CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, March 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 LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(4).

One potential case

F.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:
Jiro Koyanagi v City of Redondo Beach; County of Los Angeles; State of California; Jeremy C. Casner; Joshua R. Casner and DOES 1 through 50, inclusive
Case Number: 23TRCV01318

F.3. 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
Katherine Buck, Acting 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

F.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

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

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

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

UNDER NEGOTIATION:
Price and Terms

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

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

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

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:
Price and Terms

F.6. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager
Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:
Redondo Beach Part Time Employees

F.7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.

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

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

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

UNDER NEGOTIATION:
Both Price and Terms

G. RECONVENE TO OPEN SESSION

H. ROLL CALL

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

J. ADJOURN TO REGULAR MEETING

6:00 PM - OPEN SESSION - REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG AND INVOCATION

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

D.1. MAYOR'S COMMENDATION TO LILA OMURA FOR RECEIVING THE LOS ANGELES COUNTY COMMISSION FOR WOMEN "WOMEN OF THE YEAR AWARD"

D.2. MAYOR'S PROCLAMATION OF MARCH 2026 AS WOMEN'S HISTORY MONTH

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 MARCH 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. FEBRUARY 17, 2026 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30567-30568 IN THE AMOUNT OF $1,599.00, PD. 2/27/26
DIRECT DEPOSIT 308640-308641 IN THE AMOUNT OF $425.39, PD. 2/27/26
CHECKS 30569-30579 IN THE AMOUNT OF $11,522.75, PD. 3/13/26
DIRECT DEPOSIT 308642-309278 IN THE AMOUNT OF $2,542,807.00, PD. 3/13/26
EFT/ACH $10,835.18, PD. 2/27/26 (PP2605)
EFT/ACH $485,009.83, PD. 3/9/26 (PP2604)

ACCOUNTS PAYABLE DEMANDS
CHECKS 123842-124071 IN THE AMOUNT OF $2,883,095.52

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

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

1. APPROVE AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR PARTICIPATION IN THE LOS ANGELES REGION IMAGERY ACQUISITION CONSORTIUM 8 (LARIAC8) PROJECT TO ACQUIRE NEW DIGITAL ORTHOGONAL AND OBLIQUE AERIAL IMAGERY IN AN AMOUNT NOT TO EXCEED $27,688 UNTIL TERMINATED

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

2. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH THE SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER FOR FAIR HOUSING PROGRAM SERVICES IN AN AMOUNT NOT TO EXCEED $12,000 AND THE TERM JULY 1, 2025 TO JUNE 30, 2026

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.6. APPROVE AN AGREEMENT WITH ABM ELECTRICAL & LIGHTING SOLUTIONS, INC. TO REPLACE THE UNINTERRUPTIBLE POWER SUPPLY UNIT THAT SUPPORTS EMERGENCY EGRESS LIGHTING AT THE REDONDO BEACH PERFORMING ARTS CENTER FOR A COST NOT TO EXCEED $337,468, INCLUDING A 10% CONTINGENCY

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE A FUNDING AMENDMENT FOR PROJECT #9200000000M550213 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE REDONDO BEACH AVENUE BIKE IMPROVEMENTS AND PEDESTRIAN SAFETY PROJECT

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. AUTHORIZE THE MAYOR TO SIGN A LETTER OF SUPPORT TO ASSEMBLY BILL 1708, WHICH, IF APPROVED BY THE STATE, WOULD CREATE ROUND 7 OF CALIFORNIA'S HOMELESS HOUSING, ASSISTANCE, AND PREVENTION (HHAP) PROGRAM, AND ASSEMBLY BILL 2152, WHICH, IF APPROVED BY THE STATE, WOULD PROVIDE TARGETED EXEMPTIONS FOR ENVIRONMENTAL REVIEW FOR CERTAIN FIRE STATION PROJECTS

RECEIVE AND FILE A LETTER OF SUPPORT TO SENATE BILL 922, WHICH, IF APPROVED BY THE STATE, WOULD ALLOW FOR CITIES TO RECOVER STREET MAINTENANCE AND REPAIR COSTS CAUSED BY HEAVY ESSENTIAL PUBLIC SERVICE VEHICLES

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

H.9. APPROVE AN ON-CALL CONSULTING SERVICES AGREEMENT WITH MCCLAREN, WILSON & LAWRIE, INC. TO ASSIST WITH DESIGN OF THE POLICE SHOOTING RANGE, FOR AN AMOUNT NOT TO EXCEED $100,000 AND A TERM THROUGH MARCH 16, 2028

APPROVE AN ON-CALL CONSULTING SERVICES AGREEMENT WITH GEOSYNTEC CONSULTANTS, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES, FOR AN AMOUNT NOT TO EXCEED $100,000 AND A TERM THROUGH MARCH 16, 2028

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.10. AUTHORIZE STAFF TO INITIATE THE PROPOSITION 218 PROCESS TO CONSIDER PROPOSED ADJUSTMENTS TO SOLID WASTE RATES AND FEES BEGINNING IN FY 2026-27 AS PART OF THE PROPOSED SECOND AMENDMENT TO THE CITY'S SOLID WASTE HANDLING SERVICES AGREEMENT WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, AND FOR FUTURE RATE ADJUSTMENTS USING THE SPECIFIC FORMULAS LISTED IN THE SERVICES AGREEMENT

SET MAY 19, 2026 AS THE PUBLIC HEARING DATE FOR CONSIDERATION OF THE SOLID WASTE REFUSE COLLECTION RATES AND THE TABULATION OF ALL PROTESTS RECEIVED

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.11. APPROVE AN OPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND MARINE MAMMAL CARE CENTER LOS ANGELES PROVIDING AN EXCLUSIVE PERIOD TO FUNDRAISE FOR THE CONSTRUCTION OF A NEW MARINE MAMMAL CARE CENTER AND TO LEASE THE PROPERTY LOCATED AT 230 PORTOFINO WAY

AUTHORIZE THE MAYOR TO SIGN A LETTER OF SUPPORT REQUESTING $15 MILLION IN ONE-TIME FUNDING FROM CALIFORNIA PROPOSITION 4 TO SUPPORT CONSTRUCTION OF THE NEW MARINE MAMMAL CARE CENTER

CONTACT: KATHERINE BUCK, ACTING WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

H.12. APPROVE AN AGREEMENT WITH RANEY PLANNING & MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL CONSULTATION SERVICES FOR MEASURE FP PROJECTS IN AN AMOUNT NOT TO EXCEED $42,000 AND THE TERM MARCH 18, 2026 TO DECEMBER 31, 2026

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

H.13. RECEIVE AND FILE THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS TO BE SUBMITTED TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE STATE OFFICE OF PLANNING AND RESEARCH

CONTACT: MARC, WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.14. APPROVE THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF REDONDO BEACH AND RICHARD F. ANTHONY LAW, LTD

CONTACT: JOY A. FORD, CITY ATTORNEY

H.15. APPROVE THE AGREEMENT FOR LEGAL AND CONSULTING SERVICES WITH LIEBERT CASSIDY WHITMORE

CONTACT: JOY A. FORD, CITY ATTORNEY

H.16. APPROVE CANCELLATION OF THE APRIL 7, 2026 REGULAR CITY COUNCIL

MEETING AND AGENCY MEETINGS AND RESCHEDULE TO APRIL 14, 2026

CONTACT: LUKE SMUDE, 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 EXEMPTION DECLARATION AND COASTAL DEVELOPMENT PERMIT TO CREATE A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE. THE PROPOSED ZONE WOULD BE IN EFFECT FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. DURING THESE HOURS, ON-STREET PARKING WOULD REQUIRE A VALID PERMIT FOR VEHICLES PARKED WITHIN THE DESIGNATED AREA. PERMIT ELIGIBILITY WOULD BE LIMITED TO RESIDENTIAL PROPERTIES LOCATED ALONG 500-522 NORTH GERTRUDA AVENUE.

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2603-013, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING COASTAL DEVELOPMENT PERMIT NO. 2025-0359, AND APPROVING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

APPLICANT: City of Redondo Beach
LOCATION: 500-522 N. Gertruda, Redondo Beach e.g., both sides of N Gertruda Ave south of the City's Public Works Facilities.
CASE NO: 2025-0359

PROCEDURES:
1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Determine whether the required findings can be made to adopt the attached resolution by title only, waiving further reading.

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION ON THE DRAFT USER FEE STUDY PREPARED FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR 2025-26 MIDYEAR BUDGET REVIEW

RECEIVE AND FILE A PRESENTATION ON THE STATUS OF THE CITY'S CAPITAL IMPROVEMENT PROJECTS

PROVIDE DIRECTION ON IDENTIFIED FY 2026-27 COST SAVINGS STRATEGIES

ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. 2603-014, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, MODIFYING THE BUDGET FOR FISCAL YEAR 2025-26

CONTACT: STEPHANIE MEYER. FINANCE DIRECTOR

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

One potential case

R.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:
Jiro Koyanagi v City of Redondo Beach; County of Los Angeles; State of California; Jeremy C. Casner; Joshua R. Casner and DOES 1 through 50, inclusive
Case Number: 23TRCV01318

R.3. 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
Katherine Buck, Acting 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

R.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

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

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

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

UNDER NEGOTIATION:
Price and Terms

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

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

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

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:
Price and Terms

R.6. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager
Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:
Redondo Beach Part Time Employees

R.7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54956.8.

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

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

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

UNDER NEGOTIATION:
Both Price and Terms

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 (Strategic Planning Session) to be held at 2:00 p.m. on Tuesday, March 31, 2026. The meeting will open in the City Council Chamber, 415 Diamond Street, and reconvene in the Redondo Beach Main Library Meeting Room (2nd Floor) at 303 N. Pacific Coast Highway, Redondo Beach, California

Administrative Report

F.1., **File #** 26-0343 **Meeting Date:** 3/17/2026

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

One potential case

Administrative Report

F.2., **File #** 26-0360 **Meeting Date:** 3/17/2026

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:
Jiro Koyanagi v City of Redondo Beach; County of Los Angeles; State of California; Jeremy C. Casner; Joshua R. Casner and DOES 1 through 50, inclusive
Case Number: 23TRCV01318

Administrative Report

F.3., **File #** 26-0346 **Meeting Date:** 3/17/2026

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
Katherine Buck, Acting 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

F.4., **File #** 26-0347 **Meeting Date:** 3/17/2026

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

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.5., **File #** 26-0354 **Meeting Date:** 3/17/2026

TITLE

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

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

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

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:
Price and Terms

Administrative Report

F.6., **File #** 26-0355 **Meeting Date:** 3/17/2026

TITLE

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

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

EMPLOYEE ORGANIZATIONS:
Redondo Beach Part Time Employees

Administrative Report

F.7., **File #** 26-0345 **Meeting Date:** 3/17/2026

TITLE

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

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

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

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

UNDER NEGOTIATION:
Both Price and Terms

Administrative Report

D.1., **File #** 26-0356 **Meeting Date:** 3/17/2026

TITLE

MAYOR'S COMMENDATION TO LILA OMURA FOR RECEIVING THE LOS ANGELES COUNTY COMMISSION FOR WOMEN "WOMEN OF THE YEAR AWARD"

Administrative Report

D.2., **File #** 26-0366 **Meeting Date:** 3/17/2026

TITLE

MAYOR'S PROCLAMATION OF MARCH 2026 AS WOMEN'S HISTORY MONTH

Administrative Report

G.1., **File #** 26-0337 **Meeting Date:** 3/17/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting

Administrative Report

H.1., **File #** 26-0338 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MARCH 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	March 17, 2026	4:30 p.m. Closed Session 6:00 p.m. Open Session

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

Eleanor Manzano, City Clerk

Date: March 13, 2026

Administrative Report

H.2., **File #** 26-0339 **Meeting Date:** 3/17/2026

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 #** 26-0281 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:

A. FEBRUARY 17, 2026 ADJOURNED AND REGULAR MEETING

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk

Minutes
Redondo Beach City Council
Tuesday, February 17, 2026
Closed Session – Adjourned Regular Meeting 4:30 p.m.
Open Session – Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

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

B. ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
Councilmembers Absent:	None
Officials Present:	Mike Witzansky, City Manager Joy Ford, City Attorney Laura Diaz, Records Mgmt. Supervisor Mathew Silver, Program Coordinator/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 Silver reported no eComments and no Zoom attendees.

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 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 Term

Liaison Silver read titles to be discussed at Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, W.E.D. Director Greg Kapovich, W.E.D. Manager Katherine Buck, IT Director Mike Cook, Public Works Director Andy Winje, City Engineer Lauren Sablan, Human Resources Director Diane Strickfaden, Outside Legal Counsel Joshua Dale, and Community Services Director Elizabeth Hause.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to recess to Closed Session at 4:35 p.m.

Motion carried 5-0 by voice vote.

G. RECONVENE TO OPEN SESSION

Mayor Light reconvened to Open Session at 6:02 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 reported no reportable action for Closed Session.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn to the Open Session at 6:02 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 6:02 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.

Phoenix Martinez-Whitaker, 5th grader at Tulita 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

Mayor Light reported attending a US Council of Mayors' meeting with Google last week regarding the use of AI for the City; reported a discussion regarding a bill that is moving forward with Cal Cities on the Housing Element with Assemblymember Al Muratsuchi; participated last week with South Bay Parkland Conservancy on weeding the bluff garden on the Esplanade and went over some facts he learned during the event on other things the Conservancy provides to the community.

Councilmember Behrendt reported transportation and parking expenses related to the January 23rd League of California Cities meeting and noted that documentation is available through the Council's Executive Assistant upon request; reminded everyone about the joint District 4 and District 5 Community Meeting scheduled for Monday, February 23rd at 6:00 p.m. at the RBPAC with special guest Police Chief Stephen Sprengel.

Councilmember Obagi echoed what Councilmember Behrendt announced; stated that the Planning Commission meeting on Thursday would be considering Artesia Blvd regulatory changes and encouraged people to speak up if they are in favor or against the changes; reported that he walked down PCH in Laguna Beach, which is similar to Artesia Blvd with its narrow sidewalks, and noticed that they have trees frequently spaced from one another on the sidewalks that provide shade and protection for pedestrians; showed a short video of the area and commented that he felt much more comfortable walking there than on Artesia Blvd.; announced a ribbon cutting on Thursday at 4:00 p.m. at the North Redondo Beach bike path at the corner of Felton and Rockefeller and stated he would not be there due to attending the ICA Board Meeting in Santa Barbara.

Councilmember Kaluderovic reported attending the ECRHA Committee Meeting for LA County and emphasized to the members there that they need to prioritize data for accountability as a primary focus.

Councilmember Waller stated he reported last week transportation and parking expenses related to the January 23rd League of California Cities meeting; attended the Mayors' AI workshop at Google Spruce Goose Campus; hosted 20 residents at his Community Meeting last Saturday; attended the Riviera Village Association Meeting that morning and stated that Summer Festival is in planning and Dine-Around-the-Village is tentatively scheduled for June 3rd; spoke about the ribbon cutting for the bike path being on Perkins and Rockefeller; announced the Public Safety Open House on Sunday, March 8th from 10:00 a.m. to 3:00 p.m. at the Civic Center.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to approve the order of the agenda as written.

Motion carried 5-0 by voice vote.

F. AGENCY RECESS - None

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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

City Clerk Manzano reported Blue Folder items for H.5, J.1, and L.1.

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

Motion carried 5-0 by voice vote.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF 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

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

Councilmember Obagi thanked the Public Works Department for item H.9 and Assistant City Attorney Cheryl Park for the agreement with Tata and Google.

Mayor Light invited public comments.

City Clerk Manzano reported no one online and one eComment opposed to H.5.

Motion carried 5-0 by voice vote.

City Clerk Manzano read title to item H.10, adopt by title only Resolution No. CC-2602-008.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Niki Negrete-Mitchell, District 3, stated that she left off on 2021 at last week's Council meeting and the last thing said was that Holly Mitchell pointed out that it was the people that kept coming to those Board meetings and talking to them was the important part;

reported her first Board meeting was in 2021 and stated from there she researched and educated herself on terms, processes, industry practices, etc. and learned how Metro operated; stated she attended City Council meetings regularly and was later joined by her husband and two others and together they got their message through; reported that Holly Mitchell's motion to finalize Hawthorne Blvd. reflected all their comments beautifully summarized; provided more details on the all the work she had done over the years and stated it was hard; mentioned that Chelsea Schreiber helped with her online campaign and stated it was a rewarding moment at the final Board meeting.

Georgette Gantner reported having materials to distribute.

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

Motion carried 5-0 by voice vote.

Georgette Gantner stated that she is working on a project regarding Artesia and took pictures of the property located at 2017 to 2019 Artesia Blvd., which is known as Der Kinder Garden but has been abandoned for 17 years; reported tracking down the owners of the property and sending them letters; stated she would like to make it into a Community Center for Redondo Beach residents and mentioned maybe using one of the buildings as an art center; noted that she has not heard from the owners yet but that there is a caretaker for the property; mentioned that her group, Redondo Beach Art Group, are excited about the location and hope something could come of it; stated that by contacting the owners of the vacant properties it might incentivize them to do something that would benefit the community.

Holly Osborne, District 5, showed a copy of the LA Times and reported her latest research appeared on the front page titled "Reinventing a Region Overbuilt with Asphalt"; said to the Council that it applies to their projects that they are building and they want to keep the sidewalks wide and plant trees for shade because they don't have that in North Redondo; urged Council not to let new developers narrow the sidewalks and encouraged them all to read the article.

Suddeth Gaylord, District 5, stated he just wanted to thank the Councilmembers for all they do; commented that it was an astonishing thing that happened with the light rail and spoke about the perseverance of Niki, her husband, and Holly; noted that Council backing their people was a pivotal moment; said it was pointed out to him that item F is a closed meeting item but relates to the property he lives on and asked if someone could contact him to let him know what it is about.

City Manager Witzansky stated he would contact Suddeth Gaylord regarding the item later.

Shiela Lamb stated she wanted to offer a different framing on the highest and best use of Public Land; said when population grows faster than open space, quality of life declines,

parks become overcrowded and the health and climate benefits of open space erode; spoke about Redondo Beach being park poor by County standards and with RHNA park access per resident will decline; noted that the City will point out that they have Quimby fees but stated those are not enough to maintain park ratios in high cost land markets like Redondo Beach and, if replacement park land is not possible, Public Land becomes even more important to protect; stated the recent vote to increase FAR on PI land shifts how the City treats public assets and once it is intensified and monetized the open space potential is permanently lost with no realistic pathway to replace it; noted that cities that manage growth well use more robust tools than Redondo Beach currently uses and explained what those cities do; stated she is not arguing against housing but is arguing for responsible growth; asked the Council to pause and consider whether they are stewarding Public Land as a civic infrastructure, or repositioning it as a budget tool.

Mark Nelson (via Zoom) recalled that last week they discussed the implications of the 1.25 FAR on the Beach Cities parcel, Council had given the City Manager and Planning Director direction to bring forward some zoning restrictions, and he discussed the setbacks of the buildings on the BCHD campus; stated that leaves them with the question of how much damage has the existing Beach Cities complex already done to the housing values; said using hedonic price models they have determined that properties within a mile of BCHD are down $200 million plus; stated that the Council should consider how much more damage it wants to allow to the surrounding neighborhoods if it gives BCHD what it is asking for, which is essentially 60 ft. tall along the lot lines; opined it is time for the Council to schedule a public hearing to have a discussion in the open with the Planning staff and with the City Manager to craft the restrictions that are needed to protect the public.

Laura Duke (via Zoom), District 3, stated she wanted to comment on the General Plan Land Use Element update from last month and the subsequent 5-0 vote; said that City staff saying public institutional is misleading and people need to realize public zone land is broken down into different subsets and commented that staff did not put up a slide detailing the different public zones; reported that “public community facility” is what they are talking about for this situation and staff should be specific; urged people to do the research to understand it before they vote because City staff is biased on this issue; commented that the City is making big decisions for the residents that could change all public zones forever; pointed out that Councilmember Waller asked a question last month about the new residential care facility that demonstrated he doesn’t know that RCFE is a conditional use under the public community facility zone and that Councilmember Castle spoke about the hospital location but there is no hospital there anymore; suggested they say “public community facility zone at Prospect and Diamond”, not the BCHD campus because the land is not their campus; stated that City staff and Councilmembers should take a deeper look at the public zones and not lump everything into public institutional and taking staff’s recommendation of a 1.25 FAR allowance on the public zone puts future zones, public zones, at risk; suggested that BCHD promote a residential care facility for the elderly, which is a public care facility, and one that is affordable to public people and Beach Cities’ residents.

Nancy Skiba (via Zoom), District 4, commented that it would be a good time now for people to start looking into getting rid of Ranked Choice Voting.

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

K. EX PARTE COMMUNICATIONS

Mayor Light reported speaking to members of the Planning Department, City Manager, and Public Works; discussions with members of the Planning Commission and several Councilmembers before the hearing was scheduled; noted that he was meeting with the developer, but they cancelled before the meeting.

Councilmember Waller reported meeting with the Mayor, City Manager, City Attorney, and numerous exchanges with the public which he informed them that he could not comment but their input would be allowed at the public hearing.

Councilmember Castle reported speaking with the Mayor, City Manager, City Attorney, staff, and members of the Planning Commission; stated he was contacted by the developer, but he referred them to the City Manager.

Councilmember Kaluderovic reported speaking with the City Manager, City Attorney, the Mayor (prior to the scheduled hearing), Councilmember Obagi, staff and the developer prior to it going to the Planning Commission.

Councilmember Obagi reported speaking to City staff, Councilmember Kaluderovic, the developer prior to it going to the Planning Commission, Planning Commission members Chair Craig and Hazeltine prior to the Planning Commission decision and Chair Craig after the Planning Commission decision.

Councilmember Behrendt reported speaking to the Mayor, City Attorney, City Manager, staff, members of the public, and Planning Commissioner Doug Boswell.

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

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

Councilmember Obagi also disclosed correspondence with staff.

Motion carried 5-0 by voice vote.

