planning Commission's purview, CDP findings, CEQA exemptions and staff recommendations.

Community Development Director Wiener added that the presentation highlights the complexity involved in reviewing these applications and legal vetting.

Chair Craig invited the applicant to address the Commission and administered the oath.

Elisa Pastor, Attorney, Rand, Pastor, Nelson, representing the applicant, spoke about the property owners; discussed the proposed design; noted the project is replacing a blighted property and addressed benefits for the City as well as concerns about parking. She responded to questions from the Commission regarding the allocations for low-income and moderate-income units, the mix of one- and two-bedroom units, rent schedules, compliance with housing laws and working with the City's Housing Department to identify tenants and to ensure they income qualify, the possibility of prioritizing Redondo Beach City employees or residents, parking calculations, formulas for-rent and for-sale rate calculations, covenants and options.

Discussion followed regarding determining whether the units will be for rent or for sale, and whether the City has approved that option to developers in the past.

Planning Manager Scully noted that moderate-income units have to be for sale; reported the City is processing a condominium map and there will be separate units by condominium subdivision, and the City does not require those to be sold, except for the moderate-income units.

Elisa Pastor, Attorney, did not believe there is a requirement that moderate-income units must be for sale.

Assistant City Attorney Park agreed and noted that the way staff evaluated this project is that all the units will be for sale.

Commissioner Young shared her experience living in an affordable housing project; explained there is a deed restriction on the property for 30 years and it must remain the owner's primary residence.

Elisa Pastor, Attorney, reported that under state density bonus law, they have to do a 55-year deed restriction; explained the application is for a condominium map and the intention is to sell the units and noted that with any condominium map, an owner can always decide not to sell them.

Community Development Director Wiener talked about limitations and reported the applicant is required to enter into an agreement with the City dictating the sale or rental of the affordable units.

Commissioner Hazeltine spoke about differences between apartments and condominiums and the way the project is being presented.

City Attorney Verret, via Zoom, confirmed this will be a for-sale project; addressed AB 2011 and understood that the applicant is seeking to provide deeper affordability through the for-sale provision for lower income units. The applicant is offering 15% of the base units for very low income in the for-sale context, in order to maximize the benefits from density bonus law, get to tier 2 provide 3 moderate units and get the extreme density that allows them to build the number of units they are proposing in this project. She added that it only works in the for-sale context of AB 2011, that the required affordability for rental projects would be different and that the applicant must understand this must be a for sale project to be approved as an AB 2011 project.

Elisa Pastor, Attorney, confirmed with her client that this will be a condominium project.

In further responding to questions from the Commission, Assistant City Attorney Park recalled that the units cannot be transferred to anyone else unless they meet the affordability standards and cannot be rented. Additionally, she reported the need to get

approval from the City prior to selling the units, that there is a lot of control over how the units are transferred and managed and addressed enforcement.

Community Development Director Wiener interjected that enforcement is handled by the City's Housing Division in the Community Services Department.

Commissioner Hazeltine spoke about the condition of the property; discussed access to the pier and beach; expressed concerns with the lack of parking in the area and explained the Commission's role relative to the Coastal Development Permit (CDP) and guaranteeing coastal access. She talked about the Commission's need to review objective findings; questioned whether there were any parking surveys were done; asked regarding calculations for parking and commented on the possibility of setting a precedent for all other properties in the Local Coastal Zone. Commissioner Hazeltine stressed the need for additional information including a parking survey in order to make objective findings and findings of consistency with all subjective Local Coastal Plan standards and announced she cannot make a decision without the missing information.

Elisa Pastor, Attorney, spoke about this being a specific law and a specific situation; discussed "gives and takes" under AB 2011 such as prevailing wage and the need for a specific number of affordable units; reported that the State has declared that if those things are met, the applicant only needs to comply with objective standards but also says the applicant is consistent with the objective standards through an incentive or concession which may deviate those standards. She added that a parking survey was not required and stressed that this is a different and specific project and it is how state law allowed them to be permitted.

Commissioner Hazeltine pointed out that she cannot approve a permit, based on subjective standards and felt she is being asked to approve something that the Coastal Commission would oppose.

Elisa Pastor defined what it means to comply with objective standards and reiterated that a parking survey was not required for the Commission to approve the project.

Community Development Director Wiener confirmed that one of their three concessions is a waiver of the parking study.

Commissioner Hazeltine disagreed noting she looked for one but was unable to find it.

Community Development Director Wiener explained compliance with zoning standards would be considered complying with objective standards and in this case, parking is being set by density bonus law. He added that concessions or waivers through density bonus law shall not constitute a basis to find the project inconsistent with the City's Local Coastal Program.

Planning Manager Scully addressed AB 2243 relative to the requirements within the Coastal Zone and specific state density bonus law requests.

Motion by Commissioner Young, seconded by Commissioner Gaddis, and approved by voice vote, to invite public comment.

The motion carried 6-0. Commissioner Conroy was absent.

Chair Craig invited public comments.

Mary Hall mentioned that her neighborhood is an Historic District and would be negatively impacted by development and would destroy the historic look and feel of the neighborhood; believed the development interferes with the protections of ownership including the quiet enjoyment of their property; expressed concerns regarding the lack of parking and blocking ocean views; wondered whether there was an EIR prepared for the project and about potential negative impacts to wildlife in Redondo Beach and opined there seems to be a bait and switch in terms of whether the units will be apartments or condominiums.

Sheila Lamb addressed parking as it relates to coastal access; felt that the report does not analyze how the reduction in commercial parking affects coastal access; noted that a parking survey is missing and requested that the applicant provide objective information addressing weekend and peak period parking demand and potential street overflow; opined the City is obligated to provide those findings, according to the LCP.

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to extend the Sheila Lamb's time for commenting.

The motion carried 6-0. Commissioner Conroy was absent.

Sheila Lamb addressed the need for consistency with objective Local Coastal Program standards including providing coastal access and believed the analysis missing from the record.

Anaka Blair expressed concerns about the confusion as to whether the units are for sale or for rent; challenged the finding that there are no safety issues; noted the lack of a parking study and the introduction of valet on a fire lane and asserted that the project creates a specific adverse impact on public health and safety; listed issues with the proposal in terms of a valet system, location of the queue, the use of golf carts and a threat to vulnerable children and urged the Commission to deny the application.

Eric Herald, voiced opposition to the project; talked about protecting the City; mentioned problems with public safety in term of changing the setbacks and talked about the lack of parking in the area.

Simon Finebaum, M.D., expressed concerns about the negative impacts of building the four-story mixed-use development as proposed; noted significant safety and quality of life issues; reported the proposed location is one of the most congested corridors in the City;

talked about the lack of on-site parking and unsafe turning in the area; mentioned the height and massing of the structure is out of scale with the surrounding; worried about blocking coastal views; suggested reducing the height and adjusting parking and felt today is not the day to move ahead with the project.

Aaron Bumitra, Rolling Hills, spoke in support of the project and of the property owner; shared his experience developing a location on the southwest corner of Hawthorne and Lomita and urged the Commission to give the developer an opportunity in the City.

Dr. Andy Lesser mentioned the noticing was not a legal posting of notice as it was printed on two pages but stapled and the second page was not posted; opined the project is harming the residents of Redondo Beach; talked about the City having discretion but not using any of it; noted concerns with the driveway on Pearl; agreed this is a public safety issue and spoke about the lack of parking.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to extend the Dr. Andy Lesser's time for commenting.

The motion carried 6-0. Commissioner Conroy was absent.

Dr. Andy Lesser expressed concerns about losing coastal views and diminishing property values and urged the Commission to deny the project.

Karen Ford Cole spoke in opposition to the project; worried about losing her view and noted the area is a historic area that is losing its character.

Arian Lions O'Brien expressed concerns that the proposed development driveway access will compromise emergency vehicle access; opined that allowing the project is dangerous and negligible and will result in declining property values in the area; worried about protecting public and private views and believed the developer should provide more parking and address the building height.

Brian Lane opposed the proposed development and asked that the Commission consider residents and find and address the impacts that will make a real objection.

Alex Fineman spoke in favor of the project; talked about the need for affordable housing in the area and urged the Commission to approve the project and start supporting building housing that would be appropriate for young, working Redondo Beach residents.

Bill Davis, via Zoom, spoke in opposition to the project; expressed concerns about the proposed heights; talked about the lack of parking and good ideas to address it and mentioned the uncertainty of whether this will be a for sale or for rent development.

David Farnigan, District 5, via Zoom, support providing more coastal access by providing more housing to the coast and pointed out there are 12 spaces proposed for valet queuing.

Brianna Egan, via Zoom, expressed support for the project and appreciation for the due diligence of the Planning Commission and talked about the benefits of building more projects like this in the City. Additionally, she pointed out the development is near several bus lines and other public transportation options and felt that parking is appropriate and that the commercial spaces will add value to the neighborhood and referenced a letter from South Bay Forward.

Mark Finnegan, via Zoom, listed concerns related to public health, safety and environmental issues related to the proposed project; talked about traffic congestion in the area; felt the size and scale do not match the aesthetics of the neighborhood and that the design is not thoughtful, relative to the entrance on Pearl and suggested the need to redesign the project.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, to extend the Mark Finnegan's time for commenting.

The motion carried 6-0. Commissioner Conroy was absent.

Mark Finnegan, via Zoom, added that there is not enough space to place the entrance driveway on Pearl and urged the Commission to consider the entrance to the proposed development.

Judith Lawnsdale, via Zoom, agreed this project would have a negative impact on public safety, traffic and access to the nearby Fire Station and felt the size and massing is not in keeping with the character of the neighborhood.

Motion by Commissioner Young, seconded by Chair Craig, and approved by voice vote, to extend the Judith Lawnsdale's time for commenting.

The motion carried 6-0. Commissioner Conroy was absent.

Judith Lawnsdale, via Zoom, expressed concerns with a drain on City resources.

Christopher Truman, via Zoom, spoke in favor of the project; urged the City to think about ways to make the specific intersection, safer and asked the Commission to make this a safe and enjoyable spot for businesses and residents.

Holly Osborne, District 5, worried about the developer not knowing whether the units will be for sale or for rent and stated she has lost all respect for the developer.

Planning Analyst Brown announced receiving 12 emails in opposition to and 13 emails in support of the proposed project.

There were no other public comments on this item.

Commissioner Hazeltine spoke about how parking is a problem in that the Coastal Commission requires coastal access; mentioned the need for objective findings and the historical component in terms of the garages not being big enough to park large cars. She stressed the need for a parking survey and felt she could not make a decision without having objective information.

Chair Craig referenced the report relative to calculating and rounding up of the density bonus units and Planning Manager Scully noted rounding up is within the provisions of the state density bonus law.

Chair Craig reviewed base units and total units and felt it appears the developer does not have the required number of low income units to qualify for some of the concessions.

City Attorney Veret, via Zoom, explained the base units are defined the same as total units in state density bonus law and noted that the term "total units" for purposes of state density bonus law refers to the maximum allowable density before adding the density they are allowed through the density bonuses they get. She added that affordability percentage is calculated on the maximum density before the additional density is added and addressed AB 2011 as amended by AB 2243.

Commissioner Light talked about adverse safety being the exception and the absence of evidence in terms of a missing parking study; felt that potential public safety risks could exist when considering access on Pearl and the proximity of the Fire Station and schools; addressed the lack of parking in the area; stated he would like to see a valet parking plan and spoke in support of continuing the item until those issues can be dealt with.

Chair Craig reiterated his concerns regarding base units and total units and the fact that the proposal does not offer enough low income units to qualify for certain concessions.

City Attorney Veret via Zoom, noted the import is the definition of the term "total units"; read it into the record and explained that it refers to the number of units that would be in the project before adding any units from density bonuses that could be granted.

Commissioner Boswell felt this is a project that the state says the City can do nothing to stop; talked about blatant disregard for the community's issues with parking, golf carts, proximity to a Fire Station and a school and opined this is a money-making project from a predatory developer without consideration of the surrounding community.

Discussion followed staff support of the access to Pearl, impacts on parking, the width of the proposed driveway and a proforma of what the different units will sell for.

Elisa Pastor, Attorney, spoke about the valet plan and addressed the valet queueing area; discussed the findings needed to deny the project and noted that none of the concerns discussed rise to the level of a specific adverse impact under the law.

Commissioner Hazeltine noted that most comments involved public safety relative to the proximity of the Fire Station and the school to the proposed driveway on Pearl.

City Attorney Veret, via Zoom, discussed the findings needed to deny the project; felt there is a level of health and safety impacts that need to be quantifiable and objective.

Community Development Director Wiener listed examples of specific adverse impact that may be considered in denying a project.

Commissioner Light talked about a deficit of 24 parking spaces for commercial properties and how it could impact access to a Fire Station; stated he was unsure that would not be an adverse safety standard has heard nothing that would mediate that.

Assistant City Attorney Park suggested closing the public hearing and deliberating and directed the Commission's attention to Page 10 of the staff report for options available to the Planning Commission at this time.

Commissioner Boswell noted that in the face of a clearly unsafe project, there is nothing the City can do because there is nothing in writing that defines it and brings it up as an adverse safety issue and suggested it should be codified in order for the City to deny the project and tell the developer to fix those issues before approving it. Additionally, he agreed with Commissioner Hazeltine regarding the need for a parking/traffic study and suggested continuing the item to another meeting so that these matters can be resolved.

Elisa Pastor, Attorney, reported this project is vested to the laws, policies and ordinances that were in place at the time they filed their SB 330 (preliminary application), so any safety standards that would be applied in the future would not apply to this project and asserted this is a CEQA exempt project so there is no requirement for a traffic or parking study. She addressed the tasks of the Planning Commission at this time; noted this is a ministerial process and felt it is beyond the jurisdiction of the Commission to make a decision based on those bases.

Commissioner Boswell reported that the standard is not written, because the City did not feel it rose to the level of having to do so, but noted that once the development is built, there will be adverse safety impacts. He reiterated his suggestion noting that even though it is not required, the developer should proceed with a traffic study to "make the City happy".

Commissioner Gaddis mentioned hearing a lot of disapproval of the project; talked about the project being on a timeline and the missing traffic/parking study; pointed out that the Commission does not have the data necessary to approve it; noted the location is a dangerous area where many accidents have occurred and that the City is not charged with quantifying it and stated he would not approve the project because he knows it has health and safety impacts. He added that there is no luxury to continuing this matter.

Assistant City Attorney Park reiterated her suggestion to the Commission to close the public hearing and deliberate and noted possible actions for the Commission to take at this time.

Discussion followed regarding the beginning of the timeline and the lack of objective information needed to make a good decision.

Elisa Pastor, Attorney, claimed that the state requires the City to make a determination without 60 days of consistency. She added that the Commission can opine that the project does not qualify with the objective standards, but the state law says they can modify the standards, and it is deemed consistent with those standards under density bonus law. Additionally, she stated that AB 2011 supersedes that portion of the Coastal Act in that the project will be deemed consistent with the LCA if the density bonus incentive or waiver is granted.

Assistant City Attorney Park pointed out that the concessions, incentives and waivers can be denied if the Commission finds that there are specific adverse impacts based on identifiable objective standards, and another ground would be based on state or federal law. She added that consistency with the Coastal Act would be a ground to deny the concession or incentive based on the lack of information regarding the specific adverse impact.

Commissioner Light believed that having a restriction on Emergency Responders getting out of a Fire Station would be a specific adverse impact and Assistant City Attorney Park agreed that it would be another basis for denying the project.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to close the public hearing.

The motion carried 6-0. Commissioner Conroy was absent.

Commissioner Hazeltine commented on the Commission's responsibility to the LCP and felt it is unfortunate that the Commission does not have the information needed to approve the project.

Commissioner Gaddis reiterated the Commission does not need to quantify or know the specific laws, but it makes sense that you cannot impede Emergency Responders by having increased congestion at a key point to access the major thoroughfare.

Commissioner Young commented on ingress and egress challenges with the proposed driveway on Pearl and noted the location of the driveway is not consistent with safety in any manner.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, to direct the City Attorney to draft a resolution to deny the project, based on the LCP expressly requiring evidence of complying with state law and the lack of a parking/traffic survey, information

about safety and impacts to emergency vehicles and nearby school, created by egress and ingress challenges on the proposed driveway on Pearl.

Discussion followed regarding addressing valet parking, the use of golf carts and safety issues related to school and emergency vehicle traffic.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to recess for 15 minutes at 9:52 p.m.

The motion carried 6-0. Commissioner Conroy was absent.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to reconvene the meeting at 10:37 p.m.

The motion carried 6-0. Commissioner Conroy was absent.

Members of the Planning Commission reviewed the resolution and Assistant City Attorney Park noted the findings are in Sections 3 and 4 and pointed out revisions to the recitals and details of how the resolution addresses the Commission's concerns.

Commissioner Hazeltine suggested adding that consistency with the Coastal Act was not demonstrated and including the coast, harbor and pier.