Community Development Director Wiener announced he would be joined by Planning Manager Sean Scully, Assistant City Attorney Cheryl Park, and Outside Legal Counsel Diana Varat (virtually) for the presentation; provided some context around the application by noting that it is due to state law; explained that state legislature has determined that there is an affordable housing crisis due to a lack of housing supply; stated that legislature, over the past 7 to 8 years, has taken a more aggressive position on housing production, deregulating housing, and taking away local control which he wanted to

mention for the benefit of the audience; stated what is before them is the appeal of the Planning Commission's denial of the Coastal Development Permit and request for concessions and waivers through Density Bonus Law; provided a slide with information and a map of the subject property located at 401 to 417 South Pacific Coast Highway or PCH (west side between Pearl and Ruby); explained that the lot size is approximately 33,000 sq. ft., located in the Coastal Zone, in the commercial C-2 zone, and surrounded by commercial and multi-family zoning; provided a brief summary of the project stating that the applicant is proposing a mixed-use development that would be four stories high, include a subterranean two-level garage, and 49 residential units, of which five would be deed restricted for very low income; stated the project would include 17,000 sq. ft. of ground level commercial space and showed a drawing of the proposed project from the garage to the upper level; noted, as he mentioned before, there are several state housing laws in play with the review and consideration of the project including SB330, AB2011, and State Density Bonus Law; provided renderings of the proposed project from the PCH front view; provided a slide with the regulatory framework which went over the multiple state housing laws including SB330; explained that SB330 limits the City's ability to deny a project or reduce density and limits the City's discretion in reviewing a project so now they can no longer apply subjective design standards; noted that AB2011 is the most significant housing law that applies to this project and that it allows residential development along commercial corridors in areas zoned for commercial use; explained further that it requires ministerial review and entitlement process, which typically this project would be a staff approved project with no public hearing, but because it is in the Coastal Zone AB2243 and State Density Bonus Law applies; stated that four primary housing laws are being applied to this project; provided background on the project which included a required Coastal Development Permit and that required a public hearing with the Planning Commission, which took place on December 18th, and the Planning Commission denied the application during that hearing; stated that shortly after the denial the applicant filed an appeal so that the application could be heard by the City Council; reviewed the Planning Commission's reasons for the denial: 1) the project would impede Coastal access by reducing the required number of parking spaces from 68 to 44, stated it was important to note that there is a provision in state law AB2011 that says deviations, zoning waivers allowed through Density Bonus Law shall not constitute a basis for determining a project is inconsistent with the City's local Coastal Program, 2) by not meeting parking requirements, there would be overflow parking that could impact the roadway and ingress/egress to Fire Station 1, and 3) the Planning Commission did not see a reduction in the cost of the project that came with the request for the concession to avoid the utilization study; reported that the applicant has modified the project based on the feedback and concerns from the Planning Commission meeting and now includes 129 parking spaces and they accomplished this by expanding the garage; stated that the applicant is proposing to meet the commercial parking requirements; noted that 61 residential parking spaces is prescribed by State Density Bonus Law.

Mayor Light asked what the normal amount of parking would be without the Density Bonus Law.

Planning Manger Scully calculated 98 plus a factor for visitor parking and said he would

need to double check to confirm the total.
Mayor Light commented that it is over 40 parking spaces short of the City's normal standard for a development of its size.

More discussion followed.

Councilmember Behrendt wanted clarification that the State Density Bonus Law says that the City does not get to block it, that the concession and waiver apply to the LCP standards.

Community Development Director Wiener responded that Councilmember Behrendt was correct in his statement; continued with his presentation; stated that the applicant originally requested three concessions but removed concessions 2 and 3 since the applicant revised the plan; reported of the three concession the only one they are still proposing is to increase the FAR from 1.5 to 2.58 and they also maintain the original waivers for the project: allow to increase the number of stories from 3 to 4, reductions in setbacks, and allowance to exceed the zoning height limit of 45 ft. for the stairwell and elevator; stated that the applicant has also requested new waivers related to the expanded parking area: reduce the private storage for each unit from 400 cubic feet to 300 cubic feet, allow the use of 10 tandem parking for commercial and residential uses, allow the use of 13 compact spaces which exceeds the allowed number of compact spaces on a project, and allow the use of 14 valet spaces at the discretion of the applicant based on demand; stated the applicant also added some minor project modifications: reduced the steepness of the slope of the driveway, added more additional secure bike parking on the site, increased the valet queuing area, modified the landscape plans to incorporate trees with greater shade canopy, addition of bike racks on Pearl St. and PCH, and addition of "KEEP CLEAR" pavement markings at the project access driveway; circled back to the safety concern that was raised by the Planning Commission as part of the basis for the denial, which was the proximity to the Fire Station and the potential to access the roadway that leads to the Fire Station; provided a map with the two locations and stated that staff met with Fire Department staff and they did not believe there are any unique concerns or safety issues associated; noted that the applicant submitted a traffic study which was included as an attachment to the packet and addresses the safety issues surrounding the site.

Mayor Light asked if Pearl St. is a primary route to get to PCH for the Fire Department, so speed humps are not allowed and used the example of Broadway being a street that doesn't allow them due to the Fire Department's use of the street.

Deputy Chief Jason May stated that Pearl is a primary access route, and they would go directly in front of the development project to access both PCH and the east part of the City but could not speak to whether speed humps would be restricted.

Traffic Engineer Ryan Liu stated that Broadway is on the map of streets that currently do not allow speed cushions, but Pearl is not so speed cushions could be placed on that street as long as it met the threshold.

Councilmember Kaluderovic commented that speed cushions are spaced a certain distance apart so that the fire trucks don't actually go over the humps.

Traffic Engineer Liu said she is correct; noted that all speed cushions that they install in the City are spaced so that wide axel vehicles such as fire trucks and ambulances can bypass them.

Community Development Director continued his presentation; stated what constitutes a specific adverse impact is defined in state law and it states it is supposed to be significant, quantifiable, direct, and unavoidable and also based on objective identified written public health or safety standards; noted that the question of "what type of project or situation would that apply to?" came up at the Planning Commission meeting and he provided some examples of situations; pointed out that the state sets the bar high with making that determination because it is essentially the sole basis that can be relied on to deny a housing project or request a concession or waiver of the Affordable Housing Law; stated, since the Planning Commission meeting, they were contacted by the Coastal Commission and the Coastal Commission advised staff that the finding of limiting access to Coastal resources and their opinion was not an objective standard in the context of this project and they did not feel it was applicable to the project; reported that staff has been in contact with State HCD and they transmitted a letter to the City and that letter is included in the packet as an attachment; stated it is a letter of Technical Assistance and also a Notice of Potential Violation; noted that in the letter they state their opinion that the denial was in violation of AB2011 and they cite state law as the basis for their enforcement authority to take action on that; pointed out that the project has various state laws, Coastal acts, and State Housing Law applied and they have heard from both agencies since the decision was made; stated the procedures were: open the public hearing, take testimony, close the public hearing, and deliberate; noted staff's recommendation is to adopt the attached resolution granting the appeal of the Planning Commission's denial.

Mayor Light asked if the applicant had a briefing that they wanted to give.

City Attorney Ford confirmed that they have up to an hour for the briefing.

Ben Agarwal stated he has worked with staff for many years on a couple of projects, he is a resident of Redondo Beach, and has raised two daughters and four grandchildren in Redondo Beach; stated he is an engineer by training, earned a doctorate in Structural Engineering, and after working for companies decided he wanted to build homes; spoke of following the procedures, rules and regulations of the City in all the projects he has done; felt that the City needs his project because smaller more affordable housing is needed in the City; noted that over the past years builders want to make the most money which means more square footage and the homes have become bigger and bigger; reported building 27 units in North Redondo before it was a desirable location and now it is where people want to live; spoke of more tax revenue coming into the City if he is allowed to build this new project; provided slides of projects he has done in the past where he worked with the City to have zoning changed from commercial to residential: one on

the corner of Aviation and Artesia where a Shell station used to be, a 27-unit building on the corner of Catalina and Francisca, and installed an artifact at the corner of Elena and Francisca; stated that they think the project will add to the community and that there will always be fears around things done in the City but they do it with community feedback and with time and energy to do it properly.

Seema Dhir, partner on the project and daughter of Ben Agrawal, spoke of living in Redondo Beach most of her life, owning her first home in Redondo, and working in Redondo for over 10 years; stated that the project is called Nivasa Living which means home and dwelling and their tagline is “Coastal Living, Connected Community” and spoke about the efforts they have made to work with the concerns they have heard; stated they have taken meaningful steps in sustainability and landscape, affordability, parking and operations, and safety; noted they included mobility forward amenities such as dedicated bike rooms with repair stations; spoke about making the project work now and also for the future; explained they are trying to create synergy between residents and ground floor businesses so they support each other and the broader community; stated they have engaged a team to help develop the right tenants and once they have approval they are committed to making the synergy; spoke about building out spaces around tenants needs, recruiting businesses that align with Redondo Beach values, and coordinating programing to the commercial spaces that support the residents and residents that support the businesses; stated that a Coastal feel is what they are working to bring and explained how they are trying to create it in the design.

James Fischer, Partner with DFH Architects, went through the proposed project and the voluntary modifications they made as a result of the Planning Commission hearing; stated they are proposing a 49 unit mixed-use project with ground floor commercial and residential amenity spaces and common uses with three floors of residential dwelling units above with one, two, and three bedroom units; reported that 8 of the 49 units will be designated as affordable, 129 parking spaces will be provided, the total height of the building will be 45 ft. and four stories; noted that they will provide over 9,800 sq. ft. of usable open space; explained that the ground floor will have vehicle ingress and egress solely off of Pearl and the main pedestrian entry off of PCH throughout the street facing courtyard; stated that the main commercial spaces will be along PCH and additional commercial space towards the back of the project will be mostly residential focused uses; provided details of the residential lobby, elevator, stair access, and resident lounge; provided details regarding the setbacks and where they would be located and the distances of each.

Councilmember Obagi referenced the “Keep Clear” that was lightly etched on one of the slides and asked if they intended to keep that.

James Fischer responded that yes, they do intend to keep that and it is something they consulted with the City Traffic Engineer on and he recommended keeping it for queuing space; mentioned that they are also not reducing any existing sidewalk widths; reported that they are voluntarily adding short term bike spaces along Pearl and PCH and also providing a room with three cargo bikes and a workstation space on the ground floor

which will be accessible by the users of the commercial spaces.
Mayor Light asked if the co-working is just for residents and not a separate co-working business.

James Fischer responded yes, that is correct; provided a slide of the driveway transitions and stated they are now providing a maximum slope of 5% for a distance of 20 ft. from the Pearl St. property line based on feedback from the City Traffic Engineer; stated, per the recommendations of the EPD, they added the “Keep Clear” paint on the street.

Mayor Light asked if the ramp slope is why they shifted the building to the south.

James Fischer stated no, they were able to do that without impacting the building footprint; continued the presentation and provided a slide with their landscape plan; highlighted one of their sustainable features, which is also how they are going to treat stormwater management, with on grade planters that they refer to as lid planters; mentioned where the canopy street trees would be placed and where large planters would be placed; provided a detailed slide of the first level parking and showed where they have made the modification to provide the code required parking for both commercial and residential; stated that they will have a handful of compact and tandem spaces and mentioned that the tandem spaces would be provided to the two and three bedroom units; noted that they also have commercial tandem spaces available for employees of the commercial uses; noted that the complex will also be made available to users of the building and made available for the City’s new NEV Parking Program through the local travel network; stated that they have a plan for valet parking, to be used at the discretion of the owners, and all vehicle queuing will be within the garage; stated that no queuing will take place on Pearl St.; provided a slide with details of the lowest level of the parking, which they also increased the footprint of as they did with P1; reported that they will have code compliance EV parking located on both levels; provided more details on the unit make up and the organization of the units around the courtyards with views of the ocean; spoke of the roof having 360 degree views, seating, and a relaxing environment and a large portion will be designated for PV panels and low lying mechanical equipment per code requirements; went through more slides with details of the structure; showed the building height diagram and noted that the required height for the LCP is 45 ft and they are not requesting adjustment from that but they are requesting an extra story; stated they are requesting waivers for the stair and elevator towers so they can exceed the height limit; highlighted the transit accessibility, showed a map with all the local transit stops within a half mile of the site; provided a slide showing the exterior design of the building and gave more explanation regarding the aesthetics and features of the building; introduced Elisa Paster their Land Use Attorney.

Elisa Paster, Managing Partner of Rand Paster & Nelson, stated she is the Land Use Counsel for the project; referenced the voluntary changes the client made to the project and noted it came with a cost but that the applicant has demonstrated a lot of good faith in doing the modifications; stated City staff did a good job going through the reasons the Planning Commission’s denial must be overturned; reiterated that they are subject to the objective standards that apply to the project, which include the Density Bonus Standards

and LCP Standards as deviated from through the Density Bonus Law; noted it is very significant that both the Coastal Commission and HCD weighed in and hoped the Council would take that into account; reported doing the expert traffic study with the previous amount of parking, which was 105, and since then they have increased it to 129 and stated their expert traffic engineer found that was sufficient parking because there is a lot of synergy in the uses; spoke of the City's code being outdated and that the parking numbers probably need to be updated; stated that the project will provide eight lower income units which will be proportionately mixed with the rest of the project; stated that the most recent red line draft of the draft Housing Element shows the City needs this project to help meet its RHNA numbers and HCD will be watching that; felt if the project is denied based on non-objective standards it will make a difference and make things harder; said this is the type of project that AB2011 contemplated, it is fully consistent with the plans and policies and will be an asset to the community; stated that not only does the law compel them to approve this project, it is a good project, and a lot of time and money was spent on the design to reflect the Coastal lifestyle; wanted to clarify that the co-working space would be open to both the public and the residents; asked that they are allowed some time for rebuttal after public comment.

City Attorney Ford confirmed that they do get a 20-minute rebuttal.

Mayor Light said he appreciated the accommodation on the parking for the commercial and that addressed some of his concerns since there is not a lot of parking in that area; stated he also appreciated the materials they have chosen; commented that he did not appreciate the veiled threat of having an attorney come up and address them on the law since the City has their own; voiced some concerns about the Eddy having 115 units and there is still 15 units unoccupied on the market and asked if this project consisted of rentals or condos.

Elisa Paster responded that they are condominiums for sale, but the affordable units will be rental units.

Some discussion followed regarding the parking for the area.

Mayor Light voiced concern regarding the market rates and asked if they knew what they would be pricing them at.

Elisa Paster said due to the time it will take to build the project they do not know what the rates will be and will wait to see what the market is at that time.

Mayor Light reiterated that the Eddy still has 50 of 115 units unoccupied at this time and it opened in July 2025.

Some discussion followed regarding the Eddy being rentals and the units in this project being for sale.

Ben Agarwal stated that the units in their project will be for sale and the rental units are

affordable units and will be rented out even before they finish construction; noted it would allow those that deserve to live in the City but can't afford to, the ability to do so with the affordable units.

Mayor Light stated his other concern is the commercial component and said they have seen high turnover and high vacancy in developments that are mixed-use with no front parking; said what he would love to see is commercial that is additive to the City's coffers that would help make up for the cost of the residents that are going to live in their facility; mentioned that he has concerns because of 1800 PCH, The Montecito on Artesia, and the Eddy; reported that the Eddy has only filled two of the 11 commercial spaces they have since July 2025; said it is not a make or break for him; asked if they intended to put solar up.

James Fischer responded that it is a code requirement and it will be determined during design of how much will be needed.

Mayor Light reported that District 1 and District 2 has a significant number of affordable units throughout so they are not devoid of affordable units in the Coastal zone; spoke of Redondo Beach having some of the highest density development compared to most beach cities; pointed out that they are one of three cities that caused the person who started the Coastal Act to write the first initiative because of the high rises and the condo complexes blocking access to the beach; stated he is offended by some of the wording used by their attorney; felt they are moving in the right direction though; asked if they would consider using native plants versus some of the exotics they have listed.

Elisa Paster responded they would be happy to look into using native plants.

Mayor Light asked if the dual parking could be used only for residential and then they would not need the valet.

Elisa Paster stated that they envisioned the residential tandems would be for the two and three bedrooms and the commercial tandems would be for employees and they would like the flexibility to have valet if needed.

Mayor Light asked if tandem parking could be only for residential.

Elisa Paster noted that all the residential parking is on the second floor and all the commercial parking is on the first floor and they need to have some of the dual on the first floor.

Mayor Light asked if they would consider a bioswale or a deep well on the parkway in front of the facility to take in some of the stormwater off of PCH.

James Fischer said it is something they could have their civil engineer discuss with Public Works but mentioned it could be costly so they would need to be cautious.

Elisa Paster added they can make a good faith effort to do that, but they don't think they could accept it as unconditional.
Councilmember Waller mentioned concerns regarding the roof patio and asked if there would be limitations on the furniture and use of the patio.

Seema Dhir stated that there will be noise restrictions, time restrictions, and a limit on capacity.

Elisa Paster added that they will not be allowing amplified noise on the roof patio.

Councilmember Waller asked if they could increase the number of trees.

Elisa Paster said they could look into it but they would need to talk to their landscape architect; wondered if there are any spacing requirements and said they would need to work with Public Works on it.

James Fischer stated there is a street spacing requirement, and it also depends on the canopy of the tree; said they would need to work with their landscape architect and the City to determine the proper spacing.

Councilmember Waller requested them to consider making the project a three story because of the concerns with the height and mass; referenced the eight affordable units and wondered if they could increase that amount so that police officers, firefighters, teachers, and others that work in the City could actually afford to live in the City they work.

Elisa Paster said unfortunately they cannot increase the number of affordable units but would be happy to do targeted marketing to police, fire, teachers, nurses, and people who work in the City to the extent allowed by Fair Housing Law.

Councilmember Waller asked City staff the impacts and risks for the City if they deny the project.

City Attorney Ford stated the letter received from HCD concluded the Planning Commission's actions are inconsistent with AB2011; noted it is in their packet; reported the enforcement actions that the State can take with the Attorney General would be bringing a lawsuit against the City and subjecting the City to increased fines, all attorneys' fees, and a court could order the City to approve the project among other orders.

Councilmember Kaluderovic stated from her calculations there would be four 1 bedrooms, two to three 2-bedroom units, and at least one 3-bedroom unit; asked if they would be designated in any particular space in the complex.

Elisa Paster said they would work with City staff on the locations and that Fair Housing Law states they cannot be in the worst locations and spread throughout the property; noted they would have the same finishes as the other units; in response to Councilmember Kaluderovic's question, she stated that five units would be very low

income and the other three units would be moderately low income.

Discussion followed regarding the LA County Affordable Guidelines.

Councilmember Kaluderovic spoke about the difficulty of tracking and maintaining the inventory of affordable units in the City; stated, since they are the landlord and would be participating in the maintenance, it would be helpful to the City if they were able to track and maintain the units and streamline the effort with City staff; referenced the commercial spaces and that the presentation mentioned they engaged a team to help recruit businesses, asked what they are doing to make the spaces attractive to businesses.

Seema Dhir said they have been trying to find businesses that want to be there and then they will build out what they actually need; stated that the first-floor ceilings are high.

Councilmember Kaluderovic confirmed that their engagement is seeking out the businesses and then curating the space to be what they need to have them thrive in the community.

Seema Dhir said yes but until they have approval they cannot start.

Mayor Light asked if they intend to keep the building after they build it or sell it.

Ben Agrawal reported he has a non-profit trust, he will designate the trust to own the affordable units, and intends to keep run it from there.

Councilmember Obagi said he appreciated the changes they made to the project after the Planning Commission denied it and that they appealed to the Council to give them an opportunity to get it right especially in the State's eyes; spoke about the Arbutus Unedo tree they chose for the front of their development and stated if they put two of them 30 feet apart it would provide a canopy over the sidewalk; asked if they would impose a goal of planting those trees every 30 feet so eventually they would have a full canopy there, which would create a more pleasant environment for the area.

Councilmember Castle mentioned they need to keep in mind that visibility for the commercial space is important so they will need to balance the amount of trees with keeping visibility; asked the project architect if there would be a setback in front of the building since there is no parking currently on that stretch of PCH.

Some discussion took place but not at the podium therefore, not able to capture the speaker.

James Fischer spoke of areas around the property that have setbacks and noted that the entry courtyard is set fairly deep to the center of the building.

Councilmember Obagi stated they have recognized that the flat signs on the storefronts on Artesia Blvd. are not visible to people driving by and suggested that they consider

offering their future tenants blade signs.

Mayor Light asked if the Keep Clear zone would create sensor issues for the traffic light. Traffic Engineer Liu stated that it would potentially change the location of the sensors and the project team would need to work with Caltrans to relocate those loops and push them a bit further back; stated they could work with Caltrans through an encroachment permit.

Mayor Light asked who is responsible for the Keep Clear.

Traffic Engineer Liu responded that the City could condition it to the developer so they can install it at their cost or pay the City to install it; noted it could be a part of their off-site improvements, when they redo the sidewalk and curb, they can do the Keep Clear zone at that time.

Mayor Light asked, since the setback was decreased, would it impact the sight line for turning out of the development onto Pearl onto PCH.

Traffic Engineer Liu stated they do maintain the sight lines there; explained that he requested the project change the 20 ft. of driveway, that is 5% or less so that when you are exiting that driveway the driver will be on more level ground and can see the sidewalk; further mentioned a car can pull out of the driveway, there is angled parking to the left, and they can creep into that angled parking area to check for traffic.

Mayor Light invited public comments.

Barbara Zipper, resident since 1996, stated the development will be what she is looking at from her home on Francisca; reported putting about a half million dollars to get an ocean view and now this development will be her view; noted that all the buildings in the area are a max of two stories and this development is grossly oversized for the neighborhood being at four stories; suggested they remove the commercial and only have residential; pointed out that there are strip malls down the street that are all empty but they do need the affordable housing; stated she is blown away that the Fire Department said there will be no impact and she disagreed; understood that development is needed and the current structure has been sitting empty for years but asked that they right-size it and do what is right for the people that live there.

Simon Faynboym stated he was published in Forbes and the publications were Uncompromised Communication and Maneuverability; noted that he is a local physician, grew up in poverty, and finally got a chance to live in Redondo; stated that the project is for people with higher economic status, it is luxury living, it is not a resolution to the current housing crisis in Redondo; reminded everyone that the current administration loves lawsuits and, regardless of if they agree or not, lawsuits are the current way of doing things; opined that the developers of the project are trying to sidestep the community and only answering questions to the legal line so they can get the project here; stated that there was tons of feedback at the last meeting and they came back with extra parking spaces but sidestepped all the other stuff discussed; stated that past behavior is a

predictor of future behavior and when things go wrong they will figure out a way to maneuver around it.

Devin Null stated he lives about a block and a half away from the development site and that his family has owned homes near the area in the past; opined that the report done on the traffic analysis was not correct and that Seema Dhir's comments that people will ride their bikes or walk to work are also not correct; spoke about the numbers given for parking spaces for each unit and that they are not realistic so they will have issues with parking especially when there is street sweeping; noted the battle they currently have when it comes to parking; appealed to Ben and Seema to think about the impact they will have when it comes to parking; stated he likes the rest of the development but the commercial space is not needed and does not want to live next to a four-story complex.