Discussion followed regarding the City's action being exempt from CEQA under Section C.7 and suggested edits to the resolution.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by roll call vote, to approve a resolution of the Planning Commission for the City of Redondo Beach denying a request for concession under state density bonus law related to reduced commercial parking and therefore, denying the request for coastal development permit pursuant to Government Code Section 65912.124.e for a mixed-use residential condominium project with 49 units, five of which would be affordable to very low income, and three of which would be affordable to moderate income households, 4 stories and 45 feet in height with 17,000 square feet of commercial uses on the ground floor and two floors of subterranean parking, with 105 parking spaces located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009), within a commercial zone C2 at 401 through 417 S Pacific Coast Highway, Case #2025-0074.

The motion carried, 6-0 by roll call vote, as follows:

AYES: Boswell, Gaddis, Hazeltine, Light, Young, Chair Craig
NOES: None
ABSENT: Conroy

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Community Development Director Wiener reported that City Council will be reviewing the Land Use Element of the General Plan focusing on Historic Preservation on January 6, 2026, and the recommendations of the Planning Commission will be forwarded to Council.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS – None

O. ADJOURNMENT – 11:00 p.m.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 11:00 p.m.

The motion carried 6-0. Commissioner Conroy was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on January 15, 2026, in the Redondo Beach Council Chambers, at 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,

_____

Marc Wiener
Community Development Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

February 13, 2026

Marc Wiener, Community Development Director
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Marc Wiener:

RE: City of Redondo Beach – 401 South Pacific Coast Highway – Letter of Technical Assistance and Notice of Potential Violation

This letter provides the City of Redondo Beach (City) with technical assistance regarding the Affordable Housing and High Road Jobs Act (AB 2011),[1] State Density Bonus Law (SDBL),[2] and the Housing Accountability Act (HAA)[3] regarding a mixed-use development located at 401 South Pacific Coast Highway (Project). On December 18, 2025, the Planning Commission voted to deny the Coastal Development Permit (CDP), constituting a denial of the Project. The applicant appealed that denial to the City Council, which will hear the appeal on February 17, 2026. The California Department of Housing and Community Development (HCD) is writing to support the approval of the Project by the City Council and hereby notifies the City that denial of the Project is inconsistent with state housing law.

Background

HCD understands the Project is located on the west side of South Pacific Coast Highway between Pearl Street and Ruby Street and consists of 49 dwelling units, including five very low-income units and three moderate-income units and 17,000 square feet of commercial space. The Project has a General Plan and zoning designation of Commercial (C-2) and is located within the non-appealable area of the Coastal Zone, and the City has an adopted and certified Local Coastal Program (LCP). The Project includes a request for a streamlined ministerial approval process pursuant to AB 2011 and seeks to use the SDBL.

[1] Gov. Code, §§ 65912.100 – 65912.140.
[2] Gov. Code, § 65915.
[3] Gov. Code, § 65589.5.

The staff report for the December 18, 2025 public hearing included a recommendation to approve the Project, including the SDBL concessions and waivers, because the Project was found to be consistent with applicable objective standards except those proposed to be lawfully modified via SDBL concessions and/or waivers. However, the Planning Commission unanimously voted to deny the Project by denying the concession to reduce the commercial parking from 68 spaces to 44 spaces on the basis that consistency with the LCP was necessary to comply with the Coastal Act and that granting the concession would (1) limit access to the coast, (2) create a significant impact to public safety based on impacts to safe ingress and egress for emergency vehicles from a nearby fire station, and (3) create pedestrian and vehicular traffic conflicts as a result of the proposed location and design of the driveway. The Project was appealed on December 22, 2025 and the City Council appeal hearing is tentatively scheduled for February 17, 2026.

Affordable Housing & High Road Jobs Act

AB 2011 was amended by AB 2243 (Chapter 272, Statutes of 2024), which expanded eligibility for streamlining housing development projects on sites zoned for office, retail, or parking into the Coastal Zone if projects are not located in specified coastal areas.[4]

Additionally, AB 2011 explicitly states that it can be combined with the SDBL: "A housing development proposed pursuant to this article shall be eligible for a density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios pursuant to Section 65915...."[5] Further, a city "shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program...."[6] Any density bonus, including a concession, and parking ratios to which an applicant is entitled to under the SDBL "shall not constitute a basis to find the project inconsistent with the local coastal program…."[7] Therefore, modification of development standards that are achieved via SDBL concessions or waivers (e.g., parking standards) are, for the purposes of AB 2011, considered consistent with the City's LCP.

The Planning Commission denied the concession request and, by extension, the CDP, on the basis that a concession to reduce parking would result in a loss of on-street parking, which, the Planning Commission asserted, is inconsistent with the LCP, stating, "Based on the foregoing, the Planning Commission hereby finds that the Project is inconsistent with the Local Coastal Program and thereby denies the requested Coastal Development Permit."[8] The Legislature was clear that AB 2011 was to be expanded into qualifying coastal areas, and CDPs and SDBL requests for waivers and concessions shall be approved by a local government. Therefore, the Planning Commission's actions are inconsistent with AB 2011.

[4] Gov. Code, § 65912.114, subd. (e).
[5] Gov. Code, § 65912.124, subd. (f)(1).
[6] Gov. Code, § 65912.114, subd. (e).
[7] Gov. Code, § 65912.124, subd. (f)(4).
[8] Resolution No. 2025-12-PRC-13, Section 6.

AB 712 Enforcement Actions – Fines and Penalties

HCD informs the City that AB 712 (Chapter 496, Statutes of 2025)[9] went into effect on January 1, 2026. Among other things, the new law will increase penalties that a court may impose on a local government if the local government was advised in writing prior to the commencement of a lawsuit brought by the Attorney General or HCD that the local government's decision, action, or inaction would represent a violation of specified housing laws. This letter serves to inform the City that denial of the Project would violate state housing laws, as specified above.

Conclusion

Under Government Code section 65585, subdivision (j), HCD must notify a local government when that local government takes actions that violate AB 2011 and other laws that HCD enforces and may notify the California Office of Attorney General of these and other violations of state housing laws. HCD will monitor the City Council appeal hearing scheduled for February 17, 2026 to assess actions responsive to the findings in this letter.

HCD appreciates the opportunity to provide technical assistance to ensure proper implementation of the provisions of AB 2011 and other state housing laws over which HCD has enforcement authority. If you have questions or need additional information, please contact Jessica Evans at Jessica.Evans@hcd.ca.gov.

Sincerely,



Melinda Coy
Housing Accountability Unit Chief

[9] Gov. Code, § 65914.2.

Administrative Report

N.1., **File #** 25-1752 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING ASSIGNMENTS OF GENERAL FUND BALANCE FOR FISCAL YEAR 2024-25, WHICH ENDED JUNE 30, 2025

ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2602-009, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING TO RE-BUDGET DEPARTMENTAL CARRYOVER REQUESTS AND CARRY OVER UNEXPENDED BALANCES AS OF JUNE 30, 2025 FOR DONATIONS, GRANTS, AND CAPITAL PROJECTS

EXECUTIVE SUMMARY

Following each fiscal year end, the Financial Services Department presents an unaudited General Fund balance status report for review by the City Council. As part of the fiscal year-end review, staff recommends reappropriation of prior year funds for Department requests and donations, grants, and capital projects carryover and proposes how to assign remaining (if any) unallocated General Fund balance. In FY 2024-25, the City's General Fund received approximately 3% more revenue and spent about 2% less than budgeted. Following mandatory adjustments and those recommended for encumbrances and other standard items, approximately $5.2 million remains unallocated.

Of this amount, staff recommends the Council approve approximately $2.1 million in net assignments. These include $1.1 million for unspent funds related to prior year Decision Packages and Council budget motion priorities, donation expenses, capital carryover, and a $2 million allocation to the Harbor Uplands Fund offset by a $1 million transfer into the General Fund from the Capital Projects Fund. The Uplands allocation is to cover anticipated need related to capital project expenses (with the actual transfer to be based on final audited balances), and is offset by the $1 million transfer into the General Fund related to the reduction of the Pier Parking Structure Project scope. These actions would result in a $3.2 million unallocated fund balance.

Staff strongly recommends no additional expenditures at this time and proposes to leave the $3.2 million unallocated to assist with mid-year review, which will likely require revenue and expenditure adjustments, and to best position the City for FY 2026-27 budget preparation.

On February 12, 2026, the Budget and Finance Commission (Commission) reviewed and provided input on the FY 2024-25 year-end fund balance and associated recommendations. The Commission expressed support for limited General Fund carryover requests, replenishing the CalPERS Reserve Fund, and maintaining unallocated balance for future needs, including the FY 2026-27 unfunded accrued liability payment.

Carryover recommendations are part of the annual process to prepare the City's FY 2024-25 Annual Comprehensive Financial Report (ACFR), which is in progress. Staff anticipates that this preparation, and the in-depth review of the City's accounting practices that accompanied the FY 2023 -24 audit, will contribute to a shorter audit process for the current audit cycle. The ACFR is expected to be complete in the next three months.

BACKGROUND

The tables in this section show estimated unallocated General Fund balance following restrictions, commitments, and recommended carryover items. The calculation is also shown in the attached General Fund constraints table.

General Fund Balance

The estimated General Fund balance as of June 30, 2025 before any designations or transfers is approximately $16,000,000. Consistent with standard practice, this number is rounded down to account for final changes that might be necessary with final audit adjustments.

The table below shows adjustments to the General Fund balance for non-spendable and committed funds: both designations reflect external laws and policies committing funds so that they are unavailable to spend.

Item	Amount
General Fund Balance before mandatory designations/transfers	16,000,000
Prepaid Costs (payments for goods to be received or services to be rendered in the near future, such as postage and lease payments)	(292,578)
Notes and Loans (City loans to employees for computer purchases)	(12,600)
General Fund Contingency Reserve (one-month reserve)	(8,599,208)
General Fund Balance after mandatory designations/transfers	**7,095,614**

Note that the CalPERS reserve is in a different fund (the CalPERS Reserve Fund), and therefore does not need to be excluded from the General Fund balance.

Recommendations

Each year with this report, staff recommends items to carry over to the following fiscal year. These include standard commitments and assignments for encumbrances, petty cash, and compensated absences. These recommendations, though not in the same category as mandatory designations and transfers, are necessary to fulfill City commitments related to contracts, personnel agreements, and to recognize existing outstanding cash. Following these adjustments, approximately $5.2 million remains unallocated.

Item	Amount
General Fund Balance after mandatory designations/transfers	**7,095,614**
Encumbrances (open General Fund purchase orders for contracted goods or services not yet received - See Attachment 5 for detailed listing)	(1,016,725)
Petty Cash (small cash funds held by departments for cash register change drawer or reimbursement of expenses in the amount of $50 or less)	(8,450)
Compensated Absences (provision for vacation cash outs upon retirement/ termination funded at 30% of employee balances as of June 30, 2024)	(838,736)
General Fund Balance after initial recommended designations/ transfers	**5,231,702**

Staff then recommends uses for unallocated General Fund balance following initial adjustments. Total proposed assignments are detailed in the table below. These start with a $1.0 million transfer from the Capital Projects Fund to the General Fund for the Pier Parking Structure Project reduction approved with the FY 2025-26 CIP Budget.

Additional recommendations include:

- Discretionary Department carryover requests ($0.8 million). These are for funds unspent in the prior fiscal year related to prior year Decision Packages or other Council priorities. About half of the request is to carryover $0.4 million in available funds set aside for AES property related legal expenses.
- Donation expenses ($0.1 million)
- Capital carryover ($0.1 million). These are final FY 2023-24 encumbrances carried forward in FY 2024-25 for which primary project costs are now in the Capital Projects Fund. Following expenditure of these funds, all general capital costs will show only in the capital projects fund.

The detail for General Fund Department requests and donations is included as Resolution Exhibits A-Department Requests, B-Donations, C-Capital, and D-Capital Improvement Program, along with Detail for Outstanding Encumbrances included as the final attachment.

Other Funds

This report focuses on the General Fund balance. In the past several years, staff has also reported in detail on the Harbor Tidelands and Uplands enterprise funds as increased capital spending, following several years of inactivity, have put pressure on the fund balances. Staff anticipates that the Harbor Tidelands Fund will end the year in balance, driven by better than budgeted revenue, particularly in the Charges for Services Category, and lower than anticipated capital spending. The Harbor Uplands Fund is expected to spend more than received in the FY 2024-25 year, driven by lower than anticipated net revenue from the City's harbor leases and required capital spending, with nearly all of the capital spending related to completing the International Boardwalk Pavers project and the Mole D parking lot improvements. Staff recommends setting aside approximately $2 million of the available General Fund Balance to fund the Uplands shortfall, with the actual transfer to be based on final audited balances.

Proposed General Fund Assignments: FY 2024-25 to FY 2025-26	Amount
General Fund Balance after initial recommended designations/ transfers	**5,231,702**
Department General Fund Carryover	(774,063)
Donations Carryover	(179,051)
Capital Carryover	(126,910)
Proposed Carryover	(1,080,025)
Transfer in from Capital Projects Fund-Pier Parking Structure	1,000,000
Proposed Set Aside for Harbor Uplands	(2,000,000)
Additional Adjustments	(1,000,000)
Total Proposed Assignments	**(2,080,025)**
General Fund Balance after recommended designations/ transfers	**3,151,678**

These assignments leave approximately $3.2 million unallocated. Staff recommends taking no action to commit or spend the remaining funds pending mid-year review and consideration of future fiscal/budget constraints. Staff is aware of multiple pressures on the General Fund, including weakness in current sales tax and transient occupancy tax projections, decreased franchise fee revenue, and potential internal services cost increases. Any funds that remain following the mid-year review would be used to support the City's FY 2026-27 Budget preparation and alleviate pressure on the City's CalPERS Reserve Fund.

The positive General Fund available balance is largely due to better than anticipated FY 2024-25 revenue and lower than anticipated spending compared with conservative projections. The General Fund ended the fiscal year with approximately 3% more operating revenue than projected, and approximately 2% savings in the expenditure budget. Including transfers, net revenue and expense compared favorably to budget, while total fund balance decreased consistent with the use of one-time funds for FY 2024-25 unfunded accrued liability ($3.2 million), transfer to the City's self-insurance fund ($3.1 million), and one-time Department expenses. More detail about the General Fund financial performance is available in the General Fund Financial Report attachment.

FY 2024-25 Audit

Staff encountered challenges in its FY 2023-24 audit leading to delayed completion. This included the significant loss of historic knowledge, as nearly every staff member closely involved in audit work changed in the course of a year. The City also transitioned to a new audit firm for the first time in seven years, as stated in the City's adopted financial principals. Staff and the auditors were pleased with the audit result of an unmodified opinion, the best opinion possible. In addition, staff has welcomed and incorporated the recommendations from the auditor for process changes to better align with accounting best practices. Staff also responded to the auditor's recommendations, which were, in some cases, different from and more stringent than those expressed by the City's prior audit firm. This additional work delayed the FY 2023-24 audit, which in turn has delayed FY 2024-25 closing.

This report represents a key step in the audit process. Staff believes that the additional time committed to the FY 2023-24 audit and FY 2024-25 year-end close will contribute to a swifter conclusion to the audit currently in progress. Staff and auditors continue to work towards completing the audit on a regular schedule, while prioritizing implementation of recommendations in response to FY 2023-24 audit findings. Staff anticipates the ACFR to be ready for review in the next three months.

COORDINATION

The Financial Services Department coordinated with operating Departments to prepare the year-end requests and the Department-level analysis included in the General Fund Report, capital carryover, along with the year-end balances and carryover recommendations. The Budget and Finance Commission reviewed the report at their February 12, 2026 meeting and communicated their support for limited carryover funding, replenishing the CalPERS Reserve Fund, and leaving remaining balances unallocated for future funding needs, particularly future unfunded accrued liability payments.

FISCAL IMPACT

The General Fund constraints and recommended carryover assignments would result in a $3.2 million unassigned fund balance. The remaining funds would be used to support FY 2025-26 Mid-year adjustments and FY 2026-27 Budget preparation.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- General Fund Constraints for FY 2024-25
- General Fund Financial Report
- Reappropriation Summary
- Reso - No. CC-2602-009 Authorizing Re-Budget Department Carryover Requests and Carry Over Unexpended Balances as of June 30, 2025
    - Exhibit A - Departmental Carryover Requests
    - Exhibit B - Unexpended Balances for Donations
    - Exhibit C - Unexpended Balances for Grants
    - Exhibit D - Unexpended Balances for Capital Projects
- Outstanding Encumbrances

General Fund Financial Report
Fiscal Year End 2024-2025

Overview

Each fall, in preparation for the issuance of the prior fiscal year's ACFR, the City Council confirms required and standard commitments of the City's General Fund total balance and determines the use of the remaining fund balance for such items as departmental carryover requests, carryover donations, and recommended allocations for future needs.
This report reflects the General Fund financial position for Fiscal Year 2024-25.

Beginning and Ending Balances

The beginning balance presented in the below schedule reflects estimates for Fiscal Year end 2024-25 pending audit completion. The table uses as a baseline the audited ending FY 2023-24 ending General Fund balance. The projected ending Fund Balance for FY 2024-25 relies on audited prior year ending balance updated with actual revenue and spending. Note that this does not exactly match the General Fund constraints report, as that balance is rounded down to allow for any year-end changes required with the audit final. The projected ending balance presented below does not include proposed year-end assignments, as these are presented with this report, and Council has not yet approved them. These include encumbrances and capital carryover.

Revised Budget

The revenue and expenditure categories include all adjustments made by the City Council during Fiscal Year 2024-25, including carryover appropriations approved in October 2024 and midyear adjustments approved in February 2025.

Year-End Actual

The year-end actual amounts are preliminary and subject to audit adjustments. Staff engaged in audit preparation following a delayed FY 2023-24 year-end audit, in which staff worked with auditors to identify and rectify a number of long-standing practices not raised by the City's former auditors. While staff anticipates some remaining adjustments, staff is comfortable presenting these amounts as conservative estimates for Fiscal Year 2024-25. Staff will review these numbers with final audit, with reconciliation to be included as part of ongoing current year review and FY 2026-27 budget preparation.

Financial Condition

General Fund Financial Condition

As summarized below, FY 2024-25 revenues and expenditures both came in favorably compared to budget. Revenues, excluding transfers, were $3.8 million or 3% higher than budgeted, while expenditures, excluding transfers, were about $2.5 million or 2% below budget. Increased revenues reflect better than expected receipts in taxes – led by Documentary Transfer Tax, Utility Users Tax, and Property Tax. Increases were somewhat offset by lower than anticipated revenue for Franchise Fees and Business License Tax. A few items to note for General Fund revenues:

- The breakdown between Charges for Services and Licenses and Permits may change on year-end analysis pending final reconciliation.
- Transient Occupancy Tax (TOT) is presented on a gross basis, including TOT revenue from the properties that are party to the City's site-specific tax agreement (Homewood Suites, Hilton Garden Inn, and Residence Inn).

Offsetting expense reflecting the TOT later invoiced to the third-party lending account consistent with the agreement is shown in the Transfers Out category as an unbudgeted expense.

General Fund Balance	FY 2023-24 Year-End Actual	FY 2024-25 Adopted Budget	FY 2024-25 Revised Budget	FY 2024-25 Year-End Actual	Revised Budget to Actual Favorable/ (Unfavorable)	% Change	FY 2025-26 Adopted Budget
Beginning Balance	**15,219,576**	**18,880,065**	**18,880,065**	**18,880,065**			**2,612,555**
Revenues	115,711,899	114,341,385	117,859,312	121,699,125	3,839,812	3%	122,692,050
Expenditures	(96,844,324)	(103,227,419)	(112,963,404)	(110,444,996)	2,518,408	-2%	(114,941,684)
Transfers In	1,653,179	4,265,303	4,265,303	3,655,030	(610,272)	-14%	6,403,128
Transfers Out	(16,860,265)	(15,880,783)	(22,032,908)	(24,427,702)	(2,394,794)	11%	(15,337,342)
Ending Balance	**18,880,065**	**18,378,550**	**6,008,368**	**9,361,522**	**3,353,154**		**1,428,707**

Revenues

Top Ten Revenue Sources

The table below shows the City's top 10 revenue sources as budgeted for Fiscal Year 2024-25. City's top ten General Fund revenue sources over the years below on average account for 74% of total budgeted General Fund revenues from outside sources (excludes overhead and transfers in). Focusing on these sources helps identify the overall trajectory of City revenues, and in particular will help us to identify any downward trends that could lead us to adjust our forecast or make changes to planned spending.

As shown in the table below, revenue from the City's major external sources increased by 2% compared to the revised budget, and by about 4.6% compared to prior fiscal year actual receipts. Total General Fund revenues performed better than the top 10 sources compared to revised budget, at 3%, and overall increased by about 6.8% over prior year actual receipts.

Top Ten Revenues	FY 2023-24 Year-End Actual	FY 2024-25 Adopted Budget	FY 2024-25 Revised Budget	FY 2024-25 Year-End Actual	Revised Budget to Actual Favorable (Unfavorable)	% Change	FY 2025-26 Adopted Budget
Property Tax	35,631,257	36,054,267	37,264,545	37,869,158	604,613	2%	37,876,298
Sales and Use Tax	10,822,480	11,000,000	11,000,000	11,043,781	43,781	0%	11,414,000
Property Tax In Lieu Of VLF	9,716,017	8,933,867	10,242,230	10,242,406	176	0%	10,614,205
Transient Occupancy Tax	9,114,545	8,281,822	8,281,822	9,017,130	735,308	9%	9,174,038
Utility Users Tax	8,481,267	8,500,000	8,500,000	8,946,148	446,148	5%	9,033,626
Parking Meter Fees	2,723,421	2,960,372	3,210,372	3,312,709	102,337	3%	3,735,597
Property Transfer Tax	2,368,553	2,300,919	2,300,919	2,678,731	377,812	16%	2,300,919
Plan Checking Fees	1,870,880	2,140,770	2,140,770	1,966,953	(173,817)	-8%	1,709,156
Rents and Percentages	1,879,598	1,911,107	1,875,042	1,825,823	(49,219)	-3%	2,045,401
Franchise Fees	1,964,410	2,165,348	2,165,348	1,529,446	(635,902)	-29%	2,208,655
Total	**84,572,429**	**84,248,472**	**86,981,048**	**88,432,286**	**1,451,237**	**2%**	**90,111,895**
Total Revenue-General Fund	**117,365,078**	**118,606,687**	**122,124,615**	**125,354,155**	**3,229,540**	**3%**	**129,095,178**
% Total Revenue-Top 10	**72%**	**71%**	**71%**	**71%**			**70%**

Key variances include:

- **Sales Tax.** FY 2024-25 sales tax revenue was slightly above prior year revenue and almost exactly as budgeted based on consultant recommendations and historical review. This trend is consistent with regional and statewide trends. The City's two leading categories in terms of sales tax revenue, restaurants and hotels, The categories of restaurants and hotels and general consumer goods, fell from the prior year, with losses offset by increases in business and industry, building and construction, and the share of state and County pools. Recent projections for

FY 2025-26 show some potential downward adjustment which staff will review for possible budget update with midyear review.

- **Transient Occupancy Tax.** The City's Transient Occupancy Tax receipts were 9% greater than projected, reflecting an adjustment to accounting for TOT revenue as discussed above, and about 1.1% below prior year receipts, which were similarly adjusted to show gross revenue during the FY 2023-24 audit. The slight downward trend is one that staff is monitoring in FY 2025-26, and for which staff may recommend a downward budget adjustment at midyear.

- **Property Transfer Tax.** The City received approximately 13.1% greater than the prior year and 16% ahead of budget, as home sales surpassed expectations that took into account ongoing mortgage rate impacts on home buying and some economic uncertainty. Staff will continue to monitor this revenue in view of ongoing interest rate cuts, with more projected this fiscal year.

- **Utility Users Tax.** Actual receipts were about 5% greater than budget, and 5% ahead of prior year receipts. This reflects conservative budgeting, as the City had projected flat revenue for several years following a decrease after spiking revenue related to energy costs in FY 2022-23, and in view of other challenges to this revenue stream, including continued loss of cable subscribers. Actual receipts are consistent with revised projections from the City's consultant and with proposed FY 2025-26 budget; staff will continue to monitor this revenue source.

- **Franchise Fees.** Revenue fell short of budget by $0.6 million or almost 30%; this revenue also represents a total reduction from the prior year. Staff will monitor this revenue for potential adjustment at midyear FY 2025-26.

Expenditures

The total of all operating costs combined showed a favorable balance of 1.4% for the fiscal year including ongoing Departmental operations, and an overage of 0.9% including transfers out. Detail is summarized below:

Expenditure Category	FY 2023-24 Year-End Actual	FY 2024-25 Adopted Budget	FY 2024-25 Revised Budget	FY 2024-25 Year-End Expenditures	FY 2024-25 Year-End Encumbrances	FY 2024-25 Year-End Actual + Encumbrances	Revised Budget vs. Actual + Encumbrances Favorable (Unfavorable)	%	FY 2025-26 Adopted Budget
Personnel	58,784,843	62,326,469	65,937,593	66,696,055	-	66,696,055	(758,462)	-1.2%	71,819,905
Maintenance/Operations	9,448,743	12,561,712	15,726,599	12,632,623	959,611	13,592,234	2,134,365	13.6%	12,276,676
Internal Services	28,314,128	28,314,128	30,805,104	30,805,104	-	30,805,104	-	0.0%	30,805,104
Capital Outlay	296,592	25,110	494,108	311,214	15,480	326,694	167,414	33.9%	40,000
Bond Debt						-	-	n/a	
Total Expenditures	**96,844,306**	**103,227,419**	**112,963,404**	**110,444,996**	**975,091**	**111,420,087**	**1,543,317**	**1.4%**	**114,941,684**
Transfers Out	16,860,265	15,880,783	22,032,908	24,427,702	-	24,427,702	(2,394,794)	-10.9%	15,337,342
Total	**113,704,571**	**119,108,202**	**134,996,312**	**134,872,698**	**975,091**	**135,847,789**	**(851,477)**	**-0.6%**	**130,279,026**

Key variances by type include:

- **Personnel.** Personnel expenditures account for around 60% of the General Fund's operating and about 50% of total expenditures including transfers, with details shown in a further breakdown below. Overall, personnel expenses were within approximately 1% of budget, including $0.7 million or about 1% budget overage. This reflects tighter personnel budgeting in FY 2024-25 and strong hiring, as overtime spending offset other personnel savings citywide.

Overtime is required to backfill vacant positions or leave times in the Police Department and to meet Fire Department constant manning obligations. Overtime fluctuates year over year, with an increase in FY 2024-25 following relatively flat spending the prior two years. This additional spending reflects activity and salary increases taking place over the past two years.

The City adjusted overtime budgets to better reflect ongoing needs in FY 2025-26; staff will continue to monitor along with salary spending to identify required adjustments.

- **Maintenance/Operations:** The $2.1 million favorable variance in the maintenance/operations category is primarily due to contracts and professional services not spent during the fiscal year. Including requested carryover for donations ($179,051) and department requests ($774,063), the favorable variance for this category would decrease to approximately $1.2 million.

- **Capital Outlay.** Almost 100% of unspent capital outlay represent capital spending which the City expects to carry forward to FY 2024-25.

- **Internal Service Fund (ISF) Allocations.** Expenditures reflect the allocations based on actual activity, and are balanced by formula. We would not expect to see variance in this funding category at the end of the fiscal year.

- **Transfers Out.** Fiscal Year 2024-25 transfers out reflect regularly budgeted items, including the year-end Street Landscaping and Lighting fund subsidy ($1.2 million), the annual 2019 lease revenue bond debt service payment (reimbursed with a transfer in from the Harbor Uplands Fund, $1.6 million), and 2021A lease revenue bond debt service payment ($11.4 million).

  For FY 2024-25, transfers out include the following one-time additional items related to actions taken with budget:
  - $3.1 million transfer to the City's Self-Insurance Fund (using set aside available fund balance)
  - $3.0 million transfer to the Capital Projects Fund (net zero impact to the fund as expenditures are in the Capital Projects fund; the transfer is required to move funds appropriately)
  - $2.0 million transfer to the Public Financing Authority (offset by transfer in)
  - $2.0 million in TOT reimbursements paid into the reserve account held by the lender for the City's site-specific tax agreements with three hotel properties. (offset by recorded TOT)

  Of the one-time amounts above, all are offset by specific funding for that purpose.

The total of all operating expenditures combined showed a favorable balance of 1% by department as shown below. As demonstrated, all Departments remained under budget apart from Fire and Community Development.

Department	FY 2023-24 Year-End Actual	FY 2024-25 Adopted Budget	FY 2024-25 Revised Budget	FY 2024-25 Year-End Actual	FY 2024-25 Year-End Encumbrances	FY 2024-25 Year-End Actual + Encumbrances	Revised Budget to Actual Favorable (Unfavorable)	Revised Budget to Actual % Change	FY 2025-26 Adopted Budget
Mayor & City Council	729,052	763,249	888,813	718,961	18,356	737,317	151,496	17%	855,848
City Clerk	1,078,204	1,974,976	2,066,821	1,746,496	120,209	1,866,706	200,116	10%	1,457,008
City Treasurer	320,398	401,286	427,338	326,631	25,017	351,648	75,690	18%	416,588
City Attorney	3,962,671	5,021,015	5,515,872	4,920,235	-	4,920,235	595,636	11%	4,531,105
City Manager	1,097,457	1,226,715	1,353,062	1,047,801	87,832	1,135,633	217,429	16%	1,769,722
Human Resources	2,255,474	2,537,135	2,563,166	2,305,652	19,980	2,325,632	237,534	9%	2,541,368
Financial Services	2,580,001	3,183,717	6,205,685	5,408,327	302,760	5,711,087	494,597	8%	6,380,378
Police	43,686,501	46,118,918	47,748,229	47,020,602	29,171	47,049,773	698,456	1%	48,086,021
Fire	18,933,867	18,509,232	20,335,179	22,002,608	127,377	22,129,985	(1,794,806)	-9%	22,854,477
Public Library	4,388,800	4,355,632	4,627,048	4,476,358	-	4,476,358	150,690	3%	4,565,415
Community Services	6,609,170	7,417,704	7,950,158	7,430,799	35,325	7,466,124	484,034	6%	8,141,110
Community Development	3,174,083	3,620,485	4,423,227	4,563,792	60,315	4,624,108	(200,880)	-5%	4,187,867
Waterfront & Economic Development	195,425	211,176	239,550	208,175	-	208,175	31,375	13%	239,869
Public Works	7,608,894	7,861,071	8,215,012	8,017,176	147,907	8,165,083	49,929	1%	8,914,907
Total	**96,619,997**	**103,202,309**	**112,559,160**	**110,193,613**	**974,250**	**111,167,863**	**1,391,297**	1%	**114,941,684**

A brief overview of variances by Department is included below:

- **Mayor & City Council**: Savings largely reflect unpent trainings, meeting and conferences and contracts and professional services budget. Staff recommends carrying over a portion of these funds to support recognition plaques and keys to the City.
- **City Clerk**. The savings largely reflect unspent contractual and professional services funds and personnel savings. Staff recommends appropriating a portion of these savings to assist with City priority project of document digitization, retention, and destruction.
- **City Treasurer**. Savings reflect budget in contractual/ professional services for internal audit, which the Department did not award during the fiscal year. In addition, the City Treasurer's Office is responsible for investment income, which brought in more funds than budgeted in FY 2024-25.
- **City Attorney**. Savings are primarily in contractual and professional services and attorney's fees. Attorney's fees can fluctuate from year-to-year based on progress and timing of case activity. Staff recommends carrying forward attorney's fees budget related to AES legislation, initially a FY 2024-25 Decision Package.
- **City Manager**. Savings come from trainings and conferences budget and personnel. Staff recommends carrying over unused funding to support the City Logo Merchandise pilot and Olympic Event planning.
- **Human Resources**. Savings are primarily within contractual/ professional services and retiree medical insurance premiums.
- **Financial Services**. Savings reflect personnel vacancies throughout the fiscal year.
- **Police**. The Department's savings largely reflect personnel, where vacancies leading to regular salary and benefits savings offset overage in overtime. On the revenue side, the Police Department brought in $0.6 million more than projected, including in parking meter usage, parking citations, stand-by fees and overtime reimbursements, including for the homelessness task force.
- **Fire**. The Fire Department was over budget by about $1.6 million, almost entirely due to overtime spending. As noted above, there are several factors impacting this overall budget overage and overtime spending specifically. The City generally budgets for personnel as a whole, as overtime spending will likely be offset by permanent salary vacancies. In FY 2024-25, Fire had fewer vacancies/ almost full staffing for the first time in many years, the City budgeted permanent salaries and benefits closer to actual spending expectations than in prior years, and it was the second year of two consecutive year approved MOU increases. These combined to mean that Fire did not have salary savings to offset overtime. The FY 2025-26 budget right-sizes both permanent salaries and overtime

compared to FY 2024-25, so anticipate this to be less of an issue moving forward. The Fire Department also brought in about $0.9 million in revenue, about $80,000 more than budgeted. Staff recommends carrying over one-time funds approved as an FY 2024-25 Decision Package for digital EMS, unspent in FY 2024-25 due to project delays.

- **Public Library**. Savings are primarily due to unspent funds in books and maintenance agreements; the Department brought in revenue over budget due to room rentals, late fines.
- **Community Services**: Savings reflects unspent donations and contractual and professional services spending. The Department brought in close to all of its $4.4 million revenue budget, primarily from recreation programs and facilities rental.
- **Community Development**. Overage primarily reflects under-budgeting in personnel due to timing of salary projections, and fully spent contractual services funds. The Department brought in over 100% of its significant revenue budget (accounts for approximately $5 million in revenue from charges for services and fees and lease revenue). Staff recommends carrying over funding for an approved FY 2023-34 Decision Package related to the Department's new technology and training fee, inadvertently excluded from the FY 2025-26 budget.
- **Waterfront & Economic Development Department**: General Fund savings is primarily due to Contracts/ Professional Services savings. The Department brought in close to $100,000 over budgeted lease revenue.
- **Public Works**. The Department ended the year very close to budget, with savings in contracts and professional services offset by an overage in water utilities payment. Note that the Public Works budget includes a reduction to budget to account for Public Works staff time charged to capital projects; without this reduction the Department would show additional savings. The Department brought in approximately $0.2 million more than its $0.9 million budget, largely in charges for service and other revenue representing staff time reimbursement.