Dr. Andy Lesser spoke about the City realizing the developments on Catalina was a big mistake and unfortunately, now, the State is forcing things that the Council has no power over; noted that even though they don't have power over density and height, there are things they do have control over and that is safety; stated that the driveway doesn't belong on Pearl, the driveway belongs on the highway; said he lives on Pearl and it is a safety issue because the fire trucks, ambulances, and rescue vehicles go up and down Pearl day and night; noted it is a major route and there will be traffic congestion; agreed with Barbara Zipper that they should pencil it out as just residential and lower the height; opined that the roof deck will attract parties and the noise impact will be felt; opined that the development is designed wrong, it is too big, too tall, and not safe; referenced a big building on Broadway and Torrance Blvd. and stated accidents happen there all the time because the vision is poor; felt the same will happen on Pearl and PCH with the development's current design; referenced a graphic he shared with the Council showing what will happen when cars pile up trying to get into the garage; suggested, before they break ground, they should go back and redesign it to be a three-story high, residential building with the driveway on PCH and a dedicated right-turn lane for southbound traffic and possibly consider a traffic signal with a protected left turn arrow for northbound traffic.

Judith Lonsdale pointed out that the property the are discussing was open and on notice from the outset that they are one block from Fire Station 1, and said she had mentioned that to the Planning Commission via Zoom at their meeting; said it was odd that the representative from that Fire Station said it is not a designated route because she lives there and emergency vehicles go up and down Pearl St. about 2 to 3 times every day; voiced concern that it would slow down response time for emergencies and impact traffic; stated there are e-Bike riders and cars that continuously run the 4-way stop at Pearl and Francisca and with the increase in density of the new residents from the complex there will be more crashes in the future; said safety is the non-negotiable and is where they have discretion.

Mark Finigan asked to pull up the slide that shows the Pearl entrance; stated with the roof deck and stairwell the building is actually five-stories; opined that Redondo does not need a five-story building, that the development should only be residential and not have commercial underneath; stated his main concern is the entrance on Pearl St. and said his

house is next to the location on Pearl St. and the only way for him to get to his driveway is coming from the ocean from the Fire Station; noted that cars back up on Pearl and PCH and he cannot safely make a left turn from that street; stated that the only way to get into the new building will be from the Esplanade, the Elks, or from the Fire Station which also means cars will be queuing on Pearl St. and making PCH traffic worse; proposed that they move the driveway to the high throughput area, said there are already three driveways built in front of 401; voiced his concerns with the traffic on Pearl causing delays for emergency vehicles to get through and agreed that the development's driveway should be put on PCH; credited the developers for making the modifications, believes that development is needed in the area, but feels safety is an issue there if the development is five stories and the driveway remains on Pearl.

Thad Jones, lives on Francisca, stated he does home design and has worked on renovations for residents; noted he follows the rules from height restrictions to setbacks and they all make sense; questioned why the City would bend rules for a developer to build something with such a high elevation; commented that there are a lot of people that are concerned about this development but understandably do not understand the process; stated he will lose his entire ocean view with this project and would understand it better if it was a three-story building within code; hoped the Council would represent the residents who have been following the rules and feels this development does not.

Holly Osborne, District 5, stated she had written to the Planning Commission after the project was presented to them and said that they should just remove the commercial and have residential only; noted that several other people have suggested it that evening so why don't they just ask the developers to do that; spoke of hating tandem parking and compact parking just leading to scratches on cars; suggested no tandem parking, no compact parking, get rid of the commercial, and then the property will have enough parking.

Alex Fineman, Redondo Beach homeowner, spoke in favor of the project and feels more housing is necessary and enriches the City's future; stated that this project is exactly the kind of solution that other cities are adopting; noted it is on a transit corridor, within walking distance of schools and commercial centers, reduces car dependency, adds 49 homes, and does not displace a single resident; stated that the City has recognized the importance by including it in its recent Draft Housing Element and hoped it would be approved in accordance with the Housing Element; urged Council to grant the appeal and approve the project.

Georgette Gantner, District 2, stated that the developer asked for the FAR to go from 1.5 to 2.58; commented that she doesn't feel that is fair and hoped it was not under consideration.

Wayne Craig, District 1, stated he was at the Planning Commission when he heard this; felt everyone should watch the Planning Commission meeting because it shows why they need to have their neighborhood voices initiative passed in Sacramento; commented that it is the reason why they don't have zoning control anymore; stated from his

understanding the same developer is building the same exact building at Inglewood Ave./190th in the City but it won't come to the Planning Commission since it is not in the Coastal zone; spoke about the Planning Commission being concerned about the parking and noted that it is about 45 parking spaces short since they also need to add in visitor parking spaces; stated that their parking study was done in January which doesn't show how busy the summer will be; said he found a couple of things interesting in the parking study: 1) they said currently there is a queue of four cars that might be going out to Pearl to PCH and that after the project was built they didn't anticipate that to get any larger, 2) on page 7, it said they didn't have a concern about emergency egress because when people see flashing light they move their cars; commented that cars cannot move when they are in a queue; felt that even though the parking study was done, there are issues that can come up on it; voiced concerns about the Coastal Commission's letter regarding parking and the Fire Department stating there would be no impact to them; felt that it is a better project since they brought it to the Planning Commission first and then made some modifications but stated there will not be enough parking.

Shiela Lamb said she wanted to speak on an important point in the Administrative Report because it is how they protect coastal access while operating under constrained state housing law; stated the report noted that the originally proposed parking supply may have been sufficient based on a shared parking utilization study but sufficiency is not the legal standard in the Coastal zone, LCP compliance is the standard; reported that the Planning Commission found that the project failed to meet the LCP's objective commercial parking requirement, which exists to protect public access to the Coast, the Harbor, and the Pier; stated that the distinction matters and that if they collapse objective Coastal standards into general performance modeling they will turn the LCP into a suggestion and not a governing document; said she appreciated the applicant revising the project to comply with the LCP standard; wanted to acknowledge the Coastal Commission's guidance, cited in the report, that broad statements about limiting access to Coastal resources is not by themselves objective standards that can support denial of AB2011; said she agrees with the legal framing but wanted everyone to know that the Coastal Commission was not saying that the Coastal access doesn't matter, they are saying that they must anchor the City's decisions to objective standards in the LCP; stated that the Planning Commission did apply the LCP faithfully to the residents; said what is concerning is that the state is asserting that LCP can be overridden by housing statutes.

Brian Lane commented on a previous speaker talking about the difficulty of turning left into his place on Pearl St. and stated that the traffic study says that 90% of the people in the complex will be doing that exact same thing but doing it even closer to PCH, which is very difficult to do; referenced the email from Dr. Andy Lesser that provided slides showing the problem with trying to turn left when on Pearl St. coming off of PCH; said the Keep Clear will not be perfect and once a car is waiting to turn left into the new complex, the next car that wants to turn right will not be able to; stated that the Police and Fire Departments will see more activity in that area.

Grace Peng (via Zoom), on behalf of League of Women Voters, spoke of the League being a good governance organization and she has been following state housing law and

reviewing the project; reported that on February 13th, the City released their revised Housing Element, and under Section D (removing governmental constraints) the City noted that they require two parking spaces regardless of the size of the unit; commented that that is very unusual for cities in California; referenced page 120, where the City promised HCD that they would address and remove the parking constraint by November 2023, which the City has not done; stated that asking for very expensive additional underground parking spaces so that existing residents in the area can continue to enjoy free street parking is an unfunded mandate; spoke of imposing same parking and same parking tax for all units regardless of size is ludicrous especially because low income people often are disabled and can't drive and seniors own less cars; pointed out that the high school is within a couple of blocks and that according to the Finance Department of the State of California, RUHS is expected to lose 18% of their student population.
Time ran out for this speaker.

Nancy Skiba, District 4, opined the project should get rid of the commercial part, that the development is too big and will tower over houses, and that they need to have another driveway; voiced concern that there will be crashes near the site; commented that the City needs more housing for renters and, if they offer the affordable units to City employees first, low-income renters won't be able to get an apartment.

Mark Nelson (via Zoom) commented that HCD and Coastal Commission seem to be aligned that the developer's plans are supported by State law; noted that Council is showing concern for neighbors who are speaking out and the adjacent C-2, R-3 abutting properties; stated that he is not concerned about C-2 and R-3's but he is about R-1's; spoke of the Council's concerns about traffic, height, setbacks and carve outs for residents and City employees but the City has not shown the same for the R-1 neighbors adjacent to other developments; felt if the C-2 and R-3 neighbors get a 45-foot limit then the R-1 should get that or even a 40-foot; stated that the biggest issue is the local neighbors haven't lawyered up yet; mentioned that the urban, landlocked sites, such as this development, don't have the advantage to easily accommodate a 1.25 FAR, like BCHD can with their 10-acres, and that is where State law tends to bind; recommended that the City just save the money and go with HCD and Coastal because in his experience Coastal will prevail so it might be best to settle it right here and right now.

Ken Taylor, 14-year resident of Redondo Beach, stated he had been a resident of Manhattan Beach for 35 years and had to move because it became too congested; asked that the Council do its best not to let Redondo Beach become too congested.

Laura Duke, District 3, said she pulled up the zoning map and to her it looks like it is C-4 where the commercial four-story is going; stated all the buildings along PCH seems very height respectful and asked if this project would go to a Measure DD vote, Article 27; commented that a three-foot setback is absurd if that is what she heard correctly and it would be similar to Legado; asked City staff to show the zoning maps again; felt that Dr. Lesser's points on hearing seals brought up a good point that the structures should be of concern to residents; noted the Kensington at Knob Hill is two stories and that the Coastal Commission or Coastal Act is trying to limit properties west of PCH to two-stories; said

she thought they were a charter city and had stronger local zoning laws; thanked Sheila Lamb, Wayne Craig and the whole Planning Commission and Holly Osborne for always doing their job and looking out for residents.
Nike Schwartz, resident since 2014, stated she loves living there but parking is a nightmare; noted that the Firehouse, Women's Club, summer beach goers, and street sweeping make parking very difficult; asked that the Council does not make living in Redondo Beach more difficult and that they vote with residents in mind.

Arianne O'Brien, 25-year resident, commented that the project is dangerous and negligible and the proposed height is a major concern; opined that the traffic studies done within the past 6 to 12 weeks is not a true reflection of what a beach city needs; stated that dogs have been hit and car accidents happen at the intersection and potentially children will be hit; mentioned that no one has talked about delivery trucks going in and out of the property to move people in or out and that it just won't work.

Hudson Brann, District 1, spoke in strong support of Item L.1, the appeal of the 49-unit mixed-use project; stated that his generation is getting priced out of Redondo Beach since rent is 40% of their paychecks but that these new homes would allow them to work in Redondo and live in the community; stated it would be an insult to his generation to deny a project that meets zoning and safety standards and no proven harm; stated it was denied by a technicality and that it has been amended; stated the site is key to the City's revised Housing Element and approving it builds good faith towards compliance and avoids tougher mandates; urged Council to grant the appeal, overturn the denial, and approve the project.

City Clerk Manzano reported no more for Zoom and 7 in support, 3 opposed, and 1 e-Comment undeclared.

Marcy Guillermo (via Zoom), District 1, stated the safety concerns along Pearl St. need to be better addressed; reported that she lives nearby and walks through the area but it is very dangerous; noted that there are some trees, some skinny parkways but it is not continuous all the way down through PCH; stated if the developer is a member of the community they should work with the City and make Pearl St. safer for pedestrians and suggested they work with the neighbors in the single-family units to make sure they can exit their garages safely; commented that busses have a difficult time trying to make left turns on Pearl Ave. and there have been many close calls for accidents; urged the developers to work with the City and neighbors to ensure Pearl St. is designed in a safe way.

City Clerk Manzano reported no more speakers.

Mayor Light asked the developer to come to the podium for more questions; mentioned that several people have asked about eliminating the commercial portion of the development; asked if that is possible and if it is a significant impact to the affordability of the project.

Elisa Paster stated it is a significant impact and they are not able to eliminate the commercial.

Mayor Light asked for the rationale.

Elisa Paster stated it is part of the project as they are proposing it and it contributes to providing for the affordable units.

Mayor Light invited the developer to voice their rebuttal.

Seema Dhir stated, in closing, they have worked in good faith, listened carefully, and made meaningful modifications and investment in response to the feedback; reported that the project meets the objective standards that apply, including being within the 45-foot height limited under the LCP and the location of the driveway access on Pearl was consistent with the City Traffic Engineer's directions; asked that the Council approve the project that evening.

Mayor Light summarized requests that were given earlier that evening to include the use of native plants wherever possible, to look at a bioswale or deep well off of PCH, maximize trees to provide shade, and to use blade signs.

Councilmember Castle stated they would need to look into the blade signs because it may not comply with the ordinance; recalled that certain parts of the City need to have signs flat against the building per the sign ordinance but would need to confirm that.

Mayor Light asked the developers if they are accepting of the things mentioned.

Seema Dhir responded that they are willing to accept them to the best of their ability.

Mayor Light asked City staff to explain why they pushed for the driveway to be on Pearl versus PCH.

Traffic Engineer Liu stated if there is an opportunity to place driveways on lower traffic, smaller streets that is always the preference.

Mayor Light mentioned that Alex Fineman quoted him from social media saying he spoke to other cities about housing; said he spoke to other cities about how to regain local control and how to do affordable housing and balance it at the local level; stated that views are not protected in Redondo, they do not have a view ordinance, and the Coastal Act does not protect private views from private homes, it only protects public views; noted that the commercial part is cooked into their project and it would be an impediment to construction to consider commercial; noted that staff supports an entrance off of Pearl from a safety perspective, and the fire professionals say they can work around more traffic on Pearl; clarified that Measure DD applies at zoning changes and this is not a zoning change; commented that all the reasons given are invalid from what he can see.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to close the public hearing.

Motion carried 5-0 by voice vote.

Councilmember Obagi stated he got elected 4 or 5 years ago on an anti-density platform; said his very first action was to vote on a plan to add 2,493 zoned units to Redondo Beach, and he had to do that three times to try to get HCD's approval and certification; spoke of a project on Catalina that was going to house multiple people in one unit with very tiny bedrooms and he tried to figure out a compromise with those developers to get the project but ultimately Council decided to deny them, but realizing the City was susceptible to action by the State government, he asked the developer to resubmit the project with modifications that address the concerns of the residents and the surrounding community; reported that they did and the project was approved with no litigation and without enforcement action; said he appreciated the Planning Commission's actions with this project, that they listened to the residents, took into consideration the Coastal Act, and did what they thought was best; said he appreciated the developer's response to the Planning Commission's feedback and in revising the project to provide more parking; thanked HCD for their unsolicited technical assistance on the subject and giving the City the opportunity to make it right; stated, as a final note, there is frustration about towers in Redondo Beach but it is the future, there will be elections relative to State Senate and State Assembly and this is the public's opportunity to get engaged and find out how the future and representatives are going to vote on these state density issues; stated they all want to achieve affordable housing in Redondo Beach but they also want to have some control over the process and control over what comes in; said he believes the people on the dais have a better gauge on what is desired in the neighborhood and what impacts the neighborhood can handle.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to adopt by title only Resolution No. 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.

Mayor Light asked if he could add the four things the developer agreed to.

Councilmember Obagi added "to the best of your ability, those four conditions incorporated."

City Manager Witzansky voiced concerns about calling them "conditions".

More discussion followed and Councilmember Obagi said he has seen their work on Catalina and will take the developers at their word.

Councilmember Behrendt agreed with Councilmember Obagi; spoke about the excellent work of Marc Wiener and Sean Scully along with the support of the City Attorney's office, City Manager, City staff, especially Traffic Engineer Liu; recognized that Deputy Chief

Jason May gave them helpful information and the Mayor got them a better product; fully supported the motion.

Mayor Light thanked the Planning Commission for their due diligence and their objective criteria; acknowledged the developer and thanked them for compromising and helping with the commercial parking.

Councilmember Waller told the public that they have heard them but they represent the fiduciary needs of the City and, as mentioned before, Sacramento is forcing their hands; stated Sacramento is limiting their ability to act and to be independent and that is where his vote is coming from; commented that he would love to vote in support of the residents that spoke there that evening but Sacramento is forcing their hand.

Mayor Light asked for a roll call vote for the record.

ROLL CALL VOTE:

AYES: Waller, Castle, Kaluderovic, Obagi, and Behrendt

NOES: None

ABSTAIN: None

Motion carried 5-0 by roll call vote.

City Clerk Manzano read adopt by title only Resolution No. CC-2602-010.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, to take a 10-minute break at 9:10 p.m.

Motion carried 5-0 by voice vote.

RECONVENE FROM RECESS – 9:22 P.M.

ROLL CALL

Councilmembers Present:	Waller, Castle, Kaluderovic, Behrendt, Mayor Light
Councilmembers Absent:	Waller, Obagi
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney Stephanie Meyer, Finance Director

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

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

Finance Director Meyer stated she is there to present the Year-End Carryover item; stated she will talk about the purpose of the report, the City's General Fund revenue and expenditure, and an estimated ending fund balance and the recommended use of the fund balance; said she would discuss input from the Budget & Finance Commission regarding the report, discuss next steps, and end with staff recommendations to Council; summarized what she will provide: estimated unaudited General Fund balance at the close of the fiscal year, additional detail on the General Fund, present assignments for Council's consideration, step in FY 2024-2025 audit process, and FY 2024-2025 General Fund Summary; stated, for the year ending June 30, 2025, revenue exceeded estimates by about 3%, and they spent about 2% below budget; showed a slide with the summary of the City's General Fund Revenue by major category; stated that they had better than anticipated results in Use of Money and Property; noted that Transfers In is used to record movement between funds within the City; showed a slide for Tax Revenue and noted that it is the City's largest single source so they include more detail including historical data; reported they had slightly better than anticipated results in UUT and property transfers tax; stated that there was a big jump between 2022-23 and 2023-24 because of the change in accounting recommended by their auditors in FY 23-24 and explained the changes; stated that they are looking at bringing Council some adjustments at mid-year for TOT.

Mayor Light asked, if they net it out, what did the City get from TOT.

Finance Director Meyer responded that in 23-24, the expense was about $2.8 million and the last FY was about $2 million so about $7 million this year net.

Councilmember Behrendt asked if they are booking the 2023-24, 2024-25 TOT from the Marine Avenue hotels into the On-Site Fund, which the City is not actually receiving but still booking as revenue.

Finance Director Meyer responded that they are recording it as revenue and then they are recording the off-setting expense; added that they are showing it go in and out.

City Manager Witzansky stated that it was recommended by CLA and their prior auditors liked the net approach but CLA liked the gross revenue transfer out approach.

Finance Director Meyer provided a Tax Revenue slide showing the magnitude of property tax compared to the City's other tax sources; provided an Expenditure slide and reported that they ended the year at about $2.6 million or 2.3% better than they budgeted, mainly due to savings in the City's contracts and services line; stated they had a strong hiring in 2024-25 and it was the first year of the full impact of some of their MOU increases; spoke about the Transfers Out item which included: regular items, 2021A Lease Revenue Bond, 2019A Bond, reported in 2024-25 they made a $3.1 million contribution to the City's Self-Insurance Fund, transferred about $3 million to the Capital Projects Fund, and stated that is also where they booked the $2 million payment to their reserve fund related to the Marine Avenue hotels; stated even with those transfers the City ended exactly within budget; showed the Expenditure slide, which gave some historical data on the major categories, noted the spending increase for Personnel and Fringe and corresponding increase in their Internal Services spending and reviewed the Transfers Out; provided a slide for General Fund FY 2024-25 Expenditure by Department, noted they have about a 1% savings overall including encumbrances and the one exception they have is the Fire Department; mentioned that their approach to overtime budgeting has driven the exception and they have updated their overtime budgeting for 25-26 so it should not happen again; provided information on their estimate for General Fund ending balance, showed how they get from their starting balance by backing out the City's contingency reserve and other mandatory designations and transfers to get to their available balance, which they estimate at $5.2 million; provided a slide with Recommended Use of Balance which included: limited department requests, Harbor Uplands Fund support, and no additional spending pending mid-year review; stated that they anticipate bringing some revenue adjustments to the Council and potentially some additional needs for their internal service funds; stated, in preparation for the 26-27 budget, they don't recommend Council put $2 million into the CalPERS reserve only to take it out again three months later; stated, with the recommendations including the initial carryover and the net million dollars for Harbor Upland support, it leaves about $3.2 million and they recommend leaving it unallocated; summarized the input from the Budget & Finance Commission, stated they supported limited department carryover, wanted to focus on only necessary items, supported replenishing the CalPERS Reserve Fund, and want to just maintain other balances unallocated for future priorities; said the next steps would be to look at mid-year on March 17th and work on the 24-25 ACFR, which they are not on schedule for but should have for Council in three months; stated staff's recommendations for Council that evening is to receive and file the report and adopt a resolution to re-budget carryovers and unexpended balances.

City Manager Witzansky stressed the need to be cautious and judicious with the remaining $3.2 million unallocated funds because they will have adjustment needs at mid-year; spoke of seeing a softening of the City's sales tax projection by about $300,000; noted they will probably revise the City's property tax figures upward; noted they typically see increased Internal Service Fund pressure and their history of claims, litigation, expenses, etc. have been high in recent years and felt it would affect the number this

fiscal year; spoke more about the need to be cautious with the $3.2 million and spoke about the Uplands Fund transfer and the need for the investment they put into it; hoped the mid-year report will reflect positive structural balance in the Uplands Fund; reminded Council that they balanced the 25-26 budget with a $3.5 million draw from the Pension Reserve to get them through the fiscal year so they will still deal with structural issues that need to be addressed going into the 26-27 budget preparation.

Councilmember Castle reported that they have received emails from members of the Budget & Finance Commission asking to double the $8.6 million reserve, but the recommendations provided by the Budget & Finance Commission for the presentation seems to be a bigger priority in terms of excess funds; asked if that was an accurate comment.

Finance Director Meyer said it sounded accurate for the immediate question but felt if the Commission was asked, they would put the CalPERS Reserve Fund first.

City Manager Witzansky added that both ultimately provide the same backstop; stated that they created the Pension Reserve Fund because they knew they were going to have ebbs and flows to that figure and the economic contingency is a percentage of the General Fund spending as a policy matter, but the funds being set aside for access by the Council, so they are effectively the same.

City Clerk Manzano reported no one online and no eComments.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to receive and file and report for discussion and possible action regarding the assignment of the General Fund balance for the fiscal year ending June 30th, 2025, and adopt by 4/5 vote and by title only Resolution No. CC-2602-009.

Motion carried 5-0 by voice vote.

City Clerk Manzano read adopt by 4/5 vote and by title only Resolution No. CC-2602-009.

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

City Manager Witzansky stated they are seeking direction on two items that evening; the first is to set the date for their next Strategic Planning Session and they suggested either March 24th or March 31st ; the second is in response to Councilmember Obagi's referral to discuss any format changes to the Strategic Planning process, which they are open to direction on; noted that the referral contemplated a more simplistic review this year

because many of the items on the plan are still the same objectives that they are actively working towards completing and several that are complete have secondary phase work in progress; said Council can either do a continuation of the plan they currently constructed with an update and staff could facilitate it efficiently without the need for a third party facilitator or if they prefer to revisit the goals, outstanding threads, and think more strategically long-term they would recommend using Leading Resources as they have in the past and stay with the more traditional format; stressed that staff is at capacity and they have a lot of outstanding capital projects, a lot of policy matters they are working on, and a lot of state mandates that they are reviewing so they do not have a lot of bandwidth for new objectives; turned the floor over to Councilmember Obagi since it was his referral.

Councilmember Obagi commented that they understand they cannot add more to staff; noted that they have all participated in preparing the goals; confirmed the cost of hiring Leading Resources and felt they don't need it since they are still working on everything and staff is overloaded; suggested they have an informal process using City staff and invite the public to come; stated they could do a SWOT analysis to the extent that the public wants to give them their opinions on their weaknesses and then they can go through and update the goals; suggested that the Councilmembers think of items that really need to get on the radar of the City now and reasons it cannot wait and they can also review the CIPs that are already funded and in the queue and determine which are priority that they want to see done in the next year or two so that staff has clear direction from Council.

Mayor Light asked Councilmember Obagi why he thought it needed to be addressed because he thought there were things that have changed since the last one and they should look at it as a Council; noted that he did not want to debate it but, after the Council of Mayors, he learned what other cities are doing to balance the impact of housing mandates and they don't currently have anything like that in their Strategic Plan.

Councilmember Obagi asked if the Mayor felt a mediator was needed during the session.

Mayor Light said no, he didn't feel she was needed; voiced concern that in the current process when they meet an objective they mark it as done rather than tracking it through the actual accomplishment of the original goal; wanted to hear from Councilmembers Waller and Castle since they have not been to a Strategic Planning Session yet.

Discussion followed and examples were given and suggestions on how to track it were provided.

City Manager Witzansky stated he would like to codify next steps because staff is doing more work on items that have been marked done but there is more work to be tracked in association with the overall objective.

Councilmember Behrendt stated he was reluctant when the referral was made but can see the merit of examining it now; commented that in seeing the long list, he is supportive

of the slimmed down informal approach but agrees with the Mayor that there are items that need follow through tracking; reported that Councilmembers Waller and Castle were at the last Strategic Planning Session; agreed with Councilmember Obagi that if there are time sensitive items or things that are tied to another activity they should consider moving it up to be worked on before something else on the list; recognized that City staff is at full capacity and when items are added it pulls resources and compromises current items; stated he is interested in hearing about the Conference of Mayors but would like to be cautious about adding on more.

Councilmember Castle agreed with Councilmember Obagi on a slimmed down version but add important things to the Strategic Plan, discuss them, and prioritize what would best serve the City; opined that the outside expert was not needed for this session, they could go through the list to update it, and figure out next steps on their own.

Mayor Light asked who would record the meeting.

City Manager Witzansky stated it would probably be a combination of Luke Smude and Jane Chung along with some help from the City Clerk's office; spoke of bringing in staff that have been involved in the work efforts to provide status updates and present logical next steps so they can codify it as a group.

More discussion followed.

City Manager Witzansky recommended they make it a standalone meeting earlier in the day because more staff will be available and more engaged collectively.

Discussion followed regarding what day works best to schedule the meeting.

Councilmember Waller stated he is fine with any of the dates for the Strategic Planning Session and is fine not having the consultant for this next Strategic Planning Session; commented that if staff feels they do not need a consultant for this he is fine with it but does feel having a consultant every once in a while is important since it changes the dynamic.

City Manager Witzansky said they have not done it without a consultant before so this will be a change; stated if Council as a whole feels comfortable with it they can pilot it and see how it goes.

Mayor Light asked the City Manager if he could go through the items and indicate next milestones, so they don't spend too much time discussing it during the session.

City Manager Witzansky agreed that he would do some prep work, draft logical next steps, note what direction they already have from Council and administrative action that is taking place and then coalesce around the unknown.

Councilmember Obagi stated he discussed with Councilmember Behrendt that they could

do the session in-house this time and then decide when they should do another Strategic Planning Session with the consultant.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to proceed as discussed, receive and file the updates to the Strategic Plan, and schedule the Strategic Planning Session for March 31st at 2:00 p.m.

Discussion regarding the time of day for the Strategic Planning Session and the procedures around the meeting were discussed while forming the motion.

Motion carried 5-0 by voice vote.

O. CITY MANAGER ITEMS

City Manager Witzansky stated he had three items: 1) Adjourned Regular Meeting at 1:00 p.m. for next Tuesday, 2) he went to the Cal Cities City Managers' Conference and stated it was a very good conference and he got some takeaways that he hopes to incorporate into future City Manager Reports, and 3) Greg Kapovich will be leaving the City to take a job closer to home as the Community and Economic Development Director for the City of Signal Hill and they will start recruitment for his replacement in the next month or so; provided some background on what Greg Kapovich has accomplished in his time with the City especially in the Waterfront.

Mayor Light added that the Waterfront would not be where it is today without W.E.D. Director Kapovich.

P. MAYOR AND COUNCIL ITEMS - None

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Obagi asked for a BRR for the cost to conduct a parking study for Aviation Blvd. south of Artesia Blvd. relative to adding bike lanes there at the cost of street parking, including what grant opportunities could exist to fund the study or the addition of bike lanes; asked for a BRR for the cost to put some plants or vegetation on Flagler and Ripley.

Councilmember Castle added that there is another location at the corner of South Juanita and Camino Real that could use some beautifying.

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 – None

T. ADJOURNMENT – 10:11 P.M.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, 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 1:00 p.m. (Open Session) on Tuesday, February 24, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk

Administrative Report

H.4., **File #** 26-0210 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

PAYROLL DEMANDS
CHECKS 30567-30568 IN THE AMOUNT OF $1,599.00, PD. 2/27/26
DIRECT DEPOSIT 308640-308641 IN THE AMOUNT OF $425.39, PD. 2/27/26
CHECKS 30569-30579 IN THE AMOUNT OF $11,522.75, PD. 3/13/26
DIRECT DEPOSIT 308642-309278 IN THE AMOUNT OF $2,542,807.00, PD. 3/13/26
EFT/ACH $10,835.18, PD. 2/27/26 (PP2605)
EFT/ACH $485,009.83, PD. 3/9/26 (PP2604)

ACCOUNTS PAYABLE DEMANDS
CHECKS 123842-124071 IN THE AMOUNT OF $2,883,095.52

EXECUTIVE SUMMARY

Approval of Payroll and Accounts Payable

ATTACHMENTS

- 03172026_RECOMMENDATION_TO_APPROVE
- 03172026_VENDOR_INVOICE_LIST

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

a. Payroll Demands

- **Checks 30567-30568, $1,599.00, Pd.2/27/26**
- **Direct Deposit 308640-308641, $425.39, Pd.2/27/26**
- **Checks 30569-30579, $11,522.75, Pd.3/13/26**
- **Direct Deposit 308642-309278, $2,542,807.00, Pd.3/13/26**
- **EFT/ACH $10,835.18, Pd. 2/27/26 (PP2605)**
- **EFT/ACH $485,009.83, Pd. 3/9/26 (PP2604)**

b. Accounts Payable Demands

- **Checks 123842-124071, $2,883,095.52**

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										
02-26-CRB		02/27/2026	10334529	03172026	123842	160.00	03/09/2026	INV	PD	FINGERPRINTS FEBRUARY 202
8892 3V SIGNS & GRAPHICS, LLC.										
16233		03/03/2026	10334739	03172026	123843	330.75	03/05/2026	INV	PD	CONSTRUCTION SITE SIGNS
15117 ACCENTURE INFRASTRUCTURE AND CAPITAL PROJECTS LLC										
33534	6963	07/15/2025	10334517	03172026	123844	20,686.00	03/09/2026	INV	PD	PORTOFINO/YACHT CLUB WAY
34121	6963	08/11/2025	10334518	03172026	123844	25,143.00	03/09/2026	INV	PD	PORTOFINO/YACHT CLUB WAY
						45,829.00				
15428 ADVISORS REAL ESTATE ASSET SERVICES CA, INC.										
10022025	7301	02/03/2026	10334512	03172026	123845	17,876.25	03/09/2026	INV	PD	REAL ESTATE ADVISORY SERV
12747 ALL CITY MANAGEMENT SERVICES INC										
PS-INV104001	7113	02/20/2026	10334814	03172026	123846	6,905.62	03/20/2026	INV	PD	02/01/26-02/14/26 CROSSIN
14763 ALL SECURITY ENFORCEMENT TRAINING										
0190		03/01/2026	10334569	03172026	123847	3,506.25	03/05/2026	INV	PD	CORRECTIONS OFFICER TRAIN
11750 ALLIED UNIVERSAL SECURITY SERVICES										
205568		03/03/2026	10334702	03172026	123848	2,912.00	03/05/2026	INV	PD	USHER SERVICES FOR RBC SN
131 ALLSTAR FIRE EQUIPMENT INC										
270581		02/17/2026	10334468	03172026	123849	444.14	03/19/2026	INV	PD	UNIFORM ACCESSORIES
15405 AMAZON CAPITAL SERVICES										
1PDN-VPN7-NJ6D		02/17/2026	10334535	03172026	123850	143.81	03/09/2026	INV	PD	Office Supplies
144 AMERICAN CITY PEST CONTROL INC.										
890179		03/04/2026	10334640	03172026	123851	112.50	03/04/2026	INV	PD	Feb 2026 American Pest
891906		02/19/2026	10334554	03172026	123851	125.00	03/19/2026	INV	PD	AVIATION GYM - QTLY PEST
892526		02/24/2026	10334553	03172026	123851	125.00	03/24/2026	INV	PD	WILDERNESS PARK - QTLY PE
PESTFAC -0226		02/27/2026	10334558	03172026	123851	1,002.00	03/27/2026	INV	PD	PESTFAC-0226 - PESTFAC -
PESTHARBOR-0226		02/27/2026	10334557	03172026	123851	601.00	03/27/2026	INV	PD	PESTHABOR - 0226 - PESTHA
						1,965.50				
12924 AMERICAN GUARD SERVICES INC										
INV191032	7060	03/05/2026	10334870	03172026	123852	15,730.55	03/05/2026	INV	PD	American Guard Services F
176 AMERICAN TEXTILE MAINTENANCE COMPANY										
21393007	7019	02/20/2026	10334565	03172026	123853	294.33	03/05/2026	INV	PD	FY25-26 JAIL FACILITY LIN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
21395005	7019	02/24/2026	10334566	03172026	123853	280.29	03/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
21397206	7019	02/27/2026	10334567	03172026	123853	309.72	03/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
21399234	7019	03/03/2026	10334568	03172026	123853	313.08	03/05/2026	INV	PD	JAIL FACILITY LINEN SERVI
						1,197.42				
213 AQUA-FLO										
S12693732		02/17/2026	10334624	03172026	123854	678.06	03/17/2026	INV	PD	IRRIGATION SUPPLIES
11606 ARCHITERRA, INC.										
35055	7105	02/28/2026	10334878	03172026	123855	2,719.50	03/09/2026	INV	PD	SCE ROW WEST OF PCH LANDS
2825 AT&T										
310796864302102026		02/10/2026	10334808	03172026	123856	1,858.11	03/02/2026	INV	PD	FINAL BILL ACCT 310 796-8
339343703002162026		02/16/2026	10334804	03172026	123856	404.71	03/11/2026	INV	PD	FINAL BILL ACCT 339 343-7
						2,262.82				
8029 ATHENS SERVICES										
21073559	7078	02/01/2026	10334855	03172026	123857	462,633.40	03/09/2026	INV	PD	TRASH SERVICE-RESIDENTIAL
21262063	7078	03/01/2026	10334856	03172026	123857	462,633.40	04/01/2026	INV	PD	TRASH SERVICE-RESIDENTIAL
						925,266.80				
21261931	7058	03/01/2026	10334860	03172026	123858	225.95	04/01/2026	INV	PD	PIER COMPACTOR ROLL-OFF S
13902 BEHRENDT, SCOTT										
01232026SMF		03/03/2026	10334564	03172026	123859	188.54	03/03/2026	INV	PD	SBEHRENDT TRVL XPNS RPT 0
384 BILL'S SOUND SYSTEMS, INC.										
47635		02/20/2026	10334550	03172026	123860	65.00	03/09/2026	INV	PD	PASSCODE CHANGE PW BLDG
12925 BKF ENGINEERS										
26030038	6945	02/26/2026	10334879	03172026	123861	103,407.25	03/09/2026	INV	PD	TS COMMUN. NETWORK SYSTEM
11059 BLACKSTONE PUBLISHING										
2226059		02/17/2026	10334742	03172026	123862	594.84	03/05/2026	INV	PD	AUDIO VISUAL
2226828		02/24/2026	10334751	03172026	123862	318.48	03/05/2026	INV	PD	AUDIO VISUAL
						913.32				
3121 BLUE DIAMOND										
4480297		02/28/2026	10334744	03172026	123863	2,964.33	03/28/2026	INV	PD	SHEET ASPHALT, AC FINE
14340 BOWMAN INFRASTRUCTURE ENGINEERS LTD										
533159	7089	11/30/2025	10334781	03172026	123864	8,121.35	03/05/2026	INV	PD	PLAN CHECKAND CONSULTING
533267	7089	11/25/2025	10334777	03172026	123864	12,000.00	03/05/2026	INV	PD	PLAN CHECKAND CONSULTING

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						20,121.35				
13136 BRADFORD, JOANNE										
WINTER2026		03/05/2026	10334722	03172026	123865	1,347.50	03/05/2026	INV	PD	WINTER2026 3YPG0805 SING
6387 BRIT WEST SOCCER										
WINTER2026		03/05/2026	10334721	03172026	123866	2,268.00	03/05/2026	INV	PD	WINTER2026 3YPG1101 02 03
15496 BROOKS, MONICA										
207068207358		02/27/2026	10334501	03172026	123867	575.00	02/27/2026	INV	PD	REFUND 207068 207358 ANDS
9499 BURHENN & GEST LLP										
12172025		12/17/2025	10334519	03172026	123868	2,112.00	03/09/2026	INV	PD	STATE MANDATES TEST CLAIM
15014 BURRO CANYON										
3755		02/18/2026	10334803	03172026	123869	60.00	03/20/2026	INV	PD	RANGE FEES 02/11/2026
4075 CALIFA GROUP										
8955		02/20/2026	10334779	03172026	123870	5,890.57	03/05/2026	INV	PD	ELECTRONIC RESOURCES
577 CALIFORNIA WATER SERVICE										
2754759120-02042026		02/04/2026	10334506	03172026	123871	5,342.98	03/04/2026	INV	PD	MANHATTAN, ARTESIA, GRANT
6428284669-03172026		02/06/2026	10334503	03172026	123871	18,727.82	03/06/2026	INV	PD	HUNTNT, TORR BL, INGLEWOO
6682231418-022526		02/25/2026	10334791	03172026	123871	177.63	03/16/2026	INV	PD	FLAGLER LN, NELSON AVE,RI
9779295077-021226		02/12/2026	10334505	03172026	123871	12,071.89	03/12/2026	INV	PD	TORRANCE, HARBOR DR, ELEN
						36,320.32				
12923 CAM PROPERTY SERVICES										
124815	7101	03/04/2026	10334632	03172026	123872	2,675.00	03/04/2026	INV	PD	CAM Property Services Dec
4933 CANNON, CHRIS										
209559		03/05/2026	10334868	03172026	123873	400.00	03/05/2026	INV	PD	REFUND 209559 AV RETURN D
614 CARSON TRAILER										
287330		03/02/2026	10334816	03172026	123874	3,428.38	03/09/2026	INV	PD	TRAILER FOR K9 UNIT
637 CDW-G										
AI23T2G	7262	02/26/2026	10334725	03172026	123875	30,721.85	03/05/2026	INV	PD	ADOBE ACROBAT PRO RENEW
15020 CENGAGE LEARNING INC										
999102416351		02/20/2026	10334762	03172026	123876	86.40	03/05/2026	INV	PD	BOOKS
999102426206		02/23/2026	10334763	03172026	123876	28.81	03/05/2026	INV	PD	BOOKS
999102443601		02/26/2026	10334760	03172026	123876	159.69	03/05/2026	INV	PD	BOOKS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						274.90				
13000 CHARTER COMMUNICATIONS										
187587301022126		02/21/2026	10334842	03172026	123877	152.33	03/05/2026	INV	PD	MONTHLY FEES ACCT 1875873
188420501022126		02/21/2026	10334813	03172026	123877	283.09	03/09/2026	INV	PD	MONTHLY FEES 188420501
						435.42				
7727 CHEMDRY										
02062026		02/06/2026	10334626	03172026	123878	1,170.00	03/09/2026	INV	PD	CARPET CLEANING AT CITY H
15414 CHILDREN'S PLUS INC										
274203		02/12/2026	10334774	03172026	123879	86.35	03/05/2026	INV	PD	BOOKS
274204		02/12/2026	10334771	03172026	123879	18.50	03/05/2026	INV	PD	BOOKS
274642		02/18/2026	10334452	03172026	123879	30.63	03/21/2026	INV	PD	JUVY BOOKS
274725		02/19/2026	10334757	03172026	123879	154.22	03/05/2026	INV	PD	BOOKS
274726		02/19/2026	10334758	03172026	123879	337.84	03/05/2026	INV	PD	BOOKS
						627.54				
705 CITY OF REDONDO BEACH										
030926		03/09/2026	10334899	03172026	123880	2,618.70	03/09/2026	INV	PD	010126 - 030526 Petty Cas
709 CITY OF TORRANCE										
00020000054109-0226		02/10/2026	10334588	03172026	123881	77.36	03/13/2026	INV	PD	1521 KINGSDALE AVE - SHEL
TorrFPSFeb2026		03/04/2026	10334647	03172026	123881	426.35	03/04/2026	INV	PD	Torr FPS Feb 2026
TorrWaterJan2026		03/04/2026	10334643	03172026	123881	143.44	03/04/2026	INV	PD	Torrance Water Jan 2026
TorrYardJan2026		03/04/2026	10334648	03172026	123881	126.37	03/04/2026	INV	PD	Torr Yard Jan 2026
						773.52				
725 CLEAN ENERGY										
CE12833179	7056	03/04/2026	10334629	03172026	123882	19,868.53	03/04/2026	INV	PD	CNG FUEL FOR TRANSIT VEHI
9413 COLANTUONO, HIGHSMITH & WHATLEY, PC										
67174		09/28/2025	10334701	03172026	123883	513.50	03/09/2026	INV	PD	TELECOM GENERAL CONSULTIN
11863 COMMUNICATION STRATEGIES										
4162	7052	02/28/2026	10334723	03172026	123884	481.25	03/05/2026	INV	PD	PROVIDE TECH CONSULT SERV
15376 COMMUNITY COUNTERPART SERVICES CORP										
0002	7179	02/01/2026	10334534	03172026	123885	9,188.00	03/09/2026	INV	PD	Contract Planner to assis
10780 COMPANY NURSE, LLC										
43197		02/28/2026	10334540	03172026	123886	516.00	03/09/2026	INV	PD	COMPANY NURSE TRIAGE SERV
7414 COUNTY OF LA DEPT OF PUBLIC HEALTH										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
IN1549238		11/12/2025	10334313	03172026	123887	111.00	03/09/2026	INV	PD	AR0244300 BACKFLOW PREV F
IN1550627		11/12/2025	10334419	03172026	123887	37.00	03/09/2026	INV	PD	AR0264891 BACKFLOW PREV F
IN1550628		11/12/2025	10334417	03172026	123887	74.00	03/09/2026	INV	PD	AR0264892 BACKFLOW PREV F
IN1550629		11/12/2025	10334416	03172026	123887	37.00	03/09/2026	INV	PD	AR0264893 BACKFLOW PREV F
IN1550630		11/12/2025	10334415	03172026	123887	37.00	03/09/2026	INV	PD	AR0264894 BACKFLOW PREV F
IN1550631		11/12/2025	10334414	03172026	123887	37.00	03/09/2026	INV	PD	AR0264895 BACKFLOW PREV F
IN1550632		11/12/2025	10334413	03172026	123887	37.00	03/09/2026	INV	PD	AR0264896 BACKFLOW ASFY25
IN1550633		11/12/2025	10334412	03172026	123887	37.00	03/09/2026	INV	PD	AR0264897 BACKFLOW PREV F
IN1550634		11/12/2025	10334411	03172026	123887	37.00	03/09/2026	INV	PD	AR0264898 BACKFLOW PREV F
IN1550635		11/12/2025	10334410	03172026	123887	37.00	03/09/2026	INV	PD	AR0264899 BACKFLOW PREV F
IN1550636		11/12/2025	10334409	03172026	123887	74.00	03/09/2026	INV	PD	AR0264900 BACKFLOW PREV F
IN1550637		11/12/2025	10334407	03172026	123887	111.00	03/09/2026	INV	PD	AR0264901 MB BLVD BACKFLO
						666.00				
3648 COUNTY OF L.A. DEPT. OF PUBLIC WORKS										
26020904735		02/09/2026	10334657	03172026	123888	5,285.90	03/09/2026	INV	PD	SHARE OF TRAFFIC SIGNAL M
8511 CROWELL & MORING, LLP.										
012605027		01/30/2026	10334274	03172026	123889	152,518.47	03/09/2026	INV	PD	11/25 - 12/25 9300 Wilshi
15499 CS SIGNS LLC										
208607-2025		03/04/2026	10334666	03172026	123890	261.00	03/04/2026	INV	PD	BUSINESS LIC REFUND #3338
8372 CULLIGAN OF SANTA ANA										
2038929		02/28/2026	10334828	03172026	123891	105.55	03/20/2026	INV	PD	03/2025 WATER SERVICE INV
2039530		02/28/2026	10334675	03172026	123891	46.41	03/09/2026	INV	PD	CH DRINKING WATER 3/1-3/3
2039547		02/28/2026	10334826	03172026	123891	314.65	03/20/2026	INV	PD	03/26 WATER SERVICE PD BR
						466.61				
893 CUMMINS CAL PACIFIC, INC.										
X4-260190670	7290	01/08/2026	10334467	03172026	123892	7,543.39	03/09/2026	INV	PD	REPAIRS TO FD UNIT 116-15
X4-260292315		02/17/2026	10334425	03172026	123892	-740.81	03/09/2026	CRM	PD	UNIT 116-15 TURBO CORE CR
X4-260392924		03/02/2026	10334809	03172026	123892	792.20	04/02/2026	INV	PD	UNIT 114-18 VALVE PRESSUR
						7,594.78				
15477 DAN MOORE ELECTRIC										
142881		02/03/2026	10334494	03172026	123893	5,497.56	02/27/2026	INV	PD	REFUND OF DUPLICATE PERMI
3738 DELERY, DELVIN										
0112-0114DELERY		03/04/2026	10334637	03172026	123894	69.00	03/04/2026	INV	PD	PER DIEM CIVIL LIABILITY
952 DELL COMPUTER CORPORATION										
10848279245	7120	11/22/2025	10335024	03172026	123895	8,293.61	03/11/2026	INV	PD	Quote No. 3000194129126.1
956 DELTA DENTAL										
BE006954097		03/01/2026	10334491	03172026	123896	32,789.22	03/09/2026	INV	PD	DENTAL PPO ACTIVE, RETIRE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9132 DELTA DENTAL INSURANCE COMPANY										
BE006953507		03/01/2026	10334489	03172026	123897	47.52	03/09/2026	INV	PD	DENTAL HMO RETIREE MARCH
BE006953488		03/01/2026	10334490	03172026	123898	1,602.12	03/09/2026	INV	PD	DENTAL HMO ACTIVES MARCH
960 DEMCO, INC.										
7770611		02/26/2026	10334756	03172026	123899	486.35	03/05/2026	INV	PD	PRINTING SUPPLIES
971 DEPARTMENT OF JUSTICE										
021275		02/05/2026	10334614	03172026	123900	262.00	03/04/2026	INV	PD	01/2026 DOJ FINGERPRINT A
12283 DEVIL MOUNTAIN WHOLESALE NURSERY										
INV663556		03/02/2026	10334672	03172026	123901	334.74	04/02/2026	INV	PD	PLANT MATERIAL
11884 DIAMOND ENVIRONMENTAL SERVICES LP										
0006790734		03/02/2026	10334591	03172026	123902	330.35	03/09/2026	INV	PD	SANI UNI PORTOFINO WAY 3/
3633 DILEVA, VINCE										
01120114DILEVA		03/04/2026	10334651	03172026	123903	69.00	03/04/2026	INV	PD	PER DIEM CIVIL LIABILITY
11505 DLT SOLUTIONS, LLC										
S1726858	7269	02/24/2026	10334526	03172026	123904	11,777.79	03/09/2026	INV	PD	AUTO CAD RENEWAL 3/2026-3
10748 DOUG & SONS PEST CONTROL										
53402		02/04/2026	10334601	03172026	123905	200.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT MAIN LI
53436		02/11/2026	10334618	03172026	123905	75.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT FS #2
53576		02/11/2026	10334617	03172026	123905	75.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT FS #1
53577		02/11/2026	10334616	03172026	123905	55.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT NORTH B
53674		02/19/2026	10334619	03172026	123905	82.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT ALTAVIS
53727		02/04/2026	10334602	03172026	123905	82.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT POLICE
53816		02/19/2026	10334621	03172026	123905	105.00	03/09/2026	INV	PD	MONTHLY PEST/BAIT OLD LIB
						674.00				
1055 EASY READER										
RD26-010	7031	02/05/2026	10334634	03172026	123906	240.00	03/09/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-011	7031	02/05/2026	10334650	03172026	123906	75.00	03/09/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-012	7031	02/05/2026	10334653	03172026	123906	80.00	03/09/2026	INV	PD	LEGAL ADS PUBLISHING
						395.00				
13793 ED'S FENCING INC.										
5311		12/18/2025	10334625	03172026	123907	610.00	01/18/2026	INV	PD	ANDREWS PARK CHAIN-LINK F
9625 EMPIRE PIPE CLEANING & EQUIPMENT, INC.										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12806	6178	02/28/2026	10334735	03172026	123908	7,891.00	03/28/2026	INV	PD	SEWER LINE CLEANING AND R
15492 FATHIMA, YASMEEN										
205923		02/24/2026	10334431	03172026	123909	200.00	02/24/2026	INV	PD	REFUND 205923 AV RETURN D
1176 FEDERAL EXPRESS CORPORATION										
9-194-13744		02/27/2026	10334743	03172026	123910	17.96	03/05/2026	INV	PD	DELL PICK UP
9-194-33822		02/27/2026	10334476	03172026	123911	19.06	03/09/2026	INV	PD	SHIPPING CHARGE OVERNIGHT
13065 FERNANDEZ-DAVILA DULANTO, ANA										
DAVILAGASREIM		02/12/2026	10334615	03172026	123912	36.43	03/04/2026	INV	PD	GAS REIMBURSEMENT DEPT VE
1207 FIREMASTER										
0001385508		02/05/2026	10333477	03172026	123913	450.00	02/05/2026	INV	PD	10038296 12052025
10479 FLYING LION, INC.										
2914	6524	03/01/2026	10334820	03172026	123914	1,029.99	03/31/2026	INV	PD	03/2026 DRONE EQUIPMENT L
11070 FRAME, ERIK										
ADPP MARCH 2026		03/05/2026	10334714	03172026	123915	4,543.16	03/09/2026	INV	PD	ERIK FRAME ADPP PAYMENT M
1258 FRANK SCOTTO TOWING										
93845C		03/04/2026	10334877	03172026	123916	1,908.16	03/09/2026	INV	PD	TOW & STORAGE SERVICE DR
10191 FRONTIER										
2091885137-03122026		03/05/2026	10334724	03172026	123917	13,433.17	03/05/2026	INV	PD	2091885137
3103744140-03082026		03/05/2026	10334730	03172026	123917	157.48	03/05/2026	INV	PD	3103744140
						13,590.65				
15408 GALLS LLC										
034141775		02/19/2026	10334477	03172026	123918	499.36	03/21/2026	INV	PD	UNIFORMS
034184925		02/24/2026	10334488	03172026	123918	150.14	03/26/2026	INV	PD	UNIFORMS
034207475		02/25/2026	10334556	03172026	123918	79.55	03/27/2026	INV	PD	UNIFORM ACCESSORIES
034207476		02/25/2026	10334559	03172026	123918	79.55	03/27/2026	INV	PD	UNIFORM ACCESSORIES
034207477		02/25/2026	10334560	03172026	123918	79.55	03/27/2026	INV	PD	UNIFORM ACCESSORIES
						888.15				
11093 GANAHL LUMBER										
151259754		02/18/2026	10334420	03172026	123919	4,948.92	03/18/2026	INV	PD	LUMBER FOR PIER
1300 GAS COMPANY, THE										
SoCalGas2.10.26		03/04/2026	10334652	03172026	123920	15.09	03/04/2026	INV	PD	SoCalGas 1.12.26-2.10.26