General Fund Constraints (In Accordance with GASB 54) FY 2024-25		
Estimated Available Fund Balance 6/30/25 - Before Constraints	**$**	**16,000,000**
Nonspendable Items		
Prepaid Costs		(292,578)
Notes and Loans		(12,600)
Total Nonspendable		(305,178)
Committed Items		
Policy-Designated Contingency (8.33% of FY 2024-25 Adopted Budget)		(8,599,208)
Total Committed Items		(8,599,208)
Balance after Mandatory Designations/Transfers		**7,095,614**
Assigned Items		
Staff Recommended Assigned Items		
Encumbrances		(1,016,725)
Petty Cash		(8,450)
Compensated Absences		(838,736)
Carryover Assignments		(2,080,025)
Total Assigned Items		(3,943,936)
Remaining Available Unassigned Fund Balance		**3,151,678**

REDONDO BEACH

REAPPROPRIATION SUMMARY

CARRYOVER TO FISCAL YEAR 2025-2026

FUND	REQUESTS (Exhibit A)	DONATIONS (Exhibit B)	GRANTS (Exhibit C)		CAPITAL (Exhibit D)	TOTAL
GENERAL FUND	**Expenditure**	**Expenditure**	**Revenue**	**Expenditure**	**Expenditure**	
100 - GENERAL FUND	774,063	179,051			126,910	1,080,025
GENERAL FUND TOTAL	**774,063**	**179,051**	**-**	**-**	**126,910**	**1,080,025**
SPECIAL REVENUE FUNDS TOTAL						
202 - STATE GAS TAX					90,660	90,660
204 - STORM DRAIN IMPROVEMENT					28,425	28,425
210 - LOCAL TRANSPORTATION ARTCL III					73,116	73,116
211 - MEASURE M					2,532,207	2,532,207
212 - PROP A LOCAL TRANS SALE TX 1/2					75,000	75,000
214 - PROP C LOCAL TRANS SALE TX 1/2					3,414,634	3,414,634
215 - MEASURE R					1,694,449	1,694,449
217 - MEASURE W					390,540	390,540
218 - AIR QUALITY IMPROVEMENT					269,570	269,570
230 - OTHER INTER GOVERNMENTAL GRANT			(917,252)	881,017	28,843,793	28,807,558
234 - COMMUNITY DEVELOP BLOCK GRANTS					83,195	83,195
238 - HOUSING AUTHORITY						-
750 - REDEVELOPMENT AGENCY FUND-CITY						-
250 - PARKS & RECREATION FACILITIES					26,835	26,835
252 - NARCOTIC FORFEITURE & SEIZURE						-
254 - SUBDIVISION PARK TRUST					1,581,831	1,581,831
256 - DISASTER RECOVERY						-
258 - CALPERS RESERVE						-
SPECIAL REVENUE FUNDS TOTAL	**-**	**-**	**(917,252)**	**881,017**	**39,104,254**	**39,068,020**
CAPITAL PROJECTS FUNDS TOTAL						
300 - CAPITAL PROJECT FUND					8,134,319	8,134,319
302 - MAJOR FACILITIES RECONSTRUCTN					408,898	408,898
303 - OPEN SPACE ACQUISITION					97,938	97,938
CAPITAL PROJECTS FUNDS TOTAL	**-**	**-**	**-**	**-**	**8,641,156**	**8,641,156**
ENTERPRISE FUNDS						
216 - TRANSIT FUND						-
600 - HARBOR TIDELANDS	76,017	42,411			2,681,699	2,800,127
601 - HARBOR UPLANDS	152,671				576,667	729,338
602 - SOLID WASTE					218,498	218,498
603 - WASTEWATER					4,396,751	4,396,751
ENTERPRISE FUNDS TOTAL	**228,688**	**42,411**	**-**	**-**	**7,873,616**	**8,144,715**
INTERNAL SERVICE FUNDS						
700 - SELF-INSURANCE PRGM						-
701 - VEHICLE REPLACEMENT	156,942				325,104	482,046
702 - BUILDING OCCUPANCY						-
703 - INFORMATION TECHNOLOGY	380,325					380,325
705 - EMERGENCY COMMUNICATIONS FUND						-
707 - MAJOR FACILITIES REPAIR					452,668	452,668
INTERNAL SERVICE FUNDS TOTAL	**537,267**	**-**	**-**	**-**	**777,771**	**1,315,039**
DEBT SERVICE FUNDS						
940 - PUBLIC FINANCING AUTHORITY						-
970 - REDEV OBLIGATION RETIREMENT						-
760 - HOUSING AUTHORITY FUND-CITY	41,795					41,795
971 - LOW MOD INCOME HOUSING ASSET	5,854					5,854
DEBT SERVICE FUNDS TOTAL	**47,649**	**-**	**-**	**-**	**-**	**47,649**
GRAND TOTAL	**1,587,668**	**221,463**	**(917,252)**	**881,017**	**56,523,707**	**58,296,603**

RESOLUTION NO. CC-2602-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING TO RE-BUDGET DEPARTMENTAL CARRYOVER REQUESTS AND CARRY OVER UNEXPENDED BALANCES AS OF JUNE 30, 2025 FOR DONATIONS, GRANTS AND CAPITAL PROJECTS

WHEREAS, the City Charter, Section 17.10, Budget Adherence, provides that the City establish budgetary authority for carryover appropriations; and

WHEREAS, the City intends to carry forward to the ensuing fiscal year unexpended balances from donations, grants, and capital improvement projects that were not completed as of June 30, 2025; and

WHEREAS, the carryover of such unexpended balances is necessary to provide for certain departmental carryover requests in the ensuing fiscal year; and

WHEREAS, the City will reserve or designate fund balances to accommodate these carryover requests; and

WHEREAS, these carryovers will in effect modify the budget appropriations for Fiscal Year 2025-26.

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

SECTION 1. That the amounts requested to be carried over from the prior fiscal year's budget be re-appropriated to departments/programs/projects in accordance with and set forth in Exhibits A through D, attached hereto and incorporated herein by reference, as recommended by the City Manager. The total amount requested to be carried over for all funds is $58,296,603.

SECTION 2. That pursuant to Section 11(f) of the City Charter, staff is hereby directed and instructed to correct the budget.

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 17th day of February, 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-2602-009 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 17th day of February, 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

REDONDO BEACH

CITY OF REDONDO BEACH
DEPARTMENTAL CARRYOVER REQUESTS
FISCAL YEAR 2024-2025

Fund/Department/Project		FY 2024-25 Requests
General Fund (100)		
11 - Mayor & City Council		
For Recognition Plaques & Key to the City		10,000.00
	11 - Mayor & City Council Total	**10,000.00**
12 - City Clerk		
Carryover from departmental General Fund savings to increase Part-Time Budget to assist with document digitization, retention, and destruction		150,000.00
	12 - City Clerk Total	**150,000.00**
14 - City Attorney		
Unspent funds from FY 24-25 DP #42 for Special Legal Costs Associated with the AES Property Bankruptcy Proceeding		450,151.88
	14 - City Attorney Total	**450,151.88**
15 - City Manager		
For Trademark, City Logo Merchandise Pilot, and Olympic Event funding		15,000.00
	15 - City Manager Total	**15,000.00**
22 - Fire Department		
Unspent one-time funds from FY 24-25 DP #46 for start-up fees associated with a new agreement with Digital EMS. Contract start-date was delayed by one year, so expenses occured in FY25-26.		28,000.00
	22 - Fire Department Total	**28,000.00**
42 - Community Development		
For FY 24-25 midyear Decision Package #2, ongoing appropriation for Building Division technology/training which was not appropriated in FY25-26 Original Budget		108,000.00
	42 - Community Development Total	**108,000.00**
51 - Public Works		
Unspent funds for FY 24-25 Budget #DP 18 for Electrification of Parks Equipment		12,911.50
	51 - Public Works Total	**12,911.50**
	General Fund (100) Total	**$ 774,063.38**
Harbor Tidelands (600)		
14 - City Attorney		
Continued legal services needed to negotiate and implement new leases		76,016.95
	14 - City Attorney Total	**76,016.95**
	Harbor Tidelands (600) Total	**$ 76,016.95**
Harbor Uplands (601)		
14 - City Attorney		
Continued legal services needed to negotiate and implement new leases		152,671.05
	14 - City Attorney Total	**152,671.05**
	Harbor Uplands (601) Total	**$ 152,671.05**
Vehicle Replacement (701)		

51 - Public Works		
Vehicle Replacement Fund FY 24-25 DP #39 included funds for several units that could not be purchased in FY 24-25 (269,297,600 and 207), funds are to purchase units in FY 25-26.		156,942.00
51 - Public Works Total		**156,942.00**
Vehicle Replacement (701) Total	**$**	**156,942.00**
Information Technology (703)		
16 - Information Technology		
Carry over for IT equipment budget, unspent due to extended contract and pricing negotiations which delayed purchases until FY 25-26.		380,325.36
16 - Information Technology Total		**380,325.36**
Information Technology (703) Total	**$**	**380,325.36**
Housing Authority Fund-City (760)		
32 - Community Services		
Funds for delayed anticipated HOTMA implementation required training, which staff anticipates in FY 25-26.		11,106.00
Funds for legal services		29,432.16
Funds for first-class mailing related to purging the Section 8 voucher waiting list per Council direction.		1,256.42
32 - Community Services Total		**41,794.58**
Housing Authority Fund-City (760) Total	**$**	**41,794.58**
Low Mod Income Housing Asset (971)		
32 - Community Services		
Funds will support ongoing contract and other services to support an increase in affordable housing units to be built throughout the City.		5,854.20
32 - Community Services Total		**5,854.20**
Low Mod Income Housing Asset (971) Total	**$**	**5,854.20**
Grand Total		**1,587,667.52**

REDONDO BEACH

CITY OF REDONDO BEACH
DONATION CARRYOVER REQUESTS
FISCAL YEAR 2024-2025

Fund/Department/Project	FY 2024-25 Requests
General Fund (100)	
14 - City Attorney	
St. Andrews Presbyterian Church donation for Bridge Housing Furniture	3,000.00
14 - City Attorney Total	**$3,000.00**
21 - Police	
Domestic Violence Advocacy program donations	35,105.18
Pier Skate Park donation from the Redondo Beach Police Foundation	25,000.00
21 - Police Total	**$60,105.18**
32 - Community Services	
Donations to support cultural art programs and activities	2,008.88
Donations to support the Historical Museum	2,157.56
Donations support the department's dreams come true scholarship program for eligible residents.	44,243.66
Donations to support the Teen Center and teen programs	5,066.30
Donations to directly fund the Veterans Memorial Commemorative Brick program and the general maintenance of the memorial.	14,631.87
Donations directly fund the Commemorative Donation program.	11,620.73
Donations support facility and park improvements at Wilderness Park.	11,123.28
Donations support senior activities and services.	17,512.60
Donations to support senior activities and services at the Veterans Senior Center.	7,581.32
32 - Community Services Total	**$115,946.20**
General Fund (100) Total	**$179,051.38**
Harbor Tidelands (600)	
32 - Community Services	
Donations to support maintenance of Meistrell Memorial	19,280.71
Donations to support facility improvements at Seaside Lagoon	23,130.59
32 - Community Services Total	**$42,411.30**
Harbor Tidelands (600) Total	**$42,411.30**
Grand Total	**$221,462.68**

REDONDO BEACH

CITY OF REDONDO BEACH
GRANT CARRYOVER REQUESTS
FISCAL YEAR 2024-2025

Fund/Department/Project	FY 2024-25 Requests Revenue	Expense
Other Inter Governmental Grant (230)		
14 - City Attorney		
California Judicial Council grant for the Redondo Beach Homeless Court and Enhanced Response to Homelessness Program		56,427.26
Health Net grant for the Alternative Crisis Response Pilot Program and the Redondo Beach Pallet Shelter		570,003.00
Los Angeles Country District Two Homelessness Grant for the Redondo Beach Pallet Shelter	(800,000.00)	
SBCCOG grant for the Motel and SRO Bed Leasing Program	(64,896.70)	477.95
14 - City Attorney Total	**($864,896.70)**	**$626,908.21**
21 - Police		
OTS Pedestrian and Bicycle Safety Program grant to support community engagement and education on pedestrian and bicycle safety	(25,912.97)	25,912.97
OTS Selective Traffic Enforcement Program grant to support traffic enforcement	(17,713.99)	19,119.80
21 - Police Total	**($43,626.96)**	**$45,032.77**
22 - Fire Department		
State Homeland Security Program grant to support Harbor Patrol training	(8,728.00)	8,728.00
22 - Fire Department Total	**($8,728.00)**	**$8,728.00**
51 - Public Works		
Beverage Container Grant		22,559.55
SB 1383 Local Assistance Grant Program funding to support implementation of regulation requirements associated with SB 1383		160,737.15
Used Oil Grant		17,051.73
51 - Public Works Total		**$200,348.43**
Other Inter Governmental Grant (230) Total	**($917,251.66)**	**$881,017.41**
Grand Total	**($917,251.66)**	**$881,017.41**

REDONDO BEACH

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECTS CARRYOVER REQUESTS
FISCAL YEAR 2024-2025

Fund/Project		FY 24-25 Requests
GENERAL FUND (100)		
70610 - PIER PARKING STRUCT CRITICAL REPAIR		126,910
GENERAL FUND (100) Total	**$**	**126,910**
STATE GAS TAX (202)		
41180 - CITYWIDE STRIPING		90,660
STATE GAS TAX (202) Total	**$**	**90,660**
STORM DRAIN IMPROVEMENT (204)		
60190 - WET WEATHER BACTERIAL TMDL IMPLEMEN		28,425
STORM DRAIN IMPROVEMENT (204) Total	**$**	**28,425**
LOCAL TRANSPORTATION ARTCL III (210)		
40399 - CITYWIDE CURB RAMP IMPROVEMENTS		73,116
LOCAL TRANSPORTATION ARTCL III (210) Total	**$**	**73,116**
MEASURE M (211)		
40190 - RESIDENTIAL STREET REHAB		1,627,994
40399 - CITYWIDE CURB RAMP IMPROVEMENTS		15,736
40470 - TRAFFIC CALMING PROJECT		113,373
41110 - MEDIAN RENO-PV BLVD/PROSPECT/MBB		30,111
41200 - CITYWIDE TRAFFIC SIGNAL UPGRADES		46,598
41230 - TORR BLVD RESURF-PCH TO PROSPECT		5,583
41300 - RESIDENTIAL ST RECONST - DEF MAINT		450,000
60270 - GREEN STREET IMPROVEMENTS		242,813
MEASURE M (211) Total	**$**	**2,532,207**
PROP A LOCAL TRANS SALE TX 1/2 (212)		
20760 - TRANSIT FLEET OPERATIONS CENTER		75,000
PROP A LOCAL TRANS SALE TX 1/2 (212) Total	**$**	**75,000**
PROP C LOCAL TRANS SALE TX 1/2 (214)		
20120 - TRANSIT CENTER PROJECT		6,545
20760 - TRANSIT FLEET OPERATIONS CENTER		35,348
40880 - KINGSDALE RESURFACING-182ND GRANT		1,822,741
41190 - ARTESIA RESURF-HARPER TO HAWTHORNE		360,000
41440 - AVIATION RESURFACE - ARTESIA/MB BLV		1,100,000
60260 - DRAINAGE IMPROVE PROJ-CONSTRUCTION		90,000
PROP C LOCAL TRANS SALE TX 1/2 (214) Total	**$**	**3,414,634**
MEASURE R (215)		
21060 - CITY STREET LIGHT REPLACEMENT		200,000
40190 - RESIDENTIAL STREET REHAB		736,399
40470 - TRAFFIC CALMING PROJECT		41,631
40510 - BICYCLE TRANSP PLAN IMPLEMENTATION		119,109
41140 - CITYWIDE SLURRY SEAL PROGRAM		92,490
41200 - CITYWIDE TRAFFIC SIGNAL UPGRADES		204,821
41300 - RESIDENTIAL ST RECONST - DEF MAINT		299,999