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
15467 GCP WW HOLDCO										
INV3010000793		02/17/2026	10334405	03172026	123921	348.08	03/17/2026	INV	PD	CARLOS GONZALEZ - SAFETY
INV3010000804		02/17/2026	10334408	03172026	123921	263.55	03/17/2026	INV	PD	JOSE MIRAMONTES - SAFETY
						611.63				
4968 GLOBAL INDUSTRIAL										
124174140	7287	03/03/2026	10334853	03172026	123922	19,266.49	04/03/2026	INV	PD	WATER BOTTLE FILLING STAT
6345 GOLD COAST TOURS, INC.										
442220		02/12/2026	10334077	03172026	123923	855.00	02/18/2026	INV	PD	SENIOR EXCURSIONS-ANIMAL
3706 GOLDEN STATE WATER										
48470300004-02092026		02/09/2026	10334445	03172026	123924	547.61	03/02/2026	INV	PD	INGLEWOOD PKW SE/LAWNDALE
77298524149-02092026		02/09/2026	10334446	03172026	123924	366.24	03/02/2026	INV	PD	16214 INGLEWOOD AVE IRR 1
						913.85				
6424 GRAFFITI CONTROL SYSTEMS										
17762	7207	03/03/2026	10334819	03172026	123925	5,633.50	04/02/2026	INV	PD	02/2026 GRAFFITI REMOVAL
1428 HARBOR & PIER ASSN										
3936		03/01/2026	10334426	03172026	123926	1,780.43	03/09/2026	INV	PD	MARCH 2026 DUES
15503 HARVEY, CHRISTINE										
208974		03/05/2026	10334867	03172026	123927	335.00	03/05/2026	INV	PD	REFUND 208974 4TEN1103-03
14910 HENRY, ROXANNE										
02010205HENRY		03/04/2026	10334658	03172026	123928	387.00	03/04/2026	INV	PD	PER DIEM MANAGMENT COURSE
8637 HI-WAY SAFETY, INC.										
182772		02/23/2026	10334255	03172026	123929	682.04	03/25/2026	INV	PD	DELINEATOR TOP AND BASE
15476 HOWARD & SONS INC.										
2502885		02/03/2026	10334493	03172026	123930	360.46	02/27/2026	INV	PD	REFUND FOR WITHDRAWN PERM
3519 HUNTINGTON BEACH HONDA										
120955	7109	02/24/2026	10334797	03172026	123931	1,879.00	02/24/2026	INV	PD	2019 HONDA CRF MAITENANCE
15449 I'M READY FOUNDATION INC.										
2112026		03/05/2026	10334707	03172026	123932	980.90	03/05/2026	INV	PD	PARTIAL REFUND - I'M READ
1560 INDIAN CANYON LAND CORPORATION										
3010		03/01/2026	10334811	03172026	123933	350.00	03/09/2026	INV	PD	RANGE RENTAL FEB 10-11, 2

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1569 INDUSTRIAL SAFETY SHOE CO.										
I100-1483067		02/07/2026	10334314	03172026	123934	308.40	03/07/2026	INV	PD	ROY LACY - SAFETY BOOTS F
8433 INGRAM LIBRARY SERVICES										
94628949		02/19/2026	10334785	03172026	123935	45.83	03/05/2026	INV	PD	BOOKS
94628950		02/19/2026	10334783	03172026	123935	218.53	03/05/2026	INV	PD	BOOKS
94628951		02/19/2026	10334782	03172026	123935	84.36	03/05/2026	INV	PD	BOOKS
94811923		02/26/2026	10334770	03172026	123935	46.54	03/05/2026	INV	PD	BOOKS
94811924		02/26/2026	10334769	03172026	123935	22.68	03/05/2026	INV	PD	BOOKS
94811925		02/26/2026	10334768	03172026	123935	24.06	03/05/2026	INV	PD	BOOKS
94811926		02/26/2026	10334764	03172026	123935	2,323.04	03/05/2026	INV	PD	BOOKS
						2,765.04				
14636 INNOVENT LAW PC										
02162026		02/26/2026	10334459	03172026	123936	1,350.00	02/26/2026	INV	PD	TRADEMARK COUNSEL
12138 INSIGHT PUBLIC SECTOR SLED										
1101361364	7274	03/05/2026	10334713	03172026	123937	3,399.55	03/05/2026	INV	PD	ESET PROTECT Advanced - s
1619 INTERSTATE BATTERIES OF CALIF COAST, INC										
130116672		02/25/2026	10334456	03172026	123938	1,407.40	03/25/2026	INV	PD	BATTERIES
8059 JEFF GRAHAM PLASTERING										
2026-1	7288	03/09/2026	10334969	03172026	123939	8,985.00	03/17/2026	INV	PD	PLASTER REPAIR WORK AT VE
13045 JEHANIAN, ARMENA										
1579WINTER2026		03/05/2026	10334718	03172026	123940	1,995.00	03/05/2026	INV	PD	1579WINTER2026 3YPG1004-0
15462 JOE MAR POLYGRAPH										
26-005-RBPD		01/26/2026	10334612	03172026	123941	250.00	03/04/2026	INV	PD	POLYGRAPH MITCHELL C
3585 JONES, NANCY										
FEBRUARY2026		03/04/2026	10334623	03172026	123942	2,113.00	03/04/2026	INV	PD	FEBRUARY2026 FARMER MARKE
15493 JUMANAZAROVA, ZHANAT										
205922		02/24/2026	10334429	03172026	123943	200.00	02/24/2026	INV	PD	REFUND 205922 AV RETURN D
1749 KING HARBOR MARINE CENTER										
018935		02/12/2026	10334247	03172026	123944	1,480.07	03/11/2026	INV	PD	BOAT 801 CUTTER ASSEMBLY
189500		02/19/2026	10334421	03172026	123944	2,850.00	03/18/2026	INV	PD	BOAT 801 PARTS
40076		02/09/2026	10334248	03172026	123944	1,352.52	03/08/2026	INV	PD	BOAT 801 SCRUB BOTTOM AND
40135		03/03/2026	10334830	03172026	123944	882.52	03/09/2026	INV	PD	MEU BOAT MAINTENANCE & HA

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						6,565.11				
14134 KIS										
90260	7024	01/30/2026	10334740	03172026	123945	250.04	03/05/2026	INV	PD	REMOTE MANAGEMENT SERVICE
5855 KOSMONT COMPANIES										
2208.12-031	7126	01/31/2026	10334545	03172026	123946	4,031.30	03/09/2026	INV	PD	FY25-26 REAL ESTATE SERVI
8444 KRONOS INCORPORATED										
I10010059979		03/01/2026	10334555	03172026	123947	900.00	03/31/2026	INV	PD	UKG TELESTAFF CLOUD 02/01
6712 KVO INDUSTRIES, INC.										
8549		02/24/2026	10334703	03172026	123948	1,217.70	03/05/2026	INV	PD	PATH OF HISTORY MARKERS -
10899 LA UNIFORMS										
31219		02/02/2026	10334687	03172026	123949	745.54	03/05/2026	INV	PD	UNIFORM BLAGOJEVIC PATROL
31257		02/04/2026	10334688	03172026	123949	381.06	03/05/2026	INV	PD	UNIFORM CASMERA PSS
31263		02/04/2026	10334689	03172026	123949	205.42	03/05/2026	INV	PD	UNIFORM MANIS K9
31279		02/05/2026	10334690	03172026	123949	470.51	03/05/2026	INV	PD	UNIFORM E FLORES PATROL
31409		02/13/2026	10334691	03172026	123949	19.74	03/05/2026	INV	PD	ALTERATION NIMMONS
31485		02/17/2026	10334692	03172026	123949	730.35	03/05/2026	INV	PD	UNIFORM GUTIERREZ PATROL
31575		02/19/2026	10334693	03172026	123949	163.48	03/05/2026	INV	PD	UNIFORM D DELERY PATROL
31672		02/24/2026	10334694	03172026	123949	44.14	03/05/2026	INV	PD	UNIFORM BLOOMFIELD CROSSI
31771		02/27/2026	10334695	03172026	123949	578.74	03/05/2026	INV	PD	UNIFORM GRAMAJO PATROL
						3,338.98				
1828 LANCE, SOLL & LUNGHARD, LLP										
73371	6244	02/28/2026	10334790	03172026	123950	6,429.00	03/05/2026	INV	PD	GASB ACCOUNTING SERVICES
9936 LARRY WALKER ASSOCIATES										
00531.05-15	6637	02/13/2026	10334727	03172026	123951	4,240.33	03/09/2026	INV	PD	NPDES SERVICES
14934 LAU, MELINDA										
2026-009-PAC		02/28/2026	10334659	03172026	123952	510.00	03/09/2026	INV	PD	MEETING MINUTES FOR PUBLI
11194 LEECH TISHMAN FUSCALDO & LAMPL INC.										
373272		02/06/2026	10334275	03172026	123953	250.00	03/09/2026	INV	PD	1/26 C. Garcia 20-150928
373279		02/06/2026	10334276	03172026	123953	9,205.00	03/09/2026	INV	PD	1/26 C. Garcia 23-173817
375069		02/24/2026	10334807	03172026	123953	3,639.50	03/09/2026	INV	PD	1/26 J. Pailet Legal Fees
						13,094.50				
3515 LEXIPOL LLC										
INVPRA11265720		02/01/2026	10334669	03172026	123954	1,084.30	03/05/2026	INV	PD	STC Corrections One Annua
8803 LEXISNEXIS RISK DATA MANAGEMENT										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1100274071		02/28/2026	10334840	03172026	123955	50.00	03/30/2026	INV	PD	02/2026 MONTHLY SUBSCRIPT
1887 LIFE ASSIST, INC.										
2072516		02/24/2026	10334483	03172026	123956	4,961.07	04/10/2026	INV	PD	PARAMEDIC SUPPLIES
2073762		02/25/2026	10334487	03172026	123956	1,107.16	03/27/2026	INV	PD	PARAMEDIC SUPPLIES
						6,068.23				
8937 LIGHT, JIM										
USCMWINTRMTG 012026		03/05/2026	10334874	03172026	123957	81.80	03/05/2026	INV	PD	JLIGHT USCM WINTRMTG 0120
12775 LINDE GAS & EQUIPMENT INC										
55021609		02/22/2026	10334480	03172026	123958	434.71	03/24/2026	INV	PD	SCBA CYLINDER RENTAL 1/20
55045172		02/22/2026	10334479	03172026	123958	640.58	03/24/2026	INV	PD	SCBA CYLINDER RENTAL 1/20
						1,075.29				
3740 LONG, BRIAN										
01120114LONG		03/04/2026	10334655	03172026	123959	69.00	03/04/2026	INV	PD	PER DIEM CIVIL LIABILITY
14518 LOVEJOY FOUNDATION INC										
LBR03012026	6532	03/01/2026	10334847	03172026	123960	1,250.00	03/05/2026	INV	PD	03/2026 ANIMAL SHELTERING
LRB02012026	6532	02/01/2026	10334846	03172026	123960	1,250.00	03/05/2026	INV	PD	02/2026 ANIMAL SHELTERING
RB12012025	6532	12/12/2025	10334829	03172026	123960	1,188.00	03/05/2026	INV	PD	BITE 10-DAY QUARANTINE FE
						3,688.00				
11274 LUCCI AND ASSOCIATES, INC.										
20173-A-03	6663	02/18/2026	10334525	03172026	123961	900.00	03/09/2026	INV	PD	DESIGN SERVICES FOR SYSTE
25169A	5917	08/12/2025	10334880	03172026	123961	1,520.00	03/09/2026	INV	PD	ON-CALL CONTRACT TASKS -
						2,420.00				
15504 LYONS DEMOLITION INC										
208468		03/04/2026	10334622	03172026	123962	2,860.00	03/04/2026	INV	PD	REFUND 208468 AV CC CANCE
10274 MACKAY METERS, INC.										
1071302		01/29/2026	10334818	03172026	123963	519.00	03/05/2026	INV	PD	Meter spare keys
1071400		01/31/2026	10334552	03172026	123963	134.00	03/09/2026	INV	PD	JANUARY METERS
1071402	7021	01/31/2026	10334821	03172026	123963	6,316.00	03/05/2026	INV	PD	01/2026 METER CONNECTIVIT
						6,969.00				
14777 MADE BY MEG										
8218004		03/03/2026	10334536	03172026	123964	285.35	03/03/2026	INV	PD	8218004 PERRYPARK SENIOR
8218005		03/03/2026	10334539	03172026	123964	356.69	03/03/2026	INV	PD	8218005 PERRY PARKSENIOR
8218006		03/03/2026	10334542	03172026	123964	356.69	03/03/2026	INV	PD	8218006 PERRYPARK SENIOR
8218007		03/03/2026	10334543	03172026	123964	356.69	03/03/2026	INV	PD	8218007 PERRY PARK SENIOR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,355.42				
7847 MANNING & KASS, ELLROD, RAMIREZ, TRESTER LLP										
854036		02/06/2026	10334278	03172026	123965	581.45	03/09/2026	INV	PD	1/26 M. Rhoads Legal Fees
854037		02/06/2026	10334280	03172026	123965	193.35	03/09/2026	INV	PD	1/26 Estate of Jose Sosa
						774.80				
4387 MARTIN CHEVROLET										
42419CVW		02/25/2026	10334457	03172026	123966	48.88	03/25/2026	INV	PD	UNIT 652 OIL PRESSURE SEN
2048 MARTIN, ROBERT										
01120114MARTIN		03/04/2026	10334642	03172026	123967	69.00	03/04/2026	INV	PD	PER DIEM CIVIL LIABILITY
MILCLMARTIN		03/04/2026	10334639	03172026	123967	139.75	03/04/2026	INV	PD	MILEAGE REIMBURSEMENT CIV
						208.75				
2084 MCCUNE & HARBER, LLP.										
132660		01/31/2026	10334282	03172026	123968	67.50	03/09/2026	INV	PD	1/26 K. Alexander Legal F
132661		01/31/2026	10334287	03172026	123968	12,334.27	03/09/2026	INV	PD	1/26 J. Koyanagi Legal Fe
132662		01/31/2026	10334295	03172026	123968	14,550.59	03/09/2026	INV	PD	1/26 S. Dettelbach Legal
132663		01/31/2026	10334296	03172026	123968	787.50	03/09/2026	INV	PD	1/26 J. Shannon Legal Fee
132664		01/31/2026	10334297	03172026	123968	4,972.50	03/09/2026	INV	PD	1/26 K. Brimer Legal Fees
132665		01/31/2026	10334298	03172026	123968	942.25	03/09/2026	INV	PD	1/26 G. Mesch Legal Fees
132666		01/31/2026	10334299	03172026	123968	2,196.74	03/09/2026	INV	PD	1/26 L. Hardaway Legal Fe
						35,851.35				
4582 MELAD & ASSOCIATES										
RB26-03	7096	03/04/2026	10334755	03172026	123969	13,567.50	03/05/2026	INV	PD	PLAN CHECK AND CONSULTING
RB26-04	7096	03/04/2026	10334749	03172026	123969	10,327.50	03/05/2026	INV	PD	PLAN CHECK AND CONSULTING
RB26-05	7096	03/04/2026	10334759	03172026	123969	1,661.40	03/05/2026	INV	PD	PLAN CHECK AND CONSULTING
RB26-06	7096	03/04/2026	10334761	03172026	123969	50,696.22	03/05/2026	INV	PD	PLAN CHECK AND CONSULTING
						76,252.62				
2117 MERRIMAC ENERGY GROUP										
2245300	7295	02/11/2026	10334422	03172026	123970	15,811.62	03/18/2026	INV	PD	4,000 GALLONS DIESEL FUEL
14908 MES SERVICE COMPANY LLC										
IN2433650	6402	02/03/2026	10334470	03172026	123971	15,225.37	03/05/2026	INV	PD	SIX SETS OF PPE UTILIZING
IN2435660	6455	02/06/2026	10334471	03172026	123971	15,125.38	03/08/2026	INV	PD	PURCHASE 10 SETS OF REPLA
IN2436085	6455	02/06/2026	10334472	03172026	123971	10,083.60	03/08/2026	INV	PD	PURCHASE 10 SETS OF REPLA
						40,434.35				
2127 MICHAEL J ARNOLD & ASSOCIATES INC										
15172	7247	03/02/2026	10334533	03172026	123972	84.00	03/02/2026	INV	PD	CONSULTANT SVCS FOR STATE
15186	7247	03/02/2026	10334530	03172026	123972	3,500.00	03/02/2026	INV	PD	CONSULTANT SVCS FOR STATE
						3,584.00				
7177 MICHEL & ASSOCIATES, P.C.										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
14440TS		02/03/2026	10334300	03172026	123973	472.50	03/09/2026	INV	PD	12/25 S. Belavsky Legal F
14441TS/8917QB		02/03/2026	10334301	03172026	123973	8,135.00	03/09/2026	INV	PD	12/25 C. Blakeley Legal F
14442TS		02/03/2026	10334302	03172026	123973	5,339.50	03/09/2026	INV	PD	12/25 G. Cooke Legal Fees
14443TS		02/03/2026	10334303	03172026	123973	103.50	03/09/2026	INV	PD	12/25 P. MacDonald Legal
14444TS/8899QB		02/03/2026	10334304	03172026	123973	967.30	03/09/2026	INV	PD	12/25 P. Mack Legal Fees
14446TS		02/03/2026	10334306	03172026	123973	384.50	03/09/2026	INV	PD	12/25 D. Mendoza Conner L
14447TS/8898QB		02/03/2026	10334307	03172026	123973	5,766.85	03/09/2026	INV	PD	12/25 R. Rivas Legal Fees
14448TS/8900QB		01/03/2026	10334504	03172026	123973	3,899.85	03/09/2026	INV	PD	12/25 M. St. Laurent Lega
14449TS		02/03/2026	10334309	03172026	123973	3,055.50	03/09/2026	INV	PD	12/25 M. Venegas Legal Fe
						28,124.50				
2144 MIDWEST TAPE										
508468918		02/20/2026	10334780	03172026	123974	171.96	03/05/2026	INV	PD	AUDIO VISUAL
9518 MIND BODY OCEAN										
WINTER2026		03/05/2026	10334772	03172026	123975	1,575.00	03/05/2026	INV	PD	WINTER 2026 WRKT CLASSES
13349 MINUTEMAN PRESS REDONDO BEACH										
35180	6217	03/05/2026	10334745	03172026	123976	95.21	03/05/2026	INV	PD	Minuteman Press Printing
6080 MOFFATT & NICHOL										
807704		02/26/2026	10334683	03172026	123977	438.00	03/09/2026	INV	PD	CAMERA REMOVAL MOLE D
807713	6622	03/04/2026	10334682	03172026	123977	77,167.99	03/09/2026	INV	PD	Moffatt & Nichol Public B
						77,605.99				
7834 MORROW-MEADOWS CORPORATION										
256133A	5953	02/26/2026	10334521	03172026	123978	14,843.00	03/09/2026	INV	PD	TECH SUPPORT/EMGCY RESP S
12551 MR. HOSE INC										
271280		02/25/2026	10334455	03172026	123979	161.81	03/27/2026	INV	PD	UNIT 114-18 HOSE FITTINGS
13375 NATIONAL BARRICADE & SIGN CO.										
226393	7300	02/16/2026	10334851	03172026	123980	9,954.65	03/09/2026	INV	PD	CAR, BIKE, AND PED SIGNS
13567 NUVIS										
28553	5952	01/20/2026	10334546	03172026	123981	147,483.00	03/09/2026	INV	PD	SEASIDE LAGOON REVITALIZA
28613	5952	02/15/2026	10334547	03172026	123981	57,892.75	03/09/2026	INV	PD	SEASIDE LAGOON REVITALIZA
						205,375.75				
12232 NV5, INC.										
502596	7255	02/26/2026	10334706	03172026	123982	780.00	03/09/2026	INV	PD	DESIGN FOR BUS STOP MODIF
4796 OCCU-MED,LTD.										
0226900.3		01/31/2026	10334478	03172026	123983	4,885.92	03/09/2026	INV	PD	PHYSICALS 6 FT & 3 PT EE