MEASURE R (215) Total	**$**	**1,694,449**
MEASURE W (217)		
60150 - DRY WEATHER BACTERIAL TMDL IMPLEMEN		81,636
60190 - WET WEATHER BACTERIAL TMDL IMPLEMEN		95,904
60270 - GREEN STREET IMPROVEMENTS		213,000
MEASURE W (217) Total	**$**	**390,540**
AIR QUALITY IMPROVEMENT (218)		
20770 - ELECTRIC VEHICLE CHARGING INFRASTRC		269,570
AIR QUALITY IMPROVEMENT (218) Total	**$**	**269,570**
OTHER INTER GOVERNMENTAL GRANT (230)		
20120 - TRANSIT CENTER PROJECT		1,608,173
20670 - CITY FUELING STATION REPLACE-DESIGN		275,000
20760 - TRANSIT FLEET OPERATIONS CENTER		141,280
2200 - PALLET EXPANSION 2025		598,352
2201 - PALLET EXPANSION 2025 - DISTRICT 2		800,000
40800 - PCH STUDY RECOMMENDATIONS		2,037,111
40940 - BIKE PLAN GRANT-BERYL ST BIKE LANES		26,261
40941 - BIKE PLAN GRANT-N CATALINA BIKELANE		91,624
40942 - BIKE PLAN GRANT-S CATALINA/I BIKELN		4,096
40943 - BIKE PLAN GRANT-LILIENTHAL BIKELANE		45,903
40944 - BIKE PLAN GRANT-TORR BLVD BIKE LANE		19,801
40945 - BIKE PLAN GRANT-CITYWIDE BIKE FAC		239,360
40960 - INGLEWOOD AT MBB SB RT TURN LN FEAS		2,146,951
41150 - KINGSDALE AVE WIDENING		790,284
41160 - MANHATTAN BCH BLVD RESURFACING		1,262,600
41240 - ANITA/HERONDO & PCH WB RT TURN LANE		1,661,082
41250 - NRB BIKEWAY EXT-FELTON TO INGLEWOOD		1,004,774
41260 - NRB BIKEWAY EXT-INGLEWOOD DESIGN		2,000
41280 - TRAFFIC SIGNAL COMM & NETWORK SYS		1,598,299
41430 - ADV TRAFFIC SGNL SYSTM - AVIATION		80,000
41470 - RIVIERA VILLAGE PED & MULTI MODAL		1,500,000
41480 - SOUTH BAY LOCAL TRAVEL NETWORK		78,320
41490 - TRAFFIC SGNL COMM & NETWRK SYSTM II		291,887
60280 - FULTON PLAYFIELD INFILTRATION PROJE		3,406,271
60290 - GLEN ANDERSON PARK REGION STORMWTR		482,111
70760 - BASIN 3 MARINA BOAT SLIP I		1,466,279
70790 - SEASIDE LAGOON		7,185,975
OTHER INTER GOVERNMENTAL GRANT (230) Total	**$**	**28,843,793**
COMMUNITY DEVELOP BLOCK GRANTS (234)		
40399 - CITYWIDE CURB RAMP IMPROVEMENTS		83,195
COMMUNITY DEVELOP BLOCK GRANTS (234) Total	**$**	**83,195**
PARKS & RECREATION FACILITIES (250)		
30820 - GENERAL EATON B PARKETTE IMP		3,835
30960 - PLAYGROUND SHADE -ANDREWS/DEL PAGE		23,000
PARKS & RECREATION FACILITIES (250) Total	**$**	**26,835**
SUBDIVISION PARK TRUST (254)		
20880 - CITY PARK/FACILITY PRKG LOT RESURF		100,000

30330 - ALTA VISTA COMMUNITY COMPLEX IMP		90,000
30780 - DOMINGUEZ DOG PARK IMPROVEMENTS		31,150
30790 - REGIONAL PARK RESTROOM IMPROVEMENTS		21,921
30920 - ANDERSON PK SCOUT HOUSE RENOVATIONS		1,900
30960 - PLAYGROUND SHADE -ANDREWS/DEL PAGE		47,296
30970 - FRANKLIN PK REPAIR/DUAL STRIPING		461,416
31002 - PKLEBALL CRT SOUND INSUL- AVIATION		320,000
31003 - PKLEBALL CRT SOUND INSUL-ALTA VISTA		8,883
31010 - Redesign Pond & Clubhouse		233,178
31020 - REG PARK WALKWAY LIGHTING REPLACEME		266,087
SUBDIVISION PARK TRUST (254) Total	**$**	**1,581,831**
CAPITAL PROJECT FUND (300)		
10121 - GATEWAVE		275,000
10122 - SKATE PARK MURAL AT P10		15,821
10124 - BUS DEPOT TRANSIT CTR MURAL		74,000
10125 - PUBLIC WORKS BLDG MURAL		35,000
10126 - ESPLANADE ART CONCEPT		100,000
10128 - ART-ESIA		450,000
10210 - PATH OF HISTORY		43,400
10323 - DIST 3 DISCRETIONARY INFRASTRUCTURE		58,175
10330 - Banner Sign Program		32,120
20560 - RBTV BROADCAST FACILITY UPGRADES		343,607
20610 - CIVIC CTR SAFETY/WORKPL HEALTH IMP		188,665
20770 - ELECTRIC VEHICLE CHARGING INFRASTRC		13,587
20800 - CITY FACILITY ROOF REPLACEMENT		79,700
20810 - PD SHOOT RANGE UPGRADE FEAS/PREP		1,103,920
20880 - CITY PARK/FACILITY PRKG LOT RESURF		39,925
20900 - VETERANS PARK HISTORIC LIBRARY IMP		164,505
20910 - RBPAC MODERNIZATION		184,962
20930 - ARTESIA BLVD PROPERTY ACQUISITION		10,000
20970 - FIRE STN&CITY HALL PRK LOT SECURITY		135,199
21030 - CIVIC CENTER LANDSCAPE IMPROVEMENT		487
30730 - DOMINGUEZ PARK PLAY EQUIPMENT		3,347
30780 - DOMINGUEZ DOG PARK IMPROVEMENTS		2,573
30800 - PLAY SURFACE REPLACEMENTS		128,913
30850 - SCE ROW WEST OF PCH LANDSCAPE IMP		117,686
30900 - ANDREWS PARK EXERCISE COURSE		99,764
31030 - ITO PARK OPEN SPACE		30,000
40470 - TRAFFIC CALMING PROJECT		343,901
41090 - GRANT AVE SIGNAL IMPROVEMENTS		8,969
41110 - MEDIAN RENO-PV BLVD/PROSPECT/MBB		79,714
41140 - CITYWIDE SLURRY SEAL PROGRAM		847,377
41160 - MANHATTAN BCH BLVD RESURFACING		130,000
41270 - SIDEWALK IMPROVEMENTS & REPAIRS		4,862
41370 - ALLEYWAY RESURFACING WITH PCI<25		565,000
41390 - GRDN BEAUTIFICAT SE INGLEWOOD/GRANT		129,679
41400 - REPAINTING KING HARBOR GATEWAY SIGN		74,000

41410 - PAVE EMERALD BTWN JUANITA TO LUCIA		194,088
41510 - PLANTING OF SEACLIFF BUCKWHEAT		29,141
60150 - DRY WEATHER BACTERIAL TMDL IMPLEMEN		40,623
60190 - WET WEATHER BACTERIAL TMDL IMPLEMEN		52,745
60260 - DRAINAGE IMPROVE PROJ-CONSTRUCTION		414,108
70170 - RELOCATION OF BOAT LAUNCH		352
70610 - PIER PARKING STRUCT CRITICAL REPAIR		1,093,380
70640 - PIER RESTROOM IMPROVEMENTS		25,000
70790 - SEASIDE LAGOON		271,022
70800 - MOLE D MARQUIS SIGN		100,000
CAPITAL PROJECT FUND (300) Total	**$**	**8,134,319**
MAJOR FACILITIES RECONSTRUCTN (302)		
20910 - RBPAC MODERNIZATION		362,582
20920 - CIVIC CENTER WINDOW/STOREFRONT IMPR		46,316
MAJOR FACILITIES RECONSTRUCTN (302) Total	**$**	**408,898**
OPEN SPACE ACQUISITION (303)		
20940 - PERRY PARK TEEN CENTER RENOVATIONS		35,262
30780 - DOMINGUEZ DOG PARK IMPROVEMENTS		23,537
30850 - SCE ROW WEST OF PCH LANDSCAPE IMP		31,492
30960 - PLAYGROUND SHADE -ANDREWS/DEL PAGE		7,647
OPEN SPACE ACQUISITION (303) Total	**$**	**97,938**
HARBOR TIDELANDS (600)		
70350 - PIER STRUCTURE REPAIR		74,128
70600 - MOLE B DEVELOPMENT		2,110,026
70690 - REPLACEMENT OF HARBOR PATROL DOCKS		10,081
70720 - SPORT FISHING PIER IMPROVEMENTS		12,607
70780 - REPLACEMENT OF HAND LAUNCH DOCK		45,000
70790 - SEASIDE LAGOON		429,857
HARBOR TIDELANDS (600) Total	**$**	**2,681,699**
HARBOR UPLANDS (601)		
70610 - PIER PARKING STRUCT CRITICAL REPAIR		65,077
70770 - RB MARINA PARKING LOT PAY STATIONS		291,850
70820 - INTER BOARDWALK-STOREFRONT IMPROVEM		74,247
70830 - INTER BOARDWALK -SECURITY CAMERAS W		60,000
70840 - PIER PARKING STRUCTURE SECURITY ENH		25,494
70890 - Improvements to Bus. Directory Sign		60,000
HARBOR UPLANDS (601) Total	**$**	**576,667**
SOLID WASTE (602)		
70870 - PIER SOLID WASTE/RECYCLE/ORGAN INFR		218,498
SOLID WASTE (602) Total	**$**	**218,498**
WASTEWATER (603)		
21010 - PW YARD FACILITY/INFRAST UPGRADE		50,000
41110 - MEDIAN RENO-PV BLVD/PROSPECT/MBB		89,800
50150 - SANITARY SEWERS FACILITIES REHAB		887,525
50210 - PORTOFINO WAY SEWER PUMP STATION		89,150
50230 - SANITARY SEWER SCADA ALERT SYSTEM		140,182
50260 - YACHT CLUB WY SEWER PUMP STA DESIGN		2,207,133

50310 - BASIN 2 SEWER PUMP OUT STAT UPGRADE		132,962
50330 - SANITARY SEWERS MANAGEMENT PLAN		800,000
	WASTEWATER (603) Total	**$ 4,396,751**
VEHICLE REPLACEMENT (701)		
20670 - CITY FUELING STATION REPLACE-DESIGN		267,396
21010 - PW YARD FACILITY/INFRAST UPGRADE		57,708
	VEHICLE REPLACEMENT (701) Total	**$ 325,104**
MAJOR FACILITIES REPAIR (707)		
20790 - CITY FACILITY HVAC REPLACEMENT		40,953
20900 - VETERANS PARK HISTORIC LIBRARY IMP		1,316
20960 - FIRE DEPARTMENT STN 1 WINDOW REPLAC		36,154
20970 - FIRE STN&CITY HALL PRK LOT SECURITY		75,000
21010 - PW YARD FACILITY/INFRAST UPGRADE		44,245
21070 - ELEVATOR REHAB - POLICE DEPT		255,000
	MAJOR FACILITIES REPAIR (707) Total	**$ 452,668**
	Grand Total	**$ 56,523,707**

REDONDO BEACH

CITY OF REDONDO BEACH

OUTSTANDING ENCUMBRANCES

FISCAL YEAR 2024-2025

VENDOR NAME	PO NUMBER	AMOUNT	DESCRIPTION
100 - GENERAL FUND			
AGA ENGINEERS, INC.	4977	841	On-CallContract.KingHarborSign
AMERICAN RED CROSS	5549	2,571	(158) AMERICAN RED CROSS CERTI
ARROYO BACKGROUND INVESTIGATIONS	6549	650	POLICE APPLICANT BACKGROUND SR
ARTESIA F.V.	6951	4,000	REPAIR/UPGRADE OF RBPAC WATER
ARTESIA F.V.	6951	381	REPAIR/UPGRADE OF RBPAC WATER
BROADCAST SUPPORT, INC	6950	5,729	THEATRICAL EQUIPMENT AND SUPPL
BUREAU VERITAS NORTH AMERICA, INC.	6382	10,073	BUREAU VERITAS PLAN CHECK
CANINE DEPLOYMENT STRATEGIES	6558	4,267	FY24-25 6-MONTH PORTION K9 TRA
CHARLES ABBOTT ASSOCIATES INC	6497	8,302	POLYSTYRENE,SINGLE-USE PLASTIC
CLEARGOV	6452	31,991	DIGITAL BUDGET BOOK SOFTWARE
CLIFTONLARSONALLEN LLP	6453	22,590	FISCAL YEAR AUDITING SERVICES
CLIFTONLARSONALLEN LLP	6979	17,758	FISCAL YEAR AUDITING CONTINGEN
COMMLINE, INC.	6932	4,220	UPFIT THREE SIU PD VEHICLES
COMPLETE PAPERLESS SOLUTIONS	6199	18,328	CPS- LASERFICHE SOFTWARE MAINT
COMPLETE PAPERLESS SOLUTIONS	6199	4,800	CPS- LASERFICHE SOFTWARE MAINT
CRANE VEYOR CORPORATION	6925	23,173	REPLACE DAMAGED RAILING AT KNO
DAVID TURCH & ASSOCIATES	6752	10,417	CONSULTANT SERVICES FOR FEDERA
DECKARD TECHNOLOGIES INC	6960	2,756	ANNUAL COST RENTALSCAPE DATA P
DECKARD TECHNOLOGIES INC	6960	4,644	ANNUAL COST RENTALSCAPE DATA P
DEPARTMENT OF GENERAL SERVICES	6039	19,980	OFFICE OF ADMINISTRATIVE HEARI
DISABILITY ACCESS CONSULTANTS, LLC	6702	13,550	COMPLIANCE WITH AMERICANS WITH
EASY READER	6114	5,124	LEGAL ADS
ECOKAI ENVIRONMENTAL INC	6461	18,021	CONSULTING SERVICES SEASIDE LA
EVAN BROOKS ASSOCIATES, INC.	6010	51,920	CONSULTANT SERVICES FOR GRANT
FOSTER & FOSTER, INC.	6451	5,250	ACTUARIAL AND GASB 75 REPORTIN
GALLS INCORPORATED	6733	11,472	2 SETS OF NEW UNIFORMS FOR 1/2
GEOSYNTEC	6495	6,953	THIRD AMENDMENT FOR PROFESSION
GEOSYNTEC	6791	4,113	ENVIRONMENTAL SUPPORT SERVICES
GLADWELL GOVERNMENTAL SERVICES, INC.	6850	1,220	CITY CLERK ORGANIZATIONAL ASSE
GLADWELL GOVERNMENTAL SERVICES, INC.	6850	1,220	CITY CLERK ORGANIZATIONAL ASSE
GRANICUS, LLC	6580	31,443	GRANICUS AGENDA MANAGEMENT SYS
HART INTERCIVIC, INC	6764	523	CONTRACT SERVICES - MARCH 2025
HOTEL ADVISORY LLC	6909	5,000	ANALYSIS/REVIEW OF AGREEMENT W
IWORQ SYSTEMS INC	6740	10,000	IWORQ PERMITTING SOFTWARE. CON
KRONOS INCORPORATED	6955	638	TELESTAFF SOFTWARE CLOUD HOSTI
LANCE, SOLL & LUNGHARD, LLP	6244	109,754	GASB ACCOUNTING SERVICES
LARRY WALKER ASSOCIATES	6637	48,949	NPDES SERVICES
LEADING RESOURCES INC	6876	18,356	STRATEGIC PLAN FACILITATION FO
LOVEJOY FOUNDATION INC	6532	2,730	FY24-25 ANIMAL SHELTERING SERV
MARINE TECH ENGINEERING, INC.	6970	5,296	4th of July 2025 Anchor instal