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0226900.3A		01/31/2026	10334482	03172026	123984	1,175.58	03/09/2026	INV	PD	PHYSICALS 1 FT & 1 PT EE
0126900 (JANUARY)		12/31/2025	10334486	03172026	123985	843.36	03/09/2026	INV	PD	PHYSICALS 3 FT EE JANUARY
7131 OCHOA, IGNACIO										
1323055		03/05/2026	10334865	03172026	123986	150.00	03/05/2026	INV	PD	SAILING 1323055 2/16 BOTT
13029 ODP BUSINESS SOLUTIONS, LLC										
453084434001		01/07/2026	10334583	03172026	123987	112.46	03/05/2026	INV	PD	Mouse and wristrest
453639752001		02/05/2026	10334571	03172026	123987	850.84	03/05/2026	INV	PD	Livescan Toner
453639752002		02/06/2026	10334580	03172026	123987	506.35	03/05/2026	INV	PD	Livescan Toner
455060780001		02/13/2026	10334549	03172026	123987	58.95	03/20/2026	INV	PD	455060780001 - ADVIL, BAT
455551805002		02/28/2026	10334660	03172026	123987	21.83	03/09/2026	INV	PD	OFFICE SUPPLIES
455552846001		02/28/2026	10334663	03172026	123987	22.15	03/09/2026	INV	PD	OFFICE SUPPLIES
455914821001		02/13/2026	10334778	03172026	123987	304.67	03/05/2026	INV	PD	OFFICE SUPPLIES
455919523001		02/13/2026	10334776	03172026	123987	58.34	03/05/2026	INV	PD	OFFICE SUPPLIES
456749822001		02/07/2026	10334544	03172026	123987	50.22	03/13/2026	INV	PD	456749822001 - WALL CDR 2
456755444001		02/09/2026	10334551	03172026	123987	118.54	03/13/2026	INV	PD	456755444001 - LAMINATOR,
459203177001		02/11/2026	10334656	03172026	123987	133.24	03/09/2026	INV	PD	OFFICE SUPPLIES
459386500001		02/13/2026	10334595	03172026	123987	18.76	03/20/2026	INV	PD	DB AND SIU CABLE TIES
459386779001		02/13/2026	10334596	03172026	123987	79.18	03/20/2026	INV	PD	DB AND SIU OFFICE SUPPLIE
459386780001		02/12/2026	10334594	03172026	123987	43.78	03/20/2026	INV	PD	DB OFFICE SUPPLIES
459386782001		02/13/2026	10334599	03172026	123987	65.91	03/20/2026	INV	PD	DB SIU OFFICE SUPPLIES
						2,445.22				
10183 ON THE WING FALCONRY										
781106	7033	03/04/2026	10334869	03172026	123988	12,103.00	03/09/2026	INV	PD	PEST BIRD ABATEMENT SERVI
4643 ORION PLASTICS										
30258		02/17/2026	10334293	03172026	123989	2,908.38	03/17/2026	INV	PD	AVIATION GYM TRASH CAN LI
11967 PACIFIC PRODUCTS & SERVICES, LLC										
37634		02/13/2026	10334589	03172026	123990	1,222.07	03/13/2026	INV	PD	PIER PARTS FOR SIGNS
12759 PARKMOBILE LLC										
INVUS0322026000457		02/28/2026	10334827	03172026	123991	2,755.65	03/05/2026	INV	PD	02/2026 TRANSACTION FEES
14339 PEGASUS STUDIOS										
1132	6885	03/05/2026	10334716	03172026	123992	8,400.00	03/05/2026	INV	PD	CITY MEETINGS ACTIVATE AV
10521 PLACEWORKS										
CORB-01.0 - 12	6888	01/31/2026	10334849	03172026	123993	5,793.75	03/09/2026	INV	PD	GENERAL PLAN UPDATE CONSU
2487 PLUMBER'S DEPOT										
PD-60280	7248	12/17/2025	10334312	03172026	123994	9,437.28	01/16/2026	INV	PD	REPLACEMENT CABLE FOR CAM

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
PD-60740		02/24/2026	10334449	03172026	123994	1,505.79	03/23/2026	INV	PD	HOSE, DOUBLE JACKET CONRA
						10,943.07				
15502 POD PEOPLE										
584742		02/17/2026	10334548	03172026	123995	1,000.00	03/19/2026	INV	PD	FILM DEPOSIT REFUND
12987 POMERANITZ, EFRAT										
WINTER2026		03/05/2026	10334720	03172026	123996	2,719.50	03/05/2026	INV	PD	WINTER2026 2APG0608 01-02
11747 PORTOFINO HOTEL & MARINA										
10001922		03/03/2026	10334823	03172026	123997	92.29	04/02/2026	INV	PD	FUEL MEU BOAT 02/14/2026
2511 PR DIAMOND PRODUCTS, INC.										
0068329-IN		03/03/2026	10334649	03172026	123998	1,870.00	04/03/2026	INV	PD	MULTI PURPOSE BLADE
2519 PRESTIA, CHARLES										
01120114PRESTIA		03/04/2026	10334646	03172026	123999	69.00	03/04/2026	INV	PD	PER DIEM CIVIL LIABILITY
2548 PRUDENTIAL OVERALL SUPPLY										
43098169		02/19/2026	10334473	03172026	124000	54.52	03/21/2026	INV	PD	STATION 2 TOWELS/MATS
10446 PSYCHOLOGICAL CONSULTING ASSOCIATES, INC.										
902555		02/18/2026	10334698	03172026	124001	462.00	03/04/2026	INV	PD	PRE EMPLOYMENT PSYCH S UL
90525_THERAPY		02/06/2026	10334613	03172026	124001	289.00	03/04/2026	INV	PD	INDIVIDUAL SESSION 90837
						751.00				
2561 PVP COMMUNICATIONS										
137913		03/02/2026	10334824	03172026	124002	1,585.89	04/02/2026	INV	PD	MOTOR HELMET & COMMUNICAT
12665 QUALITY REFRIGERATION COMPANY INC										
0111902-IN	7296	01/08/2026	10334308	03172026	124003	14,536.17	03/18/2026	INV	PD	HOT WATER TANK REPLACEMEN
0112252-IN		02/18/2026	10334305	03172026	124003	1,079.02	03/18/2026	INV	PD	SERVICE CALL AT PAC-SAFET
0112547-IN		02/25/2026	10334448	03172026	124003	913.00	03/24/2026	INV	PD	SERVICE CALL AT CH- A/C I
0112561-IN		02/27/2026	10334747	03172026	124003	1,572.21	03/27/2026	INV	PD	SERVICE CALL AT N LIBRARY
						18,100.40				
15501 R&S SOIL PRODUCTS										
72885		02/27/2026	10334585	03172026	124004	1,135.94	03/14/2026	INV	PD	LANDSCAPE MULCH
12257 RACE COMMUNICATIONS										
RC2052771		03/05/2026	10334717	03172026	124005	2,040.00	03/05/2026	INV	PD	DEDICATED INTERNET ACCESS
11590 RAL PETROLEUM EQUIPMENT, INC.										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
93355		02/17/2026	10334848	03172026	124006	827.63	03/09/2026	INV	PD	EVR BREAKAWAY AND 4 1/2 V
8230 RAYNE WATER SYSTEMS										
9332		02/28/2026	10334854	03172026	124007	138.00	03/09/2026	INV	PD	FS2 WATER SOFTENER 3/1-3/
2618 RED WING SHOE STORES										
011ST1-2836137		12/09/2025	10334440	03172026	124008	345.87	03/18/2026	INV	PD	ADRIAN GODINEZ JR WORKBOO
011ST1-2883688		01/10/2026	10334439	03172026	124008	346.69	03/18/2026	INV	PD	ROBERTO AVILA WORKBOOTS 2
						692.56				
13279 REDONDO BEACH POLICE OFFICERS'										
518130		02/27/2026	10334800	03172026	124009	96.00	03/09/2026	INV	PD	QUARTERLY PORAC DUES RESE
886349		03/04/2026	10334802	03172026	124009	192.00	03/09/2026	INV	PD	QUARTERLY LEGAL DEFENSE F
						288.00				
11539 REDONDO BEACH TRAVEL AND TOURISM										
11-12/25-1/26DISB		03/04/2026	10334903	03172026	124010	110,907.84	03/04/2026	INV	PD	NOV-DEC 25 & JAN 26 RBTMD
9637 REGIONAL TAP CENTER										
6026815	7297	03/04/2026	10334635	03172026	124011	10,158.34	03/04/2026	INV	PD	TVM MAINT & REV SERVICING
6026852		03/04/2026	10334665	03172026	124011	57.60	03/04/2026	INV	PD	TAP CS Feb 2026
6026871		03/04/2026	10334664	03172026	124011	172.00	03/04/2026	INV	PD	TAP City Hall Feb 2026
						10,387.94				
12044 RENDELL, BRAD										
02282026		02/28/2026	10334736	03172026	124012	150.00	03/30/2026	INV	PD	UNDERWATER MAINTENANCE HA
5659 REYNOSO, ANDREW										
ARWINTER2026		03/05/2026	10334715	03172026	124013	12,366.20	03/05/2026	INV	PD	ARWINTER20216 3TEN1103 11
12010 ROADLINE PRODUCTS INC, USA										
22470		02/04/2026	10334254	03172026	124014	2,628.51	03/06/2026	INV	PD	DRIVE PIN RIVOTS, BRACKET
22495		02/12/2026	10334447	03172026	124014	1,033.40	03/11/2026	INV	PD	PAINT AND PAINT STENCILS
						3,661.91				
14102 ROBERT HALF										
6586415	7093	01/29/2026	10334499	03172026	124015	1,309.50	02/27/2026	INV	PD	ROBERT HALF INC Contracto
65908992	7093	02/12/2026	10334497	03172026	124015	1,252.32	02/27/2026	INV	PD	ROBERT HALF INC Contracto
65932320	7093	02/19/2026	10334496	03172026	124015	698.40	02/27/2026	INV	PD	ROBERT HALF INC Contracto
65970627	7093	03/03/2026	10334731	03172026	124015	1,276.77	03/05/2026	INV	PD	ROBERT HALF INC Contracto
						4,536.99				
6661 ROBERTSON'S										
794310		02/12/2026	10334311	03172026	124016	1,054.11	03/10/2026	INV	PD	CONCRETE DELIVERY - 2300
795784		02/18/2026	10334290	03172026	124016	1,058.11	03/10/2026	INV	PD	CONCRETE DELIVERY 1314 AG

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
796300		02/20/2026	10334597	03172026	124016	919.56	03/20/2026	INV	PD	CONCRETE FOR 2839 PINKARD
799400		02/27/2026	10334598	03172026	124016	1,078.11	03/27/2026	INV	PD	CONCRETE FOR 711 AVENUE C
						4,109.89				
2779 SAFELITE GLASS CORP.										
05855-019784		02/26/2026	10334754	03172026	124017	544.36	03/26/2026	INV	PD	UNIT 644 FRONT WINDSHIELD
2783 SAFETY-KLEEN CORPORATION										
99101956		02/05/2026	10334799	03172026	124018	646.50	03/09/2026	INV	PD	USED OIL PICK UP
99190240		02/10/2026	10334794	03172026	124018	385.00	03/10/2026	INV	PD	USED OIL PICK UP
99241446		02/02/2026	10334796	03172026	124018	1,194.79	03/09/2026	INV	PD	MOTOR OIL STOCK
99241448		02/05/2026	10334798	03172026	124018	1,837.39	03/09/2026	INV	PD	STOCK MOTOR OIL
99285232		02/05/2026	10334801	03172026	124018	639.66	03/09/2026	INV	PD	AEROSOLS CAN PICK UP
						4,703.34				
13412 SCHAEFFER, DIANE										
207876		03/04/2026	10334620	03172026	124019	960.00	03/04/2026	INV	PD	REFUND 207876 1SUM0327-01
10775 SCHWALM GENERATION, INC.										
16085	6344	02/20/2026	10334832	03172026	124020	713.00	03/20/2026	INV	PD	GENERATOR 20 ANNUAL MAINT
16086	6344	02/20/2026	10334831	03172026	124020	1,045.00	04/20/2026	INV	PD	GENERATOR 10 ANNUAL MAINT
16133	6344	02/27/2026	10334839	03172026	124020	619.00	03/27/2026	INV	PD	GENERATOR 14 ANNUAL MAINT
16134	6344	02/27/2026	10334843	03172026	124020	850.19	03/27/2026	INV	PD	GENERATOR 16 ANNUAL MAINT
16135	6344	02/27/2026	10334836	03172026	124020	555.00	03/27/2026	INV	PD	GENERATOR 9 ANNUAL MAINTE
16136	6344	02/27/2026	10334841	03172026	124020	1,616.28	03/27/2026	INV	PD	GENERATOR 9 ANNUAL MAINTE
16137	6344	02/27/2026	10334835	03172026	124020	825.00	03/27/2026	INV	PD	GENERATOR 1 ANNUAL MAINTE
16138	6344	02/27/2026	10334834	03172026	124020	856.00	03/27/2026	INV	PD	GENERATOR 5 ANNUAL MAINTE
16141	6344	02/27/2026	10334833	03172026	124020	713.00	03/27/2026	INV	PD	GENERATOR 6 ANNUAL MAINTE
						7,792.47				
8595 SCOTT ROBINSON CHRYSLER, DODGE, JEEP, RAM										
521352		02/09/2026	10334792	03172026	124021	392.61	03/09/2026	INV	PD	UNIT 671 CRANKSHAFT POSIT
11774 SHAFER, MARIA										
2025-047 RBCAC		10/06/2025	10334631	03172026	124022	510.00	03/09/2026	INV	PD	MEETING MINUTES FOR CULTU
9823 SHRED-IT USA LLC										
8013305704		01/31/2026	10334627	03172026	124023	881.56	03/09/2026	INV	PD	PAPER SHREDDING SERVICE
8013592381		02/28/2026	10334630	03172026	124023	622.00	03/09/2026	INV	PD	PAPER SHREDDING SERVICE
						1,503.56				
8931 SIGNAL ATTORNEY SERVICE, INC.										
022826		02/28/2026	10334680	03172026	124024	340.00	03/09/2026	INV	PD	Services Rendered from 02
2898 SIGNVERTISE										
12664		03/05/2026	10334784	03172026	124025	750.00	03/27/2026	INV	PD	STREET BANNERS FOR FEBRUA

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2908 SIRCHIE FINGER PRINT LABORATORIES, INC										
0730013-IN		02/05/2026	10334636	03172026	124026	15.33	03/04/2026	INV	PD	FINGERPRINT SUPPLIES
0730664-IN		02/10/2026	10334628	03172026	124026	188.35	03/04/2026	INV	PD	FINGERPRINT SUPPLIES
						203.68				
10679 SLATER WATERPROOFING, INC.										
2	7238	03/02/2026	10334825	03172026	124027	112,864.94	03/09/2026	INV	PD	PIER PARKING STRUCTURE CR
15497 SMOTHERS, PAULA										
207069		02/27/2026	10334500	03172026	124028	400.00	02/27/2026	INV	PD	REFUND 207069 ANDERSONPAR
2990 SOUTH BAY FORD										
577551		02/18/2026	10334245	03172026	124029	73.92	03/17/2026	INV	PD	UNIT 345 TIRE SENSOR
577643		02/19/2026	10334243	03172026	124029	120.38	03/18/2026	INV	PD	UNIT 620-17 MOTOR MOUNT
578936		03/02/2026	10334806	03172026	124029	403.42	04/02/2026	INV	PD	UNIT 344-15 THROTTLE BODY
CM577615		02/19/2026	10334244	03172026	124029	-145.62	03/18/2026	CRM	PD	UNIT 620-17 MOTOR MOUNT C
						452.10				
529366		02/26/2026	10334812	03172026	124030	1,606.25	03/26/2026	INV	PD	UNIT 206 REPLACEMENT FUEL
9634 SOUTH BAY LANDSCAPING, INC.										
21929		02/28/2026	10334677	03172026	124031	1,200.00	03/28/2026	INV	PD	MONTHLY MEDIAN LANDSCAPIN
21938		02/28/2026	10334678	03172026	124031	1,392.00	03/28/2026	INV	PD	MONTLY PIER LANDSCAPE 2/2
21941		02/28/2026	10334676	03172026	124031	1,824.00	03/28/2026	INV	PD	HARBOR LANDSCAPE MAINTENA
						4,416.00				
3016 SOUTHERN CALIFORNIA EDISON										
700062360940-021326		02/13/2026	10334508	03172026	124032	2,046.46	03/13/2026	INV	PD	N HARBOR DR, N CATALINA,
700062436318-021326		02/13/2026	10334507	03172026	124032	10,476.75	03/13/2026	INV	PD	101 TORRANCE BL./INT'L BO
700062474209-021026		02/10/2026	10334443	03172026	124032	3,794.68	03/09/2026	INV	PD	1742 STEINHART/MORGAN/BLO
700165291478-021326		02/13/2026	10334509	03172026	124032	485.36	03/13/2026	INV	PD	205 YACHT CLUB WAY 1/12-2
700464670763-022626		02/26/2026	10334822	03172026	124032	1,690.47	03/09/2026	INV	PD	1928 NELSON AVE 01/23-02/
700470178747-021326		02/13/2026	10334510	03172026	124032	1,912.94	03/13/2026	INV	PD	ARTESIA, JUANITA, 190TH,
Edison2.19.26		03/04/2026	10334654	03172026	124032	67.00	03/04/2026	INV	PD	Edison 1.27.26-2.19.26
						20,473.66				
15303 SOUTHSTAR ENGINEERING & CONSULTING, INC										
801	7137	01/31/2026	10334708	03172026	124033	50,908.00	03/09/2026	INV	PD	AVIATION / ARTESIA NB RT
10365 T-MOBILE										
205379417		03/05/2026	10334752	03172026	124034	738.36	03/05/2026	INV	PD	RB FIRE MDCS MA176
267037237-03222026		03/05/2026	10334746	03172026	124034	1,096.33	03/05/2026	INV	PD	T MOBILE COM SERVICES
997675723-03222026		03/05/2026	10334750	03172026	124034	122.20	03/05/2026	INV	PD	HSI ROUTERS
99807481802212026		02/21/2026	10334815	03172026	124034	3,113.98	03/22/2026	INV	PD	MONTHLY FEES ACCOUNT 9980
998197361-03222026		02/21/2026	10334606	03172026	124034	93.30	03/22/2026	INV	PD	FIRE DEPT PHONES/INTERNET
999828330-03222026		03/05/2026	10334748	03172026	124034	131.58	03/05/2026	INV	PD	RB IT MONTHLY CHARGES

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						5,295.75				
8435 T-MOBILE USA										
L2602190029		02/19/2026	10334600	03172026	124035	115.00	02/19/2026	INV	PD	RECURRING PINGS DR NO 25-
999820991-0226		02/22/2026	10334679	03172026	124036	1,854.25	03/22/2026	INV	PD	PW IPADS 2/26
9715 T2 SYSTEMS CANADA INC.										
INVEBP0000010706		02/17/2026	10334608	03172026	124037	161.25	03/09/2026	INV	PD	EXTEND BY PHONE USAGE 1/2
14799 TDG ENGINEERING INC										
2LAX00343_10	6730	02/26/2026	10334710	03172026	124038	9,983.00	03/09/2026	INV	PD	REDONDO UNION HIGH ACCESS
11998 TELEFLEX LLC										
9511010267		12/31/2025	10334582	03172026	124039	1,459.68	01/30/2026	INV	PD	EZ IO 25MM NEEDLE SET & S
11764 THE CHUKA FAMILY TRUST										
03032026		03/04/2026	10334670	03172026	124040	22,738.79	03/04/2026	INV	PD	1922 ARTESIA BLVD LEASE F
10837 THE FELDHAKE LAW FIRM										
57291		03/02/2026	10334531	03172026	124041	5,010.25	03/09/2026	INV	PD	2/26 ICRMA Legal Fees
71 TIME WARNER CABLE										
119992001022126		03/05/2026	10334728	03172026	124042	1,443.80	03/05/2026	INV	PD	NETWORK SVS
188419101022126		03/05/2026	10334729	03172026	124042	3,314.03	03/05/2026	INV	PD	DEDICATED FIBER
						4,757.83				
11361 TIREHUB, LLC										
56667822		02/18/2026	10334246	03172026	124043	305.00	03/17/2026	INV	PD	UNIT 605-21 TIRES
56706656		02/19/2026	10334250	03172026	124043	892.48	03/18/2026	INV	PD	STOCK TIRES
56827381		02/25/2026	10334458	03172026	124043	690.72	05/10/2026	INV	PD	UNIT 688-18 TIRES
56882187		02/27/2026	10334788	03172026	124043	593.92	03/26/2026	INV	PD	UNIT 211 TIRES
						2,482.12				
3225 TORRANCE AUTO PARTS										
2280-0126	7291	02/01/2026	10334428	03172026	124044	12,928.73	03/09/2026	INV	PD	JANUARY '26 AUTO PARTS PU
7130 TORRANCE AUTO REPAIR										
0192552		11/20/2025	10334789	03172026	124045	119.95	03/09/2026	INV	PD	UNIT 646 ALIGNMENT
15495 TRAFFIC AND PARKING CONTROL CO., LLC										
I818562		02/09/2026	10334817	03172026	124046	1,500.00	03/11/2026	INV	PD	TRAFFIC SUITE APP ANNUAL
6479 TRANSTECH ENGINEERS, INC.										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
20261102.2	7110	10/31/2025	10334766	03172026	124047	14,769.22	03/05/2026	INV	PD	PLAN CHECK AND CONSULTANT
20261103	7110	11/30/2025	10334773	03172026	124047	59,318.89	03/05/2026	INV	PD	PLAN CHECK AND CONSULTANT
20261104	7110	12/31/2025	10334775	03172026	124047	25,911.89	03/05/2026	INV	PD	PLAN CHECK AND CONSULTANT
						100,000.00				
9342 TRANSUNION RISK AND ALTERNATIVE										
213833-202602-1		03/01/2026	10334603	03172026	124048	119.35	03/01/2026	INV	PD	DEPT MONTHLY TLO ACCESS C
15456 TURBOSCAPE, INC.										
16332	7261	02/28/2026	10334850	03172026	124049	12,180.00	03/28/2026	INV	PD	PLAYGROUND SURFACING MATE
6100 DAVID TURCH & ASSOCIATES										
01132026		03/09/2026	10334890	03172026	124050	2,083.33	03/09/2026	INV	PD	CONSULTANT SVCS FOR FEDER
03092026	7250	03/09/2026	10334889	03172026	124050	2,500.00	03/09/2026	INV	PD	CONSULTANT SVCS FOR FEDER
						4,583.33				
6191 TURNOUT MAINTENANCE COMPANY										
30840		02/25/2026	10334607	03172026	124051	654.80	03/27/2026	INV	PD	FF TURNOUT COAT MAINTENAN
3283 ULINE										
202554574		01/07/2026	10334685	03172026	124052	214.63	03/05/2026	INV	PD	evidence tape
204084727		02/11/2026	10334604	03172026	124052	563.82	03/11/2026	INV	PD	INVESTIGATIONS SPECIAL DE
204369599		02/18/2026	10334570	03172026	124052	285.84	03/05/2026	INV	PD	Slip Guard Mats
						1,064.29				
3285 UNDERGROUND SERVICE ALERT										
220260582		03/01/2026	10334711	03172026	124053	212.10	03/09/2026	INV	PD	94 OF TICKETS RBCH NEW TK
5332 UNITED RENTALS NORTHWEST, INC.										
185398016-072		02/07/2026	10334430	03172026	124054	197.55	03/09/2026	INV	PD	2/26 Homeless Ct Portable
258327298-001		02/09/2026	10334292	03172026	124054	824.36	03/09/2026	INV	PD	ALTA VISTA PARK SCISSOR L
						1,021.91				
13579 VEOLIA WTS SERVICES USA, INC.										
903666562 101023389		02/20/2026	10334474	03172026	124055	721.68	03/22/2026	INV	PD	RENTAL, CHALLENGER, DI MI
903666563 101023390		02/20/2026	10334475	03172026	124055	721.68	03/22/2026	INV	PD	RENTAL CHALLENGER, DI MIX
						1,443.36				
8088 VERIZON BUSINESS SERVICES										
73611032		03/05/2026	10334734	03172026	124056	2,766.39	03/05/2026	INV	PD	PRIVATE IP SV646027
Z2038274		03/05/2026	10334733	03172026	124056	40.55	03/05/2026	INV	PD	U0189628
						2,806.94				
3621 VERIZON WIRELESS										

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6134966230		03/05/2026	10334732	03172026	124057	310.86	03/05/2026	INV	PD	84200064000002
6134966289		02/01/2026	10334441	03172026	124057	593.88	03/18/2026	INV	PD	PW CELL PHONES 1/2-2/01/2
6136322224		02/18/2026	10334605	03172026	124057	1,612.40	03/10/2026	INV	PD	FIRE DEPT IPADS 1/19 - 2/
						2,517.14				
8802 VISION SERVICE PLAN										
824677226		02/19/2026	10334492	03172026	124058	12.18	03/09/2026	INV	PD	VSP COBRA MARCH 2026
824677230		02/19/2026	10334495	03172026	124059	1,580.44	03/09/2026	INV	PD	VSP RETIREES MARCH 2026
824677234		02/19/2026	10334502	03172026	124060	6,379.89	03/09/2026	INV	PD	VSP ACTIVES MARCH 2026
14946 WALLER, BRADLEY										
012026SMF		03/05/2026	10334871	03172026	124061	172.00	03/05/2026	INV	PD	BWALLER CALCITIES ACADEMY
022026 ICAWINTERMTG		03/05/2026	10334872	03172026	124061	119.60	03/05/2026	INV	PD	BWALLER ICA WINTERMTG 202
						291.60				
3408 WAXIE SANITARY SUPPLY										
83682638		12/10/2025	10334864	03172026	124062	3,275.24	01/09/2026	INV	PD	PIER JANITORIAL SUPPLIES
83763944		02/03/2026	10334863	03172026	124062	1,097.01	03/05/2026	INV	PD	AVIATION GYM JANITORIAL S
83787267		02/17/2026	10334861	03172026	124062	4,271.44	03/19/2026	INV	PD	PARKS JANITORIAL SUPPLIES
						8,643.69				
9128 WEST COAST LIGHTS & SIRENS, INC.										
29122		03/02/2026	10334684	03172026	124063	701.05	03/05/2026	INV	PD	seat replacement/seat bel
10207 WESTCOR ENVIRONMENTAL, INC.										
26019-1	7259	03/05/2026	10334838	03172026	124064	25,012.00	04/06/2026	INV	PD	CH OFFICE CARPET NON-HAZ
10518 WESTERN NRG, INC.										
230463		02/05/2026	10333474	03172026	124065	125.00	02/05/2026	INV	PD	SONIC WALL MAG1 SMA
232221		03/05/2026	10334719	03172026	124065	125.00	03/05/2026	INV	PD	SONIC WALL
						250.00				
14679 WESTFLEX INC										
5009692		12/02/2025	10334645	03172026	124066	215.81	03/09/2026	INV	PD	MOLDEX FOAM EAR PLUGS
5010310		01/08/2026	10334641	03172026	124066	705.36	03/09/2026	INV	PD	MED/LARGE G TEX MAXIFLEX
5010508		01/21/2026	10334633	03172026	124066	471.37	03/09/2026	INV	PD	LARGE/XLARGE RAVEN NITRIL
						1,392.54				
15316 WITTMAN ENTERPRISES LLC										
WITT-000136	7157	02/28/2026	10334795	03172026	124067	5,370.00	03/30/2026	INV	PD	FEES FOR BILLING SERVICES
15099 YAO, HEIDI										
207071		02/27/2026	10334498	03172026	124068	253.00	02/27/2026	INV	PD	REFUND 207071 1SUM0302-01

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13146 YUNEX LLC										
5610006986	7299	12/12/2025	10334578	03172026	124069	1,398.63	03/09/2026	INV	PD	TRAFFIC SIGNAL RESPONSE C
5610007235	7299	01/13/2026	10334581	03172026	124069	1,829.34	03/09/2026	INV	PD	TRAFFIC SIGNAL RESPONSE C
5610007623	7299	02/23/2026	10334576	03172026	124069	5,582.59	03/23/2026	INV	PD	TRAFFIC SIGNAL RESPONSE C
90005770	7299	11/26/2025	10334577	03172026	124069	2,158.00	03/09/2026	INV	PD	FLASHING BEACONS & SIGNAL
90005831	7299	12/09/2025	10334579	03172026	124069	1,728.00	03/09/2026	INV	PD	FLASHING BEACONS & SIGNAL
90006029	7299	01/07/2026	10334584	03172026	124069	1,728.00	03/09/2026	INV	PD	FLASHING BEACONS & SIGNAL
90006472	7299	02/25/2026	10334575	03172026	124069	1,719.50	03/25/2026	INV	PD	FLASHING BEACONS & SIGNAL
						16,144.06				
12757 ZEIN OBAGI JR										
ICAWINTR022026		03/05/2026	10334873	03172026	124070	1,251.40	03/05/2026	INV	PD	ZOBAGIJR ICA WINTRMTG 022
3510 ZOLL MEDICAL CORPORATION										
4437305		02/24/2026	10334485	03172026	124071	556.78	03/26/2026	INV	PD	PARAMEDIC SUPPLIES
4441814		03/02/2026	10334562	03172026	124071	1,903.89	04/01/2026	INV	PD	CPR STAT-PADS ELECTRODE
						2,460.67				
425 INVOICES						2,883,095.52				

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

Administrative Report

H.5., **File #** 26-0271 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

APPROVE CONTRACTS UNDER $35,000:

1. APPROVE AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR PARTICIPATION IN THE LOS ANGELES REGION IMAGERY ACQUISITION CONSORTIUM 8 (LARIAC8) PROJECT TO ACQUIRE NEW DIGITAL ORTHOGONAL AND OBLIQUE AERIAL IMAGERY IN AN AMOUNT NOT TO EXCEED $27,688 UNTIL TERMINATED

   CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

2. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH THE SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER FOR FAIR HOUSING PROGRAM SERVICES IN AN AMOUNT NOT TO EXCEED $12,000 AND THE TERM JULY 1, 2025 TO JUNE 30, 2026

   CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

EXECUTIVE SUMMARY

Approve Contracts Under $35,000

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - County of Los Angeles LARIAC8 Project
- Agmt, Signature & Insurance - Southern California Housing Rights Center

PARTICIPANT AGREEMENT BY AND BETWEEN THE COUNTY OF LOS ANGELES AND PARTICIPATING ENTITIES FOR THE LOS ANGELES REGION – IMAGERY ACQUISITION CONSORTIUM 8 ("LARIAC8") PROJECT

This Participant Agreement (Agreement) is made and entered into by and between the County of Los Angeles (County), a political subdivision of the State of California, and **City of Redondo Beach**, a California city, special district, agency, or educational institution. Each individual city, district, educational institution, or agency is referred to herein individually as a "Participating Entity" and collectively as the "Participating Entities". The County and the Participating Entities are hereinafter referred to collectively as the "Parties" and each individually as a "Party".

A. **WHEREAS**, County has planned to acquire new digital orthogonal and oblique aerial imagery in the winter of 2026 Project;

B. **WHEREAS**, County has become aware that various Participating Entities have similar projects currently underway or plans to undertake similar projects in the near future;

C. **WHEREAS**, in order to avoid the duplication of efforts and costs by the Parties, the Parties desire to pool their resources to collectively undertake the Project; and

D. **WHEREAS**, the Parties intend to participate in the Project upon the terms and conditions set forth herein below.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived therefrom, the Parties agree as follows:

1. Purpose

The purpose of this Agreement is to provide a vehicle for the collective participation in the Project by the Parties. The Project shall focus on the acquisition of certain aerial imagery digital data which may include, but are not limited to, products listed in Attachment A ("Digital Data"). It is the intent of the Parties that Digital Data shall be acquired under this Agreement for areas within the County of Los Angeles covered by the jurisdictions of the Parties.

2. Responsibilities of the County

A. Identify and provide specifications for Digital Data (or their derivatives) to the contractors hired to complete the Project.

B. Develop all necessary procurement documents for necessary services to be provided by one or more qualified contractors in connection with the acquisition and administration of the Digital Data.

C. Select the most qualified contractor or contractors to provide the necessary services in connection with the acquisition and administration of the Digital Data and thereafter, manage the entire acquisition and administration of the Project.

D. With the assistance of one or more selected contractors, provide Quality Control (QC) for all Digital Data delivered under this Agreement.

E. Arrange for the delivery of the Digital Data (or portions thereof) to the Participating Entity upon Project completion.

F. Provide monthly reports to the Participating Entities on the status of the Project.

3. The Participating Entity Has the Right to

A. Participate in identifying and providing technical specifications for the Digital Data (or their derivatives).

B. Provide currently available geodetic points (with necessary standards and accuracy) for County's QC process.

D. Acquire additional digital aerial products from the contractors through this Agreement, provided that a Statement of Work is provided. County assumes no liability for the completion of these products.

4. Mutual Responsibilities; Maximum Contribution

The Parties shall be mutually responsible for the following:

A. Financing the acquisition and administration of the Digital Data including, but not limited to, costs related to QC and the subsequent distribution thereof. The total cost of such acquisition and administration (Total Cost) shall be allocated among the Parties and the Participating Entities. The portion of the Total Cost allocated to a Party hereunder shall be hereinafter referred to as the Party's "Maximum Contribution." Each Participating Entity will transfer its Maximum Contribution to a LARIAC account which

has been established by the County for this Project (LARIAC Account) and as further described in Paragraph 5 of this Agreement. Under no circumstances shall the Participating Entity be responsible for any payment that exceeds its Maximum Contribution under this Agreement.

The Maximum Contribution of the Participating Entity shall be $27,688.

B. In the event the Project is terminated for any reason before the execution of any contract with a contractor for the provision of goods and/or services in connection with the Project, each Participating Entity shall be refunded its Maximum Contribution (or such portion of the Maximum Contribution as shall have been paid to the County by such Participating Entity) in its entirety.

5. Payment of Maximum Contribution; Administration of LARIAC Account

A. A Participating Entity shall have the following options in paying its Maximum Contribution to the County hereunder:

i. The Participating Entity may elect to pay its Maximum Contribution to County in its entirety upon execution of this Agreement.

ii. The Participating Entity may elect to pay its Maximum Contribution to County as follows: (a) fifty percent (50%) of the Maximum Contribution upon its execution of this Agreement; and (b) fifty percent (50%) upon delivery of the Digital Data to the Participating Entity.

B. The LARIAC Account established by the County in connection with the Project, shall be subject to the following:

i. All funds held in the LARIAC Account shall be used solely for the payment of contractors selected by County to provide goods and services in connection with the Project.

ii. Any funds held in the LARIAC Account not expended upon the completion of the Project or the termination of this Agreement shall be held, administered, and returned to Parties based on their prorated contribution to the total costs of the Project.

6. General Terms and Conditions

A. This Agreement shall take effect upon execution and shall remain in effect through final delivery of all Digital Data and through the duration of the license-use term.

B. The term of this Agreement may be extended by an Amendment to this Agreement.

C. It is the intention of the Parties that the Participating Entity shall receive, with the delivery of the Digital Data, an unlimited irrevocable perpetual, royalty-free license. The license may be used to, modify, edit, reuse, reproduce, translate, create derivatives, compile, other works based upon the Digital Data, and combine the data with other contents selected by the Participating Entity in its own operation, with an unlimited number of seats; including, but not limited to Internet and intranet applications, copying, and printing.

D. The Participating Entity shall have the right to transfer, sublicense, and distribute any form of media either now known or hereinafter desired the Digital Data to its subcontractors or consultants on projects which are outsourced from its own operations. In this connection, the Participating Entity shall require each subcontractor or consultant to whom the Digital Data is transferred to execute a written acknowledgement and agreement to abide by such Participating Entity's license to use the Digital Data. Such acknowledgement and agreement is provided in Attachment B (Los Angeles Regional Imagery Acquisition Consortium (LAR-IAC) 8 Authorized User Confidentiality and Non-Disclosure Agreement).

E. Notwithstanding any provision of this Agreement to the contrary, a Participating Entity shall not have the right to sell, resell, or otherwise transfer its license to use the Digital Data to any other person or entity.

F. This Agreement may be amended or modified only with the prior written consent of the Participating Entity.

G. Nothing in this Agreement shall be construed to give any person or entity, other than the Parties hereto, any legal or equitable right, remedy, or claim under or in respect to this Agreement or any provision herein contained. This Agreement and the provisions hereof are intended to be and are for the sole and exclusive benefit of the Parties.

H. No Party may terminate its participation under this Agreement after the execution of contract(s) for the acquisition of the Digital Data without the prior written consent of County.

I. Any other California city, special district, agency, or educational institution may become a Participating Entity under this Agreement if:

i. Such entity executes this Agreement, and

ii. Such entity makes its Maximum Contribution to County as provided for under this Agreement. Any such contribution shall be deposited into the LARIAC Account and administered in accordance with sub-paragraph 5.B of this Agreement.

J. This Agreement may be executed in counterparts and the signed counterparts shall constitute a single instrument. The signatories to this Agreement represent that they have the authority to bind their respective party to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Participant Agreement for the Los Angeles Region – Imagery Acquisition Consortium 8 Program on the date indicated below.

PARTICIPANT ENTITY
City of Redondo Beach

By: _____

Date: _____

COUNTY OF LOS ANGELES
INTERNAL SERVICES DEPARTMENT

By: _____

Date: _____

ATTACHMENT A

DIGITAL DATA

All data will be acquired in 2026 unless otherwise noted.

Orthogonal Imagery

- 4-band orthogonal imagery (including color infrared) at 3-inch or better resolution in the urban areas, and 9-inch or better in the National Forest.
- Multiple formats (TIFF, JPEG2000, and compressed ECW).

Oblique Imagery

- 3-band color oblique imagery at 3-inch resolution.
- Online hosted access for desktop and mobile devices.

Building Outlines

- Building outlines updated for all buildings over 300 square feet.

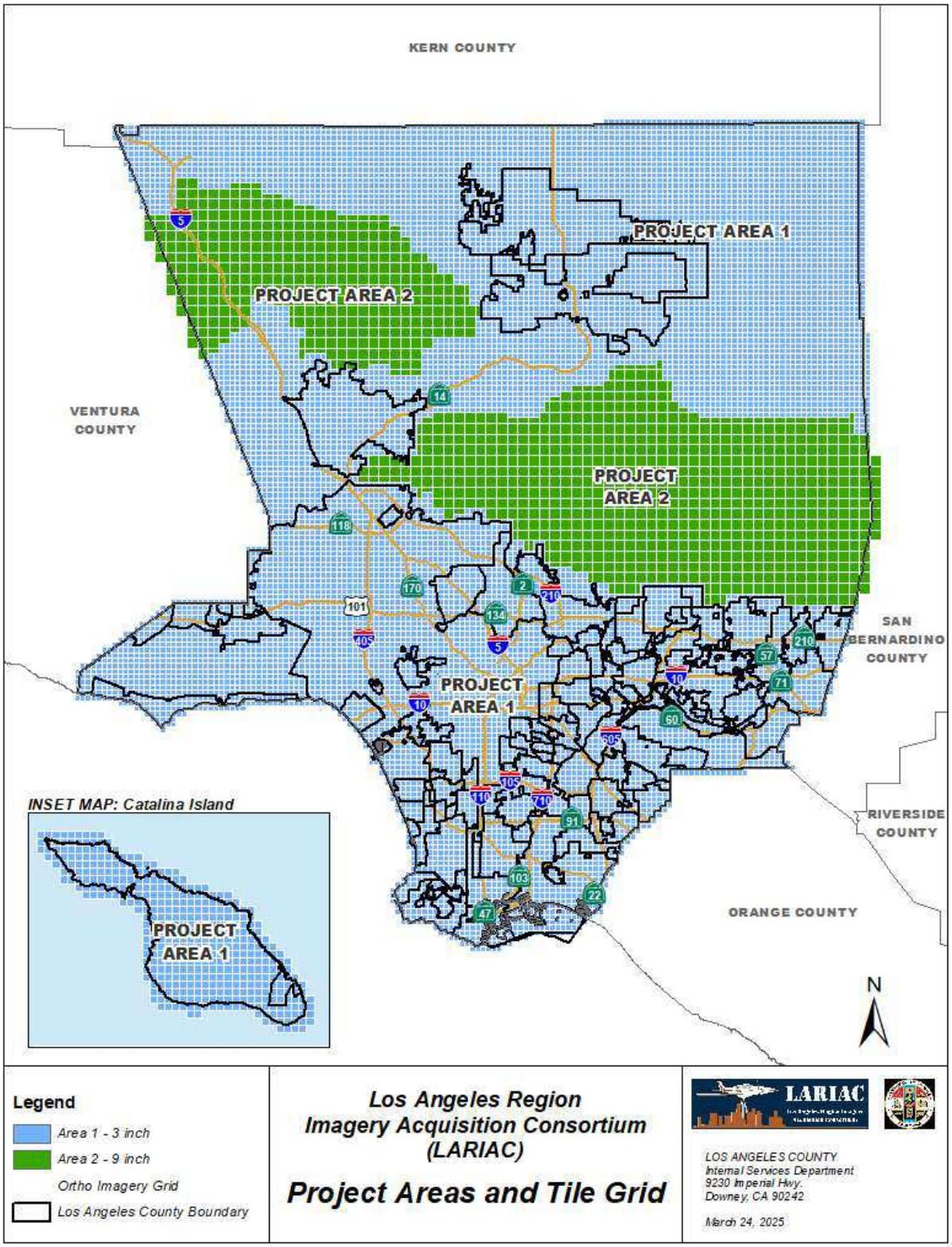
Digital Terrain Data

- lidar point cloud including all elevation data (QL1 or better).
- Digital Terrain Model (DTM) – bare earth data derived from lidar.
- Digital Surface Model (DSM) - building and tree tops derived from lidar.
- Digital Elevation Model (DEM) – bare earth data optimized for processing.
- 1-foot contours for urban areas, and 2-feet contours for the National Forest.