MES SERVICE COMPANY LLC	6402	27,358	SIX SETS OF PPE UTILIZING NPPG
MES SERVICE COMPANY LLC	6455	9,106	PURCHASE 10 SETS OF REPLACEMEN
MES SERVICE COMPANY LLC	6455	31,871	PURCHASE 10 SETS OF REPLACEMEN
MGT OF AMERICA, INC.	6463	4,400	SB90 STATE MANDATED PROGRAMS R
MICHAEL J ARNOLD & ASSOCIATES INC	6750	25,496	CONSULTANT SERVICES FOR STATE
MINUTEMAN PRESS REDONDO BEACH	6217	4,311	Minuteman Press Printing Servi
MOODY'S INVESTORS SERVICE, INC.	6768	18,000	ANNUAL INVESTMENT RATING SERVI
MOSS ADAMS LLP	5498	23,350	RISK ASSESSMENT ONGOING INTERN
MOSS ADAMS LLP	5498	23,350	RISK ASSESSMENT ONGOING INTERN
MOSS ADAMS LLP	5498	23,350	RISK ASSESSMENT ONGOING INTERN
MUNISERVICES, LLC	6867	1,667	UUT AUDIT AND SUPPORT SERVICES
NETFILE	6729	12,000	NETFILE ANNUAL SUBSCRIPTION
NETFILE	6729	17,200	NETFILE ANNUAL SUBSCRIPTION
OPENGOV, INC.	6171	29,768	E-PROCUREMENT SOFTWARE
PI ENVIRONMENTAL LLC	6934	9,500	July 4, 2025 Fireworks - Water
PLACEWORKS	6888	453	GENERAL PLAN UPDATE CONSULTANT
PUBLIC RESOURCES ADVISORY GROUP, INC.	6980	4,636	FINANCIAL ADVISORY SRVCS
REGISTRAR RECORDER	6001	10,000	DROP-OFF BOXES
RESCUE ADVANCEMENT INC	6766	45,000	FEES FOR CE & QI SERVICES W/ R
REVENUE & COST SPECIALISTS, LLC	6704	34,666	AGREEMENT FOR REVENUE AND COST
ROBERT HALF	6812	614	TEMPORARY STAFFING SERVICES FO
ROBERT HALF	6284	30,264	TEMPORARY STAFFING FOR FINANCI
TELECOM LAW FIRM, P.C.	6408	7,058	TELECOM CONSULTING SERVICES
URBAN GRAFFITI ENTERPRISES, INC.	6143	4,050	FY23-24 Graffiti Removal Servi
VERS SALES, INC	6949	10,419	THEATRICAL EQUIPMENT AND SUPPL
VESTIS UNIFORM AND WORK PLACE	6754	6,703	PUBLIC WORKS EMPLOYEES UNIFORM
WEST COAST ARBORISTS INC	6625	11,085	PROVIDE TREE TRIMMING SERVICES
100 - GENERAL FUND TOTAL		**974,676**	
202 - STATE GAS TAX FUND			
LCR EARTHWORK & ENGINEERING CORP	6935	2,100,645	RESI STREET REHAB,CYCLE 2,PHAS
PCI STRIPING	6670	298,870	CITYWIDE TRAFFIC STRIPPING
SUPERIOR PAVEMENT MARKINGS, INC.	6054	20,000	CITY WIDE TRAFFIC STRIPING
VESTIS UNIFORM AND WORK PLACE	6754	3,024	PUBLIC WORKS EMPLOYEES UNIFORM
202 - STATE GAS TAX FUND TOTAL		**2,422,540**	
208 - STREET LANDSCAPING & LIGHTING FUND			
GREAT WESTERN RECREATION LLC	6968	6,837	PURCHASE SLIDE MATERIAL/INSTAL
MC ELECTRIC INC	6886	35,663	Beach Walkway Path Lighting Im
SABERI & ASSOCIATES, INC.	5717	2,100	FRANKLIN PARK ON CALL SERVICES
SOUTH COAST LIGHTING & DESIGN	6852	3,093	SOLAR LIGHT POLE ASSEMBLY AT N
VESTIS UNIFORM AND WORK PLACE	6754	307	PUBLIC WORKS EMPLOYEES UNIFORM
VESTIS UNIFORM AND WORK PLACE	6754	387	PUBLIC WORKS EMPLOYEES UNIFORM
WEST COAST ARBORISTS INC	6625	50,368	PROVIDE TREE TRIMMING SERVICES
YUNEX LLC	6560	42,524	TRAFFIC SIGNAL MAINTENANCE.
208 - STREET LANDSCAPING & LIGHTING FUND TOTAL		**141,279**	

211 - MEASURE M FUND			
ARDURRA GROUP, INC.	6938	175,981	CONSTRUCTION MANAGEMENT RESIDE
CALPROMAX ENGINEERING INC	6829	200,000	ARTESIA BLVD INTRSCTN SAFETY I
CJ CONCRETE CONSTRUCTION INC	6919	55,375	CONCRETE IMPROVEMENTS
LCR EARTHWORK & ENGINEERING CORP	6935	434,755	RESI STREET REHAB,CYCLE 2,PHAS
211 - MEASURE M FUND TOTAL		**866,111**	
214 - PROP C LOCAL TRANS SALE TX 1/2 FUND			
ARDURRA GROUP, INC.	6388	2,361	INSPECTION FOR MBB RESURFACING
CALPROMAX ENGINEERING INC	6829	500,000	ARTESIA BLVD INTRSCTN SAFETY I
CANNON	6262	2,646	MBB RESURFACING CONSTRUCTION S
KOA CORPORATION	6190	2,475	TRAFFIC ENGINEERING DESIGN SER
LUCCI AND ASSOCIATES, INC.	5917	6,880	ON-CALL CONTRACT TASKS - REF P
SABERI & ASSOCIATES, INC.	4474	15,740	On-CallTasks.Pier-EvalStruct&S
214 - PROP C LOCAL TRANS SALE TX 1/2 FUND TOTAL		**530,102**	
215 - MEASURE R FUND			
AGA ENGINEERS, INC.	6263	10,510	TASK ORDER #5 - ARTESIA INTERS
ARDURRA GROUP, INC.	6938	128,937	CONSTRUCTION MANAGEMENT RESIDE
CALPROMAX ENGINEERING INC	6829	95,179	ARTESIA BLVD INTRSCTN SAFETY I
CALPROMAX ENGINEERING INC	6829	86,298	ARTESIA BLVD INTRSCTN SAFETY I
ELIE FARAH, INC	5383	9,959	OnCallContract.Ref PO2019-4595
ELIE FARAH, INC	5383	1,440	OnCallContract.Ref PO2019-4595
ENDOTO CORP	6783	24,018	CROSSWALK REFUGE ISLAND & CURB
HIRSCH & ASSOCIATES INC	6280	3,190	ON-CALL AGREEMENT TASK ORDERS
LONG BEACH IRON WORKS INC	6964	48,967	MANHOLE COVERS FOR RESI REHAB
LUCCI AND ASSOCIATES, INC.	5068	683	OnCallContractTasks
SOUTHERN CALIFORNIA EDISON	5822	15,764	SCE PROPERTY RENTAL PARK & PUB
TDG ENGINEERING INC	6730	35,171	REDONDO UNION HIGH ACCESS STUD
215 - MEASURE R FUND TOTAL		**460,114**	
216 - TRANSIT FUND			
CHK AMERICA, INC.	5695	16,090	Graphic Design Services
DAN BOYLE & ASSOCIATES LLC	6612	102,670	General Transit Technical Assi
216 - TRANSIT FUND TOTAL		**118,760**	
217 - MEASURE W FUND			
GEOSYNTEC	5135	3,723	EWMP&StormwaterFeasibilityStud
LARRY WALKER ASSOCIATES	6637	100,000	NPDES SERVICES
RON'S MAINTENANCE, INC.	6366	21,000	PROVIDE CATCH BASIN MAINTENANC
SANCON TECHNOLOGIES, INC.	6884	484,895	STORM DRAIN MTCE & IMPROVEMENT
VESTIS UNIFORM AND WORK PLACE	6754	400	PUBLIC WORKS EMPLOYEES UNIFORM
217 - MEASURE W FUND TOTAL		**610,019**	
218 - AIR QUALITY IMPROVEMENT FUND			
CHARGEPOINT	6828	6,830	PURCHASE ONE EV CHARGING STATI
FUENTES, KIM	6608	13,750	Kim Fuentes preps AB2766 repor

LUCCI AND ASSOCIATES, INC.	5068	2,955	OnCallContractTasks
218 - AIR QUALITY IMPROVEMENT FUND TOTAL		**23,535**	
230 - OTHER INTER GOVERNMENTAL GRANT FUND			
BKF ENGINEERS	6945	1,694,450	TS COMMUN. NETWORK SYSTEM PHAS
CONCORD REAL ESTATE SERVICES INC	6923	1,043	VESSEL REMOVALS IN HARBOR BY P
CR ASSOCIATES	6720	179,787	DESIGN FOR NRB BIKE PATH EXPAN
CROSSROADS SOFTWARE, INC.	6677	24,800	SOFTWARE INTERFACE FOR UPLOAD
DAVID EVANS & ASSOCIATES, INC.	6370	30,394	CURB RAMP DESIGN SERVICES
FEHR AND PEERS	6647	11,321	PEDESTRIAN ENHANCEMENTS ON AVI
GEOSYNTEC	5993	80,004	FULTON PLAYFIELD PLANNING, DES
LUCCI AND ASSOCIATES, INC.	6663	920	DESIGN SERVICES FOR SYSTEM UPG
MICHAEL BAKER INTERNATIONAL, INC.	6349	16,885	ARTESIA/AVIATION RIGHT TURN LA
NUVIS	5952	2,337,516	SEASIDE LAGOON REVITALIZATION
ONWARD ENGINEERING	6336	15,319	INGLEWOOD/MBB INTERSECTION IMI
PACIFIC ARCHITECTURE AND ENGINEERING	6835	65,500	TRANSIT CENTER PROJECT CLOSEOU
PALLET SPC	6292	150,029	25 ADDITIONAL PALLET SHELTERS
TETRA TECH, INC	6355	79,950	PLANNING-DESIGN FOR GLENN ANDE
TWINING LABORATORIES OF S CALIFORNIA	4823	9,060	On-Call.Testing&InspectionSvcs
230 - OTHER INTER GOVERNMENTAL GRANT FUND TOTAL		**4,696,977**	
234 - COMMUNITY DEVELOPMENT BLOCK GRANTS FUND			
MNS ENGINEERS INC	6848	4,595	ADMIN OF CITY'S CDBG PROGRAM
MNS ENGINEERS INC	6848	16,350	ADMIN OF CITY'S CDBG PROGRAM
TWINING LABORATORIES OF S CALIFORNIA	6713	1,297	WILDERNESS PARK PROJECT
234 - COMMUNITY DEVELOPMENT BLOCK GRANTS FUND TOTAL		**22,242**	
250 - PARKS & RECREATION FACILITIES FUND			
ED'S FENCING INC.	6891	6,350	REPLACE FENCING AT EATON PARKE
TRUELINE CONSTRUCTION & SURFACING	6929	11,460	INSTALL BASKETBALL HOOP SYSTEM
250 - PARKS & RECREATION FACILITIES FUND TOTAL		**17,810**	
254 - SUBDIVISION PARK TRUST FUND			
ARCHITERRA, INC.	5726	1,076	TASK #4 ON-CALL AGREEMENT
COOK'S DOORS & WINDOWS	6254	8,104	PURCHASE MILGARD WINDOWS FOR A
DUNBAR ARCHITECTURE	6703	5,000	DESIGN SERVICES FOR RB HISTORI
ELLIS ENVIRONMENTAL MANAGEMENT, INC.	5593	23,572	AVIATION GYM IMPROVEMENT PROJE
LUCCI AND ASSOCIATES, INC.	5068	828	OnCallContractTasks
MARINA LANDSCAPE, INC	6981	738,560	PCH/HERONDO OPEN SPACE PROJECT
MATTUCCI PLUMBING	6926	13,750	RE-PIPING WATER MAIN AT ANDERS
PACIFIC AQUASCAPE INTERNATIONAL, INC	6911	405,020	WILDERNESS PARK LOWER POND PRO
SOUTH BAY PARKLAND CONSERVANCY	5395	10,367	HABITAT MGMT SVCS FOR WILDERNE
SOUTH BAY PARKLAND CONSERVANCY	6222	5,981	MOU SOUTH BAY PARKLAND CONSRVT
SOUTH COAST PAINTING INC.	6188	5,295	REPAINT AVIATION GYM EXTERIOR
TWINING LABORATORIES OF S CALIFORNIA	6713	11,793	WILDERNESS PARK PROJECT
YORKE ENGINEERING LLC	6977	2,767	NOISE ANALYSIS FOUR PICKLEBALL
254 - SUBDIVISION PARK TRUST FUND TOTAL		**1,232,112**	

300 - CAPITAL PROJECTS FUND			
ACCO ENGINEERED SYSTEMS INC	6898	13,680	REPAIRS AT VETERANS PARK COMMU
AGA ENGINEERS, INC.	6263	895	TASK ORDER #5 - ARTESIA INTERS
ARCHITERRA, INC.	5726	1,183	TASK #4 ON-CALL AGREEMENT
AVALON ROOFING, INC.	6727	25,000	ROOF REPAIR AT PERFORMING ARTS
CALPROMAX ENGINEERING INC	6829	159,858	ARTESIA BLVD INTRSCTN SAFETY I
CJ CONCRETE CONSTRUCTION INC	6919	54,699	CONCRETE IMPROVEMENTS
COLBERT, ROY E.	6739	3,486	ON-CALL TASK ORDERS
COLBERT, ROY E.	6739	5,550	ON-CALL TASK ORDERS
CR ASSOCIATES	6720	22,776	DESIGN FOR NRB BIKE PATH EXPAN
CSI SERVICES INC	6948	13,620	REPAIR BRICK PATHWAY AT 100 FI
DUNBAR ARCHITECTURE	6703	1,558	DESIGN SERVICES FOR RB HISTORI
FINLEY'S TREE AND LANDCARE, INC.	6864	9,118	CIVIC CENTER COURTYARD RENOVAT
FINLEY'S TREE AND LANDCARE, INC.	6914	11,244	CIVIC CENTER COURTYARD LANDSCA
GEOSYNTEC	6791	108,225	ENVIRONMENTAL SUPPORT SERVICES
GEOSYNTEC	5135	8	EWMP&StormwaterFeasibilityStud
GILLIS & PANICHAPAN ARCHITECTS, INCORPORATED	6032	66,070	POLICE DEPARTMENT SHOOTING RAN
GILLIS & PANICHAPAN ARCHITECTS, INCORPORATED	6176	11,715	COMMUNITY SERVICES DEPT RELOCA
GILLIS & PANICHAPAN ARCHITECTS, INCORPORATED	6176	3,921	COMMUNITY SERVICES DEPT RELOCA
JENKINS, ANDREW C	6629	2,206	MURAL FOR THE PIER SKATE PARK
KOA CORPORATION	6190	19,699	TRAFFIC ENGINEERING DESIGN SER
LUCCI AND ASSOCIATES, INC.	6663	1,030	DESIGN SERVICES FOR SYSTEM UPG
LUCCI AND ASSOCIATES, INC.	5917	5,410	ON-CALL CONTRACT TASKS - REF P
MARANJE LLC	6747	67,500	MURAL FOR PUBLIC WORKS WALLS A
MC ELECTRIC INC	6886	108,587	Beach Walkway Path Lighting Im
MOFFATT & NICHOL	6622	388,719	Moffatt & Nichol Public Boat L
NATIONAL BARRICADE & SIGN CO.	6820	12,729	BOLLARDS FOR RIVIERA VILLAGE A
NATIONAL BARRICADE & SIGN CO.	6450	2,957	500 "ALL WAY" SIGNS
NATIONAL LIGHTING SOLUTIONS	6275	25,185	LIGHTS FOR BEACH UPPER WALKWAY
NATIONAL SIGNAL	6796	4,580	REPLACEMENT OF EXISTING ILLUMI
NEW CREATION BUILDERS	5956	10,000	REDONDO BEACH WALKWAY REPAIR (
NICHOLS CONSULTING ENGINEERS, CHTD	6930	63,938	2023 RESIDENTIAL STREET REHAB-
OM ROOFING INC	6969	96,333	VETERANS PARK HISTORIC LIBRARY
TOTAL ACCESS ELEVATOR CORPORATION	6008	9,106	VETS PARK COMMUNITY CENTER ELE
UNITED STORM WATER, INC.	4534	52,884	TrashRemovalDevices.StormDrain
WESTCOR ENVIRONMENTAL, INC.	5849	12,861	ASBESTOS ABATEMENT P.D. DEPART
YUNEX LLC	6906	12,900	INSTALLATION OF INTERNALLY ILL
300 - CAPITAL PROJECTS FUND TOTAL		**1,409,229**	
302 - MAJOR FACILITIES RECONSTRUCTION FUND			
FINLEY'S TREE AND LANDCARE, INC.	6914	12,891	CIVIC CENTER COURTYARD LANDSCA
LUCCI AND ASSOCIATES, INC.	6663	7,052	DESIGN SERVICES FOR SYSTEM UPG
302 - MAJOR FACILITIES RECONSTRUCTION FUND TOTAL		**19,943**	
303 - OPEN SPACE ACQUISITION FUND			
GEOSYNTEC	6495	1,194	THIRD AMENDMENT FOR PROFESSION

GEOSYNTEC	6791	6,924	ENVIRONMENTAL SUPPORT SERVICES
LUCCI AND ASSOCIATES, INC.	5917	2,480	ON-CALL CONTRACT TASKS - REF P
MARINA LANDSCAPE, INC	6981	208,001	PCH/HERONDO OPEN SPACE PROJECT
303 - OPEN SPACE ACQUISITION FUND TOTAL		**218,598**	
600 - HARBOR TIDELANDS FUND			
BRENNTAG PACIFIC INC	6903	27,158	PURCHASE CHEMICALS FOR SEASIDE
COAST CONSTRUCTION GROUP	6666	8,500	SEABASS GROW-OUT PEN
ECOKAI ENVIRONMENTAL INC	6461	16,444	CONSULTING SERVICES SEASIDE LA
ELLIS ENVIRONMENTAL MANAGEMENT, INC.	5593	5,000	AVIATION GYM IMPROVEMENT PROJE
ELLIS ENVIRONMENTAL MANAGEMENT, INC.	5593	5,523	AVIATION GYM IMPROVEMENT PROJE
JILK HEAVY CONSTRUCTION, INC.	6151	21,290	SPORTS FISHING PIER DEMOLITION
KOSMONT COMPANIES	5811	5,572	KOSMONT REAL ESTATE SERVICES C
KOSMONT COMPANIES	6586	23,258	KOSMONT REAL ESTATE SERVICES C
LANCE, SOLL & LUNGHARD, LLP	5840	10,000	LANCE SOLL LUNGHARD - PIER & H
LUCCI AND ASSOCIATES, INC.	5068	360	OnCallContractTasks
MARINE MAMMAL CARE CENTER	6792	15,000	MARINE MAMMAL RESCUE/RECOVERY
MES SERVICE COMPANY LLC	6455	4,553	PURCHASE 10 SETS OF REPLACEMEN
NOBLE CONSULTANTS, INC.	2856	42,075	C-1411-131 SSLagoon/BoatLaunch
NOBLE CONSULTANTS, INC.	2856	40,829	C-1411-131 SSLagoon/BoatLaunch
ON THE WING FALCONRY	6218	5,837	PEST BIRD ABATEMENT SERVICES;
ON THE WING FALCONRY	6626	1,310	PEST BIRD ABATEMENT SERVICES;
PACIFIC ADVANCED CIVIL ENGINEERING, INC.	4804	14,364	SSLagoonAlternateSeawaterIntak
SOUTH COAST PAINTING INC.	6187	8,338	REPAINT DECORATIVE PIER SAILS
TWINING LABORATORIES OF S CALIFORNIA	4823	2,640	On-Call.Testing&InspectionSvcs
VESTIS UNIFORM AND WORK PLACE	6754	1,253	PUBLIC WORKS EMPLOYEES UNIFORM
600 - HARBOR TIDELANDS FUND TOTAL		**259,304**	
601 - HARBOR UPLANDS FUND			
CSI SERVICES INC	6948	6,330	REPAIR BRICK PATHWAY AT 100 FI
EXCELSIOR ELEVATOR	6361	3,686	PROVIDE CITYWIDE ELEVATOR MAIN
GANAHL LUMBER	6943	7,766	PURCHASE LUMBER FOR 100 FISHER
KOSMONT COMPANIES	6586	5,002	KOSMONT REAL ESTATE SERVICES C
KOSMONT COMPANIES	5811	1,198	KOSMONT REAL ESTATE SERVICES C
ON THE WING FALCONRY	6218	5,837	PEST BIRD ABATEMENT SERVICES;
ON THE WING FALCONRY	6626	1,310	PEST BIRD ABATEMENT SERVICES;
SIGNVERTISE	6585	25,548	INTERNATIONAL BOARDWALK BLADE
TWINING LABORATORIES OF S CALIFORNIA	4823	1,311	On-Call.Testing&InspectionSvcs
TWINING LABORATORIES OF S CALIFORNIA	4823	749	On-Call.Testing&InspectionSvcs
ULINE	6966	8,375	PURCHASE LOCKERS FOR PIER MAIN
VESTIS UNIFORM AND WORK PLACE	6754	1	PUBLIC WORKS EMPLOYEES UNIFORM
VESTIS UNIFORM AND WORK PLACE	6754	2,840	PUBLIC WORKS EMPLOYEES UNIFORM
601 - HARBOR UPLANDS FUND TOTAL		**69,954**	
602 - SOLID WASTE FUND			
HF & H CONSULTANTS, LLC	6633	1,613	CONSULTING FOR CITY'S SOLID WA
VESTIS UNIFORM AND WORK PLACE	6754	800	PUBLIC WORKS EMPLOYEES UNIFORM

602 - SOLID WASTE FUND TOTAL		**2,413**	
603 - WASTE WATER FUND			
ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS LLC	6963	6,273	PORTOFINO/YACHT CLUB WAY PUMP
ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS LLC	6963	349,054	PORTOFINO/YACHT CLUB WAY PUMP
CRANE VEYOR CORPORATION	6925	12,782	REPLACE DAMAGED RAILING AT KNO
DUKE'S ROOT CONTROL, INC	6630	17,490	PROVIDE SEWER ROOT CONTROL
DUKE'S ROOT CONTROL, INC	6630	106,899	PROVIDE SEWER ROOT CONTROL
EMPIRE PIPE CLEANING & EQUIPMENT, INC.	6178	19,721	SEWER LINE CLEANING & ROOT CON
EMPIRE PIPE CLEANING & EQUIPMENT, INC.	6636	222,097	SEWER LINE CLEANING AND ROOT C
GEOSYNTEC	5993	43,789	FULTON PLAYFIELD PLANNING, DES
HADRONEX	6744	15,339	SMART SEWER MANHOLE COVERS YEA
HIRSCH & ASSOCIATES INC	6280	6,400	ON-CALL AGREEMENT TASK ORDERS
IRON LOT LLC	6959	7,425	PURCHASE FOUR DITCH PLATES FOR
MEHTA MECHANICAL COMPANY, INC.	6671	5,845	PORTOFINO&YACHT CLUB WAY PROJE
MEHTA MECHANICAL COMPANY, INC.	6048	39,625	PORTOFINO WAY & YACHT CLUB WAY
MORROW-MEADOWS CORPORATION	5953	379,952	TECH SUPPORT/EMGCY RESP SVC FO
PACIFIC ADVANCED CIVIL ENGINEERING, INC.	6356	11,340	YACHT CLUB WAY AND PORTOFINO P
PACIFIC ADVANCED CIVIL ENGINEERING, INC.	5437	1,685	YACHT CLUB WAY AND PORTOFINO W
PACIFIC ADVANCED CIVIL ENGINEERING, INC.	6356	8,046	YACHT CLUB WAY AND PORTOFINO P
SANCON TECHNOLOGIES, INC.	5829	482,245	SANCON TECHNOLOGIES
VESTIS UNIFORM AND WORK PLACE	6754	679	PUBLIC WORKS EMPLOYEES UNIFORM
WALLACE & ASSOCIATES CONSULTING, LLC	5546	6,944	ALTA VISTA PUMP STATION PROJEC
603 - WASTE WATER FUND TOTAL		**1,743,632**	
701 - VEHICLE REPLACEMENT FUND			
CJ CONCRETE CONSTRUCTION INC	6919	80,000	CONCRETE IMPROVEMENTS
COMMLINE, INC.	6932	26,643	UPFIT THREE SIU PD VEHICLES
EMERGENCY VEHICLES INC	6476	248,812	PURCHASE A 2024 FORD F-550 VEH
HUNTINGTON BEACH HONDA	6872	97,954	PURCHASE THREE HONDA POLICE BI
KING HARBOR MARINE CENTER	6899	1,489	BOAT 808 REPAIR AND MAINTENANC
MERRIMAC ENERGY GROUP	6965	26,256	8,000 GALLONS UNLEADED FUEL PU
NATIONAL AUTO FLEET GROUP	6454	172,413	PURCHASE ONE 2024 RAM TRUCK +
NATIONAL AUTO FLEET GROUP	5553	84,233	PURCHASE TWO 2022 FORD P.D. IN
NATIONAL AUTO FLEET GROUP	5875	83,630	VEHICLE PURCHASE FOR PW - A.DE
NATIONAL AUTO FLEET GROUP	5994	65,774	PURCHASE A 2023 FORD F-250 SRW
NATIONAL AUTO FLEET GROUP	6117	157,410	FIRE DEPT - VEHICLE UPFIT UNIT
NATIONAL AUTO FLEET GROUP	6256	197,019	PURCHASE TWO 2024 FORD F-250
NATIONAL AUTO FLEET GROUP	6379	184,721	PURCHASE ONE 2024 CNG F-750 TR
OLATHE FORD SALES INC	6691	915,210	PURCHASE TEN 2025 POLICE FORD
OLATHE FORD SALES INC	6756	161,166	PURCHASE TWO 2025 FORD F-150 T
RENEWELL FLEET SERVICE LLC	6956	12,077	FOAM PUMPER FOR UNIT 116-15 FI
RENEWELL FLEET SERVICE LLC	6957	12,077	FOAM PUMPER FOR UNIT 121-17 FI
SCHWALM GENERATION, INC.	6344	14,183	PROVIDE MAINTENANCE TO STANDBY
SOUTH BAY FLEET SPECIALIST	6967	11,326	FD UNIT 101-09 REPAIRS
VESTIS UNIFORM AND WORK PLACE	6754	765	PUBLIC WORKS EMPLOYEES UNIFORM
701 - VEHICLE REPLACEMENT FUND TOTAL		**2,553,155**	

702 - BUILDING OCCUPANCY FUND			
COMMERCIAL BUILDING MANAGEMENT,	6638	35,023	JANITORIAL SERVICES FOR CITY F
EXCELSIOR ELEVATOR	6361	3,684	PROVIDE CITYWIDE ELEVATOR MAIN
QUALITY REFRIGERATION COMPANY INC	6840	6,689	CITY HALL AC4 COMPRESSOR CHANG
VESTIS UNIFORM AND WORK PLACE	6754	1,874	PUBLIC WORKS EMPLOYEES UNIFORM
702 - BUILDING OCCUPANCY FUND TOTAL		**47,270**	
703 - INFORMATION TECHNOLOGY FUND			
CANON FINANCIAL SERVICES, INC.	6849	25,529	Year 2 of 5 Canon Lease MA3969
CANON USA INC	6916	28,625	PER PAGE COPY CHARGES FOR CANO
CLOUD NAVIGATORS	6944	8,800	IAM Cloud – Cloud Drive Mapper
CRISP ENTERPRISES INC.	6219	13,252	Crisp Enterprises Printing Ser
DELL COMPUTER CORPORATION	6946	6,757	3000191456898.1 PowerEdge R660
GLOBAFONE, INC.	6947	9,276	Iridium PTT Service for FD Sat
INSIGHT PUBLIC SECTOR SLED	6878	3,403	UPS AND SCANNERS
KIS	6921	3,382	ON CALL SERVICES REMOTE PROJEC
MINUTEMAN PRESS REDONDO BEACH	6217	16,618	Minuteman Press Printing Servi
MULTICARD, INC.	6716	4,964	DNA FUSION ID BADGING SOFTWAR
NC COMMUNICATIONS, INC.	6210	10,462	WiFi Antennas Public Works
PEGASUS STUDIOS	6475	7,200	COUNCIL CHAMBERS CONTRACTOR
PEGASUS STUDIOS	6885	75,600	CITY MEETINGS ACTIVATE AV SYST
TYLER TECHNOLOGIES INC	6469	50,973	TYLER SAAS
VOX NETWORK SOLUTIONS, INC.	6706	12,830	SOFTWARE - ADDITIONAL LICENSES
X-NAUT LLC	6836	10,511	X90 FLEXGRIP 13 M4 (SOS BUILD)
703 - INFORMATION TECHNOLOGY FUND TOTAL		**288,184**	
705 - EMERGENCY COMMUNICATIONS FUND			
FLYING LION, INC.	6524	9,802	DRONE SERVICES AGREEMENT
KRONOS INCORPORATED	6955	5,417	TELESTAFF SOFTWARE CLOUD HOSTI
NATIONAL AUTO FLEET GROUP	6117	57,980	FIRE DEPT - VEHICLE UPFIT UNIT
NATIONAL AUTO FLEET GROUP	6454	31,586	PURCHASE ONE 2024 RAM TRUCK +
705 - EMERGENCY COMMUNCATIONS FUND TOTAL		**104,785**	
707 - MAJOR FACILITIES REPAIR FUND			
TOTAL ACCESS ELEVATOR CORPORATION	6008	804	VETS PARK COMMUNITY CENTER ELE
707 - MAJOR FACILITIES REPAIR FUND TOTAL		**804**	
760 - HOUSING AUTHORITY FUND			
MRI SOFTWARE LLC	6972	33,634	HAPPY CLOUD SOFTWARE LICENSING
760 - HOUSING AUTHORITY FUND TOTAL		**33,634**	
800 - DEPOSITS FUND			
COMPLETE PAPERLESS SOLUTIONS	6199	47,599	CPS- LASERFICHE SOFTWARE MAINT
800 - DEPOSITS FUND TOTAL		**47,599**	
971 - LOW MOD INCOME HOUSING ASSET FUND			

KEYSER MARSTON ASSOCIATES INC	5219	22,181	AFFORDABLE HOUSING CONSULTANT
971 - LOW MOD INCOME HOUSING ASSET FUND TOTAL		**22,181**	
GRAND TOTAL ALL FUNDS	**$**	**18,936,961**	

Administrative Report

N.2., **File #** 26-0163 **Meeting Date:** 2/17/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING THE FORMAT AND TIMING OF THE CITY'S NEXT STRATEGIC PLANNING SESSION

RECEIVE AND FILE THE MONTHLY UPDATE TO THE STRATEGIC PLAN OBJECTIVES ADOPTED BY THE CITY COUNCIL ON JUNE 10, 2025

EXECUTIVE SUMMARY

On January 20, 2026, Council Member Obagi, Jr. made a referral to staff to agendize a discussion item related to the City's strategic planning process to establish the format and timing for the next strategic planning session. This item provides an opportunity for the Council to discuss the strategic planning process, set the meeting date, and give direction to staff on the desired format. Additionally, the item includes the eighth status report/update to the current strategic plan.

BACKGROUND

Since 1998, the City of Redondo Beach has been committed to the strategic planning process, which allows the City Council to establish goals and objectives for both short and long-term horizons. This process has taken different forms, with the City partnering with Leading Resources, Inc. (Leading Resources) to conduct and facilitate the last several strategic planning meetings, with the most recent session taking place on April 29, 2025.

The current Agreement with Leading Resources was adopted on April 1, 2025 and provided $30,000 in funding to complete two strategic planning meetings prior to the contract term ending on March 31, 2026. The City has completed only one of the two sessions funded by the Agreement. The scope of the Agreement includes the following tasks for the Leading Resources team: conduct meetings with the City Manager's Office; conduct interviews with the City Council; prepare an agenda and supporting documentation for the meeting; provide on-site facilitation of the session; and provide all source documentation to City for finalization and presentation to the City Council for approval. If the Council elects to pursue a similar meeting format, the only action needed would be to schedule a date for the meeting with Leading Resources.

The City's approach to strategic planning, however, is dynamic, allows for growth, the exploration of new ideas, and can be tailored to suit the current needs of the City. As such, it is possible for the Council to direct staff to pursue an updated process to complete the City's next strategic planning session. Key elements of the current strategic planning process include discussing the City's

accomplishments since the last strategic planning session, evaluation of how the Strategic Plan's Priority Areas and Goals are expressed and organized, as well as establishing specific, measurable goals for staff to achieve.

At this time, staff is seeking Council's direction on the desired format and timing for the City's next strategic planning session. Based on this direction, staff from across all Departments will work to ensure the strategic planning process is completed in a timely and effective manner. Staff is also requesting the Council receive and file the eighth update to the City's current strategic plan as part of the regular monthly update cycle.

COORDINATION

The City Manager's Office coordinated preparation of this report.

FISCAL IMPACT

Preparation of this report and any subsequent strategic planning efforts are covered in the City's Adopted FY 2025-26 Budget. There is more than $18,000 of funding remaining in the existing Agreement with Leading Resources.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Leading Resources, Inc., April 1, 2025
- February 17, 2026 Strategic Planning Update

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND LEADING RESOURCES, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Leading Resources, 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.

* * * * *

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. Unless otherwise provided herein, all changes and/or extra work under this Agreement shall be provided for by a subsequent written amendment executed by City and Consultant.

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. 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, employment laws.

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, or military and veteran status. 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

Three-Year Priority Areas & 10-Month Objectives

June 2025 – March 2026

CM= City Manager **ATCM**=Assistant to City Manager **CD**=Community Development **CS**=Community Services **FD**=Fire Department **FS**=Financial Services **HR**=Human Resources **IT**=Information Technology **LIB**=Library **PD**=Police Department **PW**=Public Works **WED**=Waterfront and Economic Development **CA**=City Attorney **CC**=City Clerk **CT**=City Treasurer

Priority Area 1: Economic Vitality

Goal 1.1 Enhance the Waterfront

#	When	Who	Objectives	Done	On Target	Revised	Notes
1	March 1, 2026	WED/PW	Investigate the options and costs associated with improving the Pier Parking Structure to allow for redevelopment.			***X***	***This item will trail discussions associated with the vacant commercial space.***
2	July 15, 2025	WED	Identify strategies to proactively market and lease the identified commercial opportunity sites in the Harbor and Pier area.	X			Staff appeared before the City Council during the July 8 and August 12 closed session agendas to discuss the strategies.
3	September 1, 2025	WED	Complete the pre-design engineering studies needed to construct the new public boat launch and present the results to the City Council for review.	X			Pre-design studies have been completed, and staff met with each Councilmember during the weeks of September 8 and September 15, to present the findings.
4	December 31, 2025	WED, PW	Complete the entitlement approval process for all phases of the Seaside Lagoon Rehabilitation Project and complete the plans and specifications for Phase 1 of the project needed for the Coastal Development Permit.			X	Local consideration of approval of the Lagoon's CDP and phase one construction plan set is on schedule. Coastal Commission review and approval is still TBD.
5	October 1, 2025	WED, CD	Identify the process and cost to consider adjusting the Local Coastal Program requirements for King Harbor Marina parking.	X			Staff prepared a discussion item for City Council consideration on November 4, 2025. Direction was given to prepare the parking analysis needed to consider modifying the LCP requirements.
6	March 1, 2026	FD, PD, CA, WED	Research policy options and prepare a draft Safety Ordinance for rental watercraft in King Harbor.			X	Staff is working with the City Council to update Title 12 language. The scope of the initial ordinance project has expanded, and staff anticipates completing this item in June 2026.
7	September 1, 2025	WED	Complete consideration of the preliminary Marine Mammal Center/Waterfront Education Center Property Use and Fundraising Agreement.			***X***	The Option Agreement was drafted and sent to the Marine Mammal Care Center (MMCC) for review in early July. Staff met with MMCC representatives on September 4 to answer questions and walk through the document. MMCC submitted initial comments and redlines on September 14, followed by additional revisions on September 29. Staff presented MMCC's counter proposal to the City Council as an October 7 closed session item. In coordination with outside legal counsel, staff has drafted updated redline language based on City Council direction and sent the redlines to

							MMCC. MMCC submitted redlines in December 2025. City Council discussed the redlines in closed session on December 16, 2025 and formed a subcommittee to finalize a counter. ***The subcommittee held a meeting on January 15, 2026, created a counter offer, and staff returned to City Council on February 3, 2026 for final review. Staff sent the City's counter proposal to MMCC on February 5, 2026. Staff awaits a response from MMCC.***
8	October 1, 2025	WED, FD	Present a report to the City Council comparing the City's harbor/marine management operating model/organizational structure to others.			***X***	Staff anticipates presenting this item to Council in **summer of** 2026
9	October 1, 2025	WED	Prepare a report to discuss the options and process to remove the former Gold's Gym site from the Harbor Tidelands.			***X***	Staff anticipates bringing this as a Closed Session item in ***summer of*** 2026.

Goal 1.2: Revitalize Artesia Boulevard

#	When	Who	Objectives	Done	On Target	Revised	Notes
10	October 1, 2025	CD	Complete the policy discussions for adjusting the FAR Ratio and implementing property investment incentives along the Artesia/Aviation Corridor, in conjunction with the General Plan Phase 2 Update.	X			The policy discussion was held by the City Council on August 5, 2025. The Council directed staff to prepare an ordinance allowing up to 1.5 FAR along Artesia/Aviation.
11	September 1, 2025	CD	Provide a report to the City Council detailing the impact the changes made to Artesia Blvd parking regulations are having on business reinvestment in the area.	X			On August 5, the City Council directed staff to prepare an ordinance that would eliminate commercial parking requirements along Artesia. The draft ordinance will be reviewed by the Planning Commission in September and will return to City Council for consideration of adoption in late October.
12	December 31, 2025	CS, WED, PW	Provide a status report on the public art procurement effort on Artesia Blvd. by the City's newly-hired art consultant.	***X***			***The ARTesia Strategic Plan was presented to and approved by Council on 12/16/25.***
13	October 1, 2025	CD	Provide a report to the City Council on the process to study and consider implementing rooftop dining; lot merger incentives that would encourage property reinvestment/revitalization; and options to enhance the quality of business signage along the boulevards.			***X***	***A draft ordinance was presented to City Council for preliminary feedback on January 6, 2026. The Draft Ordinance will be reviewed by the Planning Commission on February 19, 2026. It is anticipated that it will be adopted by the City Council in May 2026.***

Goal 1.3: Position Redondo Beach as a Destination for Business Investment

#	When	Who	Objectives	Done	On Target	Revised	Notes
14	November 1, 2025	WED, CD, ATCM, MAYOR+ COUNCIL SUBCOMM.	Convene an Economic Development Working Group to help recruit/retain businesses and assist staff in identifying and analyzing conditions/regulations/processes that exist in the City that may impede business reinvestment and report the preliminary results to the City Council.	X			An Economic Development Subcommittee met with two commercial development teams on four occasions to tour Artesia Blvd, the Waterfront, and PCH. Staff are currently working on a contract with a prospective third-party consultant to perform a void analysis along Artesia Blvd to identify desirable uses

							that generate foot and vehicle traffic. The consultant would also catalog parcel owners with contact information at key nodes, promote parcel assemblage, and contact owners to discuss new development standard regulations meant to promote redevelopment. The agreement with AREAS was approved by City Council in early December. The results of AREAS' information gathering will be reviewed by the subcommittee and presented to the City Council when complete.
15	December 31, 2025	CD, WED	Support proactive development in the City with a focus on business retention and enhancing marketing efforts and outreach to potential businesses and provide a report to the City Council on the status of these efforts.	X			A report of the City's economic development efforts will be provided with the above recommended agreement.
16	March 1, 2026	MAYOR, WED, CD, ATCM	Create a Major Events working group to pursue opportunities and attract activities associated with the 2026 World Cup and LA28 Olympics, as appropriate.		X		Following the official launch of the marketing website on November 4, 2025, staff is developing plans and activities for next year.
Future Goal 1.4: Revitalize the Pacific Coast Highway Corridor							

Priority Area 2: Public Safety and Community Well-Being

Goal 2.1 Implement Measure FP (Reconstruct City Fire and Police Facilities)

#	When	Who	Objectives	Done	On Target	Revised	Notes
17	August 1, 2025	ATCM	Complete selection of the firm to serve as the City's Owner's Representative and Bond Program Manager and present the contract to City Council for consideration of approval.	***X***			***Council approved the first amendment to the Agreement with Griffin Structures for Owner's Representative and Program Management Services for Phase 1 of Measure FP Implementation on January 20, 2026.*** ***RFQ/Ps for both the Fire and Police portions of Measure FP Implementation were released on January 29, 2026 with proposals due for both on March 13, 2026.***
18	March 1, 2026	FIN, ATCM, PW, IT, PD, FD, CT	Following selection of the Owner's Representative and Bond Program Manager, work with the City's Municipal Financial Advisor to develop a strategy to appropriately time the City's bond issuance to complete the projects included in Measure FP.		X		PRAG is standing by to advise the City as the funding needs and project schedule are developed in the Strategic Planning phase of Measure FP implementation.
19	March 1, 2026	ATCM, CA	Prepare the selection guidelines and resolution to form a Citizens Oversight Committee to review bond-related expenditures.			X	Staff held a preliminary meeting with the City's Bond Team on January 16, including the Municipal Advisor and Bond Disclosure Council. Bond Issuance is not expected until late 2026. Staff anticipates establishing the Bond Oversight Committee in Q3/4 of this year.
20	July 1, 2025	PW, PD	Complete the studies/design work needed to prepare the federal grant application for funding to replace the City's Police Shooting Range and engage appropriate outside/partnership agencies, pending release of the notice of funding opportunity.	***X***			***The City was notified that the application was not selected for the grant for the FY25 Cycle. Staff is preparing for a resubmittal for this year's cycle when the submission date is confirmed by the Federal Gov. The City is also tracking other possible sources.***

Goal 2.2: Strengthen the City's Mental Health Response and Community Support Systems

#	When	Who	Objectives	Done	On Target	Revised	Notes
21	September 1, 2025	CA, FD, PD	Present a report to the City Council on the City's efforts to utilize grant funding to hire/procure a mental health clinician to provide targeted response to mental health-related incidents in the City.	X			The report was presented to the City Council on September 2, followed by approval of an agreement with Clear on September 9. On October 7, 2025, the City Council also approved an agreement with HERO to provide consultation services and deploy a weekend pilot team
22	August 1, 2025	CA, FD, PD	Explore partnership with Hermosa Beach that would pool resources to enhance the City's ability to respond to mental health issues.	X			The City of Hermosa Beach has agreed to Partner with the City to improve the City's ability to respond to mental health issues.

Goal 2.3: Further Enhance the City's Approach to Addressing Homelessness

#	When	Who	Objectives	Done	On Target	Revised	Notes

23	March 1, 2026	PW, CA	Complete construction of the pallet shelter expansion project.			X	A bid opening occurred on November 5, 2025 and all bids exceeded budget by a wide margin. Additionally, the apparent low bid was protested. Staff is processing the Protest and will bring a recommendation to City Council once that process has been completed. The City Attorney's Office is also seeking additional funding.
24	March 1, 2026	CS	Explore options to secure funding to support family supportive housing and report back to the City Council.		X		
25	August 1, 2025	CS	Develop a program to implement foster youth vouchers and report back to the City Council.	X			The Housing Authority approved the program agreement with Department of Children and Family Services at the June 17, 2025 Council meeting.

Goal 2.4: Continue to Leverage Technology to Enhance Public Safety, Emergency Response, and Community Resilience

#	When	Who	Objectives	Done	On Target	Revised	Notes
26	March 1, 2026	PD	Update the City's Drone First Responder agreement with Aerodome after the company obtains the FAA certificate waiver for autonomous drone use.		*X*		*The FAA autonomous waiver has been acquired. The Police Department is identifying funding for the agreement's amended cost.*
27	October 31, 2025	IT, PD	Investigate options to modernize the City video camera platform and consolidate existing systems.			***X***	*Staff plans to present the new policy as a receive and file item in **March 2026**.*
28	February 1, 2026	FD, IT	Complete additional research on the functionality and costs associated with implementing the Tablet Command Application for the Fire Department.	X			The product assessment is complete and Tablet Command was identified as the most suitable product available at this time.

Goal 3.1: Rehabilitate City Roads and Critical Public Facilities

#	When	Who	Objectives	Done	On Target	Revised	Notes
29	December 31, 2025	PW	Identify the cost and process to inventory the condition of City facilities for future implementation of an asset management system.			X	***Staff is exploring software providers and pricing and expects to procure a software package in FY 2026-27. A Facilities Assessment will need to be funded in FY 2026-27 or beyond.***
30	December 1, 2025	PW, ATCM	Pursue grant funding for energy-related infrastructure improvements.		X		Staff continues to explore opportunities to secure grant funding.
31	March 1, 2026	PW	Research and provide a report to Council on the options to enhance the City's Street rehabilitation program.		X		

Goal 3.2: Expand and Enhance Public Spaces, Amenities, and Programs

#	When	Who	Objectives	Done	On Target	Revised	Notes
32	April 1, 2026	CS, PW	Execute the Wilderness Park Master Plan as funded.		X		***The ribbon cutting for the Lower Pond is scheduled for March 19, 2026. Staff will assess remaining CIP funds and determine next steps for execution of the Master Plan.***
33	October 1, 2025	CS, PW	Complete conceptual design of the Franklin Park playground improvements.			X	***The Franklin Park All-Abilities Playground Working Group held meetings from June through September 2025. Council approved the proposed design on December 2, 2025 and requested additional amenities. Staff has worked with the playground design company to determine if additional amenities are feasible, and what cost impacts these would have. Staff received final design and costs on January 26, 2026, and has begun preparing the contract for Council consideration.***
34	November 1, 2025	CS/PW	Explore options to add signage to Ito Park that draws inspiration from signage found in America's National Parks.	X			Staff received information from Public Amenities Commissioners regarding signage language used by the FDR Presidential Museum and subsequently contacted the Museum for additional information. The City has been granted permission to replicate the historical content for usage on signs. Staff

							acquired quotes from three sign production companies and identified the most appropriate vendor. Language for the Ito Park signage is being finalized with the assistance of the Bringing History to the Community subcommittee of the Public Amenities Commission. Installation is anticipated in late 2025.
35	December 31, 2025	CS	Enhance available programming in the City's Teen Center.	***X***			***Staff presented an update to Council on Teen Center operations and programming on January 6, 2026.***
36	November 1, 2025	CM, ATCM, FS	Provide a report on the status of negotiations with RBUSD regarding shared service and facility agreements.	X			The most recent negotiation update was provided to City Council in October. An additional update is scheduled for closed session on November 18, 2025.
37	January 1, 2026	ATCM	Research and provide Council with a report regarding the next steps to implement a licensing agreement to produce and market City-branded apparel using the updated City logo.	***X***			***Staff presented this item at the February 10, 2026 City Council Meeting and received follow up direction.***
38	October 1, 2025	ATCM	Prepare a report for Council to discuss the process and cost associated with updating the City flag with the new logo and also incorporating the logo on other City-maintained flags and banners.	X			Staff presented the report at the October 7, 2025, City Council meeting.

Goal 3.3: Enhance Alternative Transportation Options

#	When	Who	Objectives	Done	On Target	Revised	Notes
39	January 1, 2026	PW	Award the construction contract to implement the City's Local Travel Network (LTN).	X			The project was advertised for bidding on September 18, 2025 and the bid opening was scheduled for October 16, 2025. No bids were received. Council awarded a change order to an existing contractor on December 9, 2025 to have this work done with expected completion in July 2026.
40	December 1, 2025	PW	Develop a strategy to deploy available funding for bike lane repainting to enhance bicycle safety and provide a report on the status of the City's implementation of the Bicycle Master Plan.	X			An agenda item was presented to the City Council on December 2, 2025
41	December 1, 2025	PW	Provide a report to the City Council on the status of the City's active transportation and micro-mobility projects included in the CIP.	X			An agenda item was presented to the City Council on December 2, 2025
42	February 1, 2026	CS	Analyze BCT routes and determine if there are other route options that could enhance youth ridership.			***X***	***The item will be presented to the City Council for discussion on March 3, 2026.***

Future Goal 3.4: Develop Long-Range Plans to Modernize City Facilities, Including the Public Works Yard and City Hall

Priority Area 4: Customer-Centered Service Delivery

Goal 4.1: Improve Customer Service by Expanding the City's Use of Digital Tools and Online Services

#	When	Who	Objectives	Done	On Target	Revised	Notes
43	January 1, 2026	CC, IT	Work with Departments to determine the records and processes that can be digitized in order to improve operations and meet retention and disposition requirements. Develop a plan to digitize City records, make them more easily accessible to the public, and provide a progress report to the City Council.	***X***			***Staff presented an update to the City Council on February 3, 2026. While the targeted goals for the FY 2025-26 have been met, this is an ongoing project which will continue for several years.***
44	March 1, 2026	CC, IT	Research software options to improve the workflow for public records act requests.		X		Following product selection, staff has struggled to negotiate appropriate contract terms. Staff is continuing to assess other options.
45	February 1, 2026	CC, IT, ATCM	Complete implementation of the new Agenda Management System to streamline internal operations and provide for enhanced agenda forecasting.			***X***	The implementation of the new Agenda Management System is underway with go-live scheduled for ***March/April*** of 2026.
46	September 1, 2025	IT, ATCM	Develop a plan to prioritize and implement new online processes to improve the functionality of the City website and enhance service delivery, including the possible use of AI.	X			A task force has been created to update the City's web site in an effort to provide more accurate results for the chat bot to learn.
47	March 1, 2026	IT, ATCM	Implement the Access Redondo App update and make it easier for community members to submit customer requests.		X		The system is tentatively scheduled to begin user acceptance testing mid-February.

Priority Area 5: Community Stewardship

Goal 5.1: Advance Environmental Sustainability and Climate Resilience

#	When	Who	Objectives	Done	On Target	Revised	
48	November 1, 2025	PW	Inventory the City's tree canopy and present a discussion item to the City Council to determine the best strategies to enhance the tree canopy in the future.	X			Staff presented this item to the Public Works and Sustainability Commission in September 2025 and to the City Council on December 9, 2025. Focus will be on City Trees and providing improved and customer friendly access to educational materials.
49	January 1, 2026	PW	Select and hire a consultant needed to study and update the City's Sewer System Management Plan.	X			A contract amendment was approved on July 15, 2025. The SSMP will be presented to Council by June 2026.
50	February 1, 2026	ATCM, PW	Continue to advance efforts to install additional EV charging stations throughout the City.	X			On October 7, 2025 the City Council approved a CFA Grant Agreement for $250,000 of charging equipment for electrical vehicles. An additional Grant from SCE to provide charging infrastructure at the City's Public Works Yard was approved by the City Council on November 18, 2025. A purchase order for the necessary charging equipment was also approved by City Council.
51	September 1, 2025	WED	Provide a status report on the City's California Coastal Commission LCP Local Assistance Grant Program grant application, including climate resiliency.	X			The report was presented to the City Council on September 16, 2025. On October 7, 2025, the City Council approved a grant agreement with the Coastal Commission, securing $500,000 in grant funding.

Goal 5.2: Preserve and Promote the City's Historic Resources and Neighborhood Character

#	When	Who	Objectives	Done	On Target	Revised	Notes
52	November 1, 2025	CD, CA	Provide a report to the City Council on possible updates to the City's Historic Preservation Ordinance.	X			This item was discussed as part of the January 6, 2026 City Council meeting. Direction to staff was provided by City Council.
53	March 1, 2026	CD	Prepare a contract for completion of a Citywide Historical Resources Survey and present it to the City Council for consideration of approval.	X			The historic resources survey was discussed as part of the January 6, 2026 item. No further action on the survey is scheduled at this time.
54	October 1, 2025	CD	Review and present options to Council related to updating parking regulations in the Riviera Village as part of a larger discussion regarding preferred business uses in the Village.			X	This item is tentatively scheduled for discussion at a City Council meeting in March 2026.