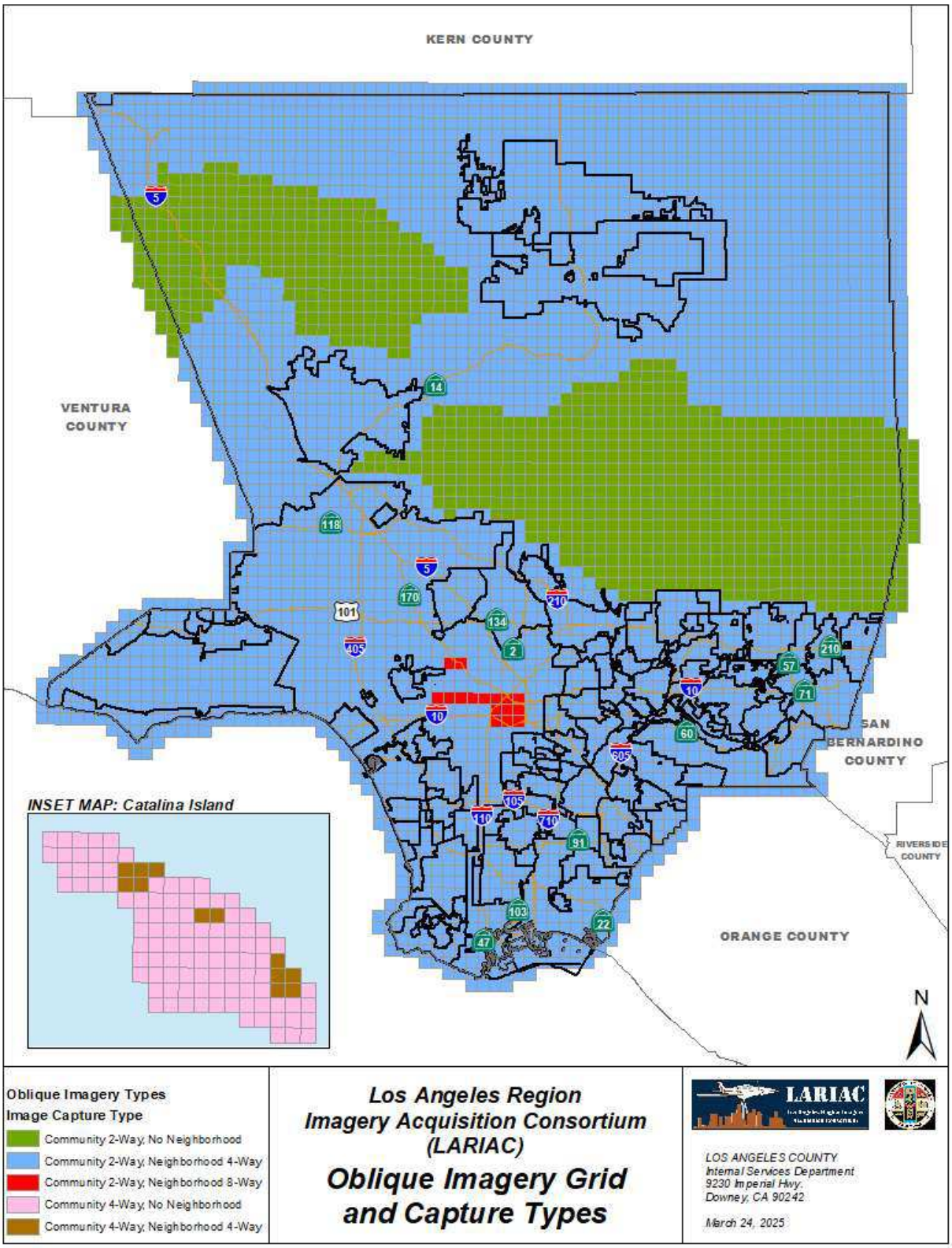
Additional Data Product(s) as Feasible

- Additional high resolution image acquisitions throughout the three-year cycle.
- Normalized Difference Vegetation Index (NDVI).
- Solar Model.
- Raster Tree Canopy Model.
- Raster Building data Model.
- Hillshade.
- Slope.
- Raster Height Model.
- 3D mesh.
- Street-level imagery and derived products.
- Other additional derived GIS data products.

Map 1: Areas for Orthogonal Imagery Products



Map 2: Areas for Oblique Imagery Products



CITY OF REDONDO BEACH

COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC SERVICE FUNDING AGREEMENT

Contractor: SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER

Project Title: THE FAIR HOUSING PROGRAM

TABLE OF CONTENTS

Section

ARTICLE I

INTRODUCTION AND CONDITIONS PRECEDENT

101. Parties to the Agreement
102. Representatives of the Parties and Service of Notices
103. Time of Performance
104. Conditions Precedent

ARTICLE II

DUTIES AND POWERS OF THE CONTRACTOR

201. Services to be Provided by the Contractor

ARTICLE III

DUTIES OF THE CITY

301. Compensation
302. Funding of the Agreement

ARTICLE IV

METHOD AND TIME OF PAYMENT

401. Payment to the Contractor
402. Withheld Payments
403. Receipt, Use and Accountability of Other Than Budgeted Funds
404. Utilization of Funds

ARTICLE V

REPORTS, RECORDS AND AUDITS

501. Reporting Requirement
502. Maintenance of Records
503. Audits and Inspections
504. Accounting Practices
505. Documentation of Expenditures

Section

ARTICLE VI

GENERAL TERMS AND CONDITIONS

601. Indemnification and Insurance Requirements
602. Prohibition Against Assignment
603. Limitation of Expenditures
604 Limitation of Corporate Acts
605. Funding Reduction
606. Amendments to the Agreement
607. Compliance with Statutes and Regulations
608. Waivers
609. Independent Contractor
610. Attorney's Fees
611. Nondiscrimination Provision
612 Program Income
613 Reversion of Assets
614. Anti-Lobbying
615 Conflict of Interest
616. Non-Liability of Officials and Employees of the City
617. Conflicting Provisions
618. Non-Exclusivity
619. Confidentiality
620. Third Parties
621. Governing Law and Venue
622. Claims
623. Interpretation
624. Severability
625. Authority

ARTICLE VII

DEFAULTS, SUSPENSION AND TERMINATION

701. Defaults
702. Suspension
703. Termination

ARTICLE VIII

ENTIRE AGREEMENT

801. Complete Agreement

802. Number of Pages and Attachments

EXHIBITS

Exhibit I Program Budget
Exhibit II Job Descriptions
Exhibit III Income Level Guidelines
Exhibit IV Client Intake Sheet
Exhibit V Monthly Summary Sheet
Exhibit VI Public Service Agency Expenditure Report
Exhibit VII Insurance Requirements

AGREEMENT
BETWEEN
THE CITY OF REDONDO BEACH
AND
SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER
RELATING TO
REDONDO BEACH FAIR HOUSING PROGRAM

THIS AGREEMENT ("Agreement") is entered into between the City of Redondo Beach, a chartered municipal corporation ("City") and the Southern California Housing Rights Center, a California nonprofit corporation ("Contractor"), with reference to the following: Redondo Beach Fair Housing 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. Southern California Housing Rights Center, a nonprofit institution incorporated under the laws of the State of California, having its principal offices at 3255 Wilshire Blvd., Suite 1150, Los Angeles, California 90010.

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:

   Chancela Al-Mansour, Executive Director
   Southern California Housing Rights
   3255 Wilshire Blvd., Suite 1150
   Los Angeles, California 90010

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 one percent (1%) of the total persons served by the Housing Rights Center Fair Housing 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

Contractor shall provide fair housing services to City residents. Contractor shall ensure general services shall provide expertise to the City in all areas of housing discrimination; provision of information, counseling, and resolution of disputes for housing discrimination complaints; and provision of fair housing and landlord/tenant outreach and counseling services. Contractor shall ensure specific services include the following:

1. Housing Discrimination
   a. Rental:
      i. Respond to all housing discrimination complaints received by either the City or the Contractor within twenty-four (24) hours of receipt of the complaint. Should the 24 hours expire on a non-business day, Contractor shall respond on the following business day. Contractor shall also conduct a telephone test or site visit to determine if a vacancy still exists. If Contractor determines that additional evidence or information is necessary to evaluate a housing discrimination complaint, Contractor may conduct testing in accordance with the procedures set forth herein.

         Prior to scheduling testing, Contractor shall:

         a. Verify the facts of the complaint and identify the basis for the alleged discrimination;
         b. Determine whether the complainant has supporting information or evidence regarding the alleged discriminatory conduct;
         c. Determine whether a vacancy exists at the subject property to permit testing; and
         d. Schedule a test that replicates the same or substantially similar circumstances described in the complaint.

         If Contractor determines that testing is warranted and that in-person testing is necessary, Contractor shall send testers to the site as soon as reasonably practicable and if feasible under the circumstances, within seventy-two (72) hours of the complaint.

      ii. Conduct a retest at its discretion, at the Contractor's judgment, when evidence of discrimination exists.

      iii. Initiate and complete an investigation of each complaint. If

evidence of discrimination is found, Contractor shall use the property owner databases to investigate discrimination at other buildings owned by the same property owner.

iv. Provide client with options that include, but are not limited to:

(a) Negotiation with the landlord;

(b) A demand letter stating that the Contractor received a complaint, has reason to believe discrimination is occurring, and advising on current rules and procedures on fair housing laws.

(c) Pursuit of a temporary restraining order;

(d) Formal litigation. Contractor may utilize other law firms as co-counsel as necessary.

(e) Referral of the complaint to the State of California, Department of Fair Employment and Housing ("DFEH") and HUD for resolution, if Contractor identifies potential discrimination issues and determines that the matter cannot be resolved through available local assistance or other appropriate options.

b. Home Purchase:

i. Respond to all housing discrimination complaints from City residents, and potential City residents, received by the Contractor within twenty-four (24) hours of receipt of the complaint. Should the 24 hours period expire on a non-business day, Contractor shall respond by the following business day. Make a telephone test and/or site visit to determine if a house is still for sale. Ensure testers pose as potential homebuyers to perform pre-application testing. Ensure one tester shall match the profile of the complainant and the other shall serve as the control tester.

ii. Initiate and complete an investigation of the complaint within six months of notification of the complaint.

iii. Conduct a retest at its discretion and judgment, when evidence of discrimination exists.

iv. Provide client with options that include, but are not limited to:

(a) Negotiation with the realtor, seller, or lending institution as appropriate;

(b) Pursuit of a temporary restraining order;

(c) Formal litigation. Contractor may utilize other law firms

as co-counsel as necessary.

(d) Referral of the complaint to the State of California, DFEH and HUD for resolution.

v. Contractor shall investigate complaints of possible fair housing violations, brought by persons seeking to purchase a home in the City.

2. Fair Housing and Landlord/Tenant Outreach and Counseling Services

a. Contractor shall assist residents and City landlords who have questions regarding landlord/tenant related issues by telephone and/or in person.

b. Contractor shall conduct one landlord/tenant workshop to discuss fair housing and discrimination laws and State of California civil codes as they pertain to renting, including but not limited to, familial and ADA issues (approximately four hours).

c. Advertising of the annual landlord/tenant workshop shall be done by the City. However, should Contractor want to create and distribute flyers or other materials for the annual landlord/tenant workshop, Contractor shall first submit a draft of the flyer to the City for approval.

d. Ensure that ads and flyers for the two additional presentations/workshops for lending institutions and realtors/homebuyers indicate that presentations/workshops are sponsored by the City.

e. Prepare and issue public service announcements regarding fair housing in the City and provide the City with copies; at least four public service announcements per year to local media.

f. Develop and deliver various Public Service announcements quarterly with airings on the City's cable public access station and at least one radio station, which services the area of the City. Develop and deliver one substantive media event for the annual fair housing month either through local newspapers, cable public access, or radio stations.

g. Distribute fair housing newsletters to various City public agencies and businesses, public library, and City Clerk's Office. Provide the City with copies of all newsletters issued.

h. Develop and deliver an outreach public education and awareness campaign, to include the preparation and distribution of fair housing brochures, to twelve (12) social service organizations and five (5) local senior apartment buildings on fair housing themes.

i. Be available to City staff, as needed, to answer occasional fair housing law questions.

j. Monitor real estate newspaper advertising to determine whether any printed ads contain questionable language of a discriminatory nature. Contractor shall provide follow-up contact with newspaper, owners, managers, and real estate offices as appropriate; and submit an *annual report* to the City. The report shall contain findings of said monitoring. If there are no findings, the report shall contain information about the newspaper advertising that was monitored.

k. Conduct an assessment regarding any updated information on the Communications Decency Act (Title V of the Telecommunications Act of 1996).

C. Intended Beneficiaries

Contractor shall ensure at least one hundred (100) unduplicated City residents will be served during the contract period. Contractor shall only count clients that receive more than one type of service once. Contractor shall serve persons experiencing signs of discrimination because of their race, age, religion, national origin, marital or familial status, physical or mental disability, sex, or any other legally protected characteristic in renting, leasing, and purchasing housing of their choice within the City.

B. Services Reporting

Provide monthly reports to the City on each discrimination complaint, including the first name and last initial of the complainant and actions taken. Provide monthly short narrative reports on all outreach activities and statistics. Include copies of all correspondence, bulletins and announcements pertaining to this Agreement.

ARTICLE III

DUTIES OF THE CITY

301. Compensation

The City shall pay to the Contractor an amount not to exceed $12,000 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 "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. .

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 21 pages and seven exhibits which constitute the entire understanding and agreement of the parties.

SIGNATURES FOLLOW ON NEXT PAGE

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

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER, a California nonprofit corporation

DocuSigned by:
Chancela Al-Mansour
ECCB979670264EB...

By: _____
Name: Chancela Al-Mansour
Title: Executive Director
3/9/2026 | 10:22 PM EDT

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: Southern California Housing Rights Center Program Title: The Fair Housing Program

Cost Category	CDBG Share	Agency Share	Total Cost
Personnel	$9,210	$4,190,268	$4,199,478
Lease/Rent	$1,160	$275,494	$276,654
Equipment	$375	$98,100	$98,475
Supplies	$160	$37,760	$37,920
Professional Services	$175	$26,725	$26,900
Other*	$920	$191,010	$191,930
Total	$12,000	$4,819,357	$4,831,357

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

*The following items qualify for reimbursement:

Testing & Training	$125
Travel & Mileage	$125
Telephone	$200
Insurance	$175
Public Information	$125
Postage	$20
Miscellaneous	$150
	$920

EXHIBIT II

JOB DESCRIPTIONS

See attached.

Southern California Housing Rights Center

Summary of Staff Responsibilities

2025

Executive Director

- Responsible for the oversight of the day-to-day administration of HRC's programs, activities, and financial operations.

- Provide ongoing supervision, coordination, and evaluation of all staff activities.

- Provide oversight for the administration of contractual obligations and requirements.
- Responsible for fiscal planning and management.
- Explore and develop new funding sources and programs.
- Develop and maintain liaison with community groups and governmental agencies.
- Report quarterly to the Board of Directors and act as liaison for the agency.
- Assist the Board with fundraising activities.
- Develop programs for staff to further strategic plan and staff professional development.
- Oversee staff recruitment and hiring.

Deputy Director and Eviction Defense Director

- Assist the Executive Director in policy and program management.
- Perform written and oral performance evaluations of supervised staff.
- Work with management team to oversee office operations and ensure labor law compliance.
- Maintain high level of knowledge of fair housing and related housing laws in order to conduct housing workshops, seminars, and training sessions for the public and city staff.
- Attend meetings, conferences, and other events relevant to fair housing and tenant issues.
- Prepare statistical and narrative program reports.
- Provide articles for in-house and community news publications.
- Meet with city officials or program officers regarding HRC's programs.
- Assist in the development of training, programs and materials for new and existing staff.

Fiscal Director

- Work closely with ED to supervise and manage all financial, accounting, and money management activities for the agency and supervise Senior Accountant.

    - Responsible for development, administration and reporting of the financial systems for HRC, including: budgets, payroll, accounts payable/receivable and financial statements/reports, on a monthly basis.

- Responsible for monthly distribution of financial statements and other fiscal information to the ED and Board of Directors.
- Responsible for accounts receivable and payable functions.
- In collaboration with ED, responsible for creating and monitoring budgets vs. actuals as well as entry and maintenance of all related accounting functions.
- Prepare quarterly payroll tax returns and annual non-profit tax returns.
- Prepare budget and submit budget modifications at year-end and as needed.

- Open and close general ledger at year beginning and end.
- Responsible for monthly reconciliation and variance analysis of cash books to budget.
- Maintain accrual-based books.
- Reconcile bank accounts.
- Assist with audit reviews by outside agencies.
- Perform various projects and analysis as required.

Programs Manager

- Assist with the oversight of CDBG and FHIP grant compliance.
- Assist in the preparation of program and fiscal reporting.
- Serve as customer relations with funding sources.
- Make deposits as needed.
- Assist the Executive Director and other executive staff as required.
- Prepare back-up documentation for monthly invoices.

Rental Assistance Programs Program Director

- Supervise staff of three to evaluate rental assistance applications and pay rental and utility assistance for extremely low- to low- income tenants to prevent homelessness.

Office Manager

- Assist the Executive Director and other executive staff as required.
- Assist with preparation of grant proposals.
- Oversight of benefits programs, including enrollment and renewals.
- Register and terminate staff from health insurance programs, including preparation of COBRA documentation.
- Prepare and maintain personnel files, and separate medical files and retirement benefit plan files.
- Conduct "exit" interviews for terminated employees and report to Executive Director regarding same.
- Coordinate and conduct orientation program for new staff.
- Work as a member of the management team to oversee office productivity.
- Coordinate monthly staff and management team meetings.
- Set up and maintain city/county billing files, vendor files, tax files, and other accounting files as necessary.
- Maintain and update inventory of office equipment and furnishings.
- Maintain and monitor office supplies.
- Collect bids for equipment purchases, leases, and service contracts.

Litigation Director

- Develop and implement a litigation program for HRC.
- Conciliate, mediate, and litigate housing discrimination cases and complaints as appropriate.
- Work with the Litigation Committee of the Board of Directors and Executive Director in the development of appropriate litigation and the implementation of projects, goals and priorities.
- Represent HRC and clients in municipal, state, federal and appellate fair housing claims.
- Supervise and coordinate the casework of staff attorneys and support staff, including reviewing and evaluating case strategy, conducting case reviews, and making case assignments.
- Work as a member of the management team to oversee office productivity.
- Conduct in-house staff training sessions on new developments in relevant law and procedure.
- Represent HRC at meetings and conferences relevant to fair housing issues.
- Conduct fair housing presentations for the general public.
- Research and draft articles on fair housing and related issues for in-house and community news publications.

- Develop training and information materials for in-house and public training sessions.
- Act as a legal resource for HRC Investigations and Counseling Departments.

Staff Attorneys
Litigation Eviction
Defense

- Conciliate, mediate, and litigate housing discrimination cases and complaints as appropriate.
- Represent HRC and clients in municipal, state, federal and appellate fair housing claims under the supervision of the Directing Attorney.
- Conduct in-house staff training sessions on new developments in relevant law and procedure.
- Represent HRC at meetings and conferences relevant to fair housing issues.
- Conduct fair housing presentations for the general public.
- Research and draft articles on fair housing and related issues for in-house and community news publications.
- Meet with city officials or program officers regarding program issues with HRC.
- Maintain status reports on cases and meet regularly with the Litigation Director.
- Act as a legal resource for HRC Investigations and Counseling Departments.
- Develop training and information materials for in-house and public training sessions.

Paralegal/Investigator/Case Manager

- Provide assistance as appropriate to the legal department as it works to conciliate, mediate, and litigate housing discrimination cases and complaints.
- Represent HRC at meetings and conferences relevant to fair housing issues.
- Conduct fair housing presentations for the public and/or non-profits and city staff and partners.
- Research fair housing legal issues.
- Assist in the drafting of articles on fair housing and related issues for in-house and community news publications.
- Maintain status reports on cases and meet regularly with the Litigation Director and Staff Attorney(s).
- Work with the Litigation Department in acting as a legal resource for HRC.
- Develop training and information materials for in-house and public training sessions.
- Work closely with the Litigation Department to establish an investigation plan for discrimination complaints.
- Coordinate the analysis and investigation of housing discrimination complaints which includes:
    - coordinate surveys,
    - take witness statements,
    - compile accurate and complete case files, and
    - counsel clients through the complaint process.
- Coordinate resolution of discrimination complaints, through conciliation and litigation support.
- Provide Spanish language translation for the Litigation Department.
- Stay aware of changes and developments in both State and Federal fair housing laws.
- Maintain client confidentiality.
- Assist with special projects and other duties as assigned.

Legal Secretary

- Type legal correspondence, petitions, briefs, pleadings, motions, and interrogatories.
- Prepare and process court documents for civil and administrative court filings.
- Review outgoing legal documents to ensure proper processing order and that correspondence is grammatically correct.

- Maintain a legal calendar/docket of court and administrative hearing dates for Legal Department.
- Maintain a follow-up system for legal matters in process.
- Categorize and index pleadings and motions for legal staff.
- Maintain records and filing system for Legal Department.
- Process incoming and outgoing mail for legal staff.
- Perform copying as needed.
- Perform other secretarial duties as assigned by Legal Department staff.

Director of Investigations

- Oversee Investigations Department.
- Train and act as direct supervisor to Case Analysts, interns, and work-study students.
- Oversee complaint intake and investigation process that includes: the coordination of tests and surveys, the collection of witness statements, the compilation of accurate and complete case files, the counseling of clients through the complaint process, and the referral of cases for appropriate enforcement action.
- Coordinate resolution of discrimination complaints through conciliation and litigation support.
- Maintain discrimination case log.
- Assist Outreach Department with fair housing tester recruitment.
- Conduct tester training sessions.
- Work as a member of the HRC's Management team to oversee office productivity.
- Prepare accurate monthly and quarterly statistical and narrative program reports and documentation for all contracts.
- Responsible for compliance with contractual requirements and goals.

Case Analysts

- Work closely with the Director of Investigations to establish an investigation plan for all discrimination complaints.
- Coordinate the analysis and investigation of housing discrimination complaints which includes:
  - coordinate tests and surveys,
  - take witness statements,
  - compile accurate and complete case files, and
  - counsel clients through the complaint process.
- Coordinate resolution of discrimination complaints, through conciliation and litigation support.
- Assist Director of Investigations with tester training.
- Stay aware of changes and developments in both State and Federal fair housing laws.
- Responsible for compliance with contractual requirements and goals.
- Maintain client confidentiality.
- Assist with special projects and other duties as assigned.

Counseling Director

- Oversee Counseling Department, including the referral of discrimination inquiries to the Investigations Department.
- Train and act as direct supervisor to Housing Counselors, interns, and work-study students.
- Oversee coordination of schedules of off-site office hours.
- Work as a member of the management team to oversee office productivity.
- Conduct in-house training sessions for staff on developments in relevant law.
- Conduct housing workshops, seminars, and training sessions for the public.
- Stay aware of changes and developments in both California Civil Code and applicable rent stabilization ordinances.
- Prepare accurate monthly and quarterly statistical and narrative program reports and documentation for all contracts.

- Provide articles for in-house and community news publications.
- Responsible for compliance with contractual requirements and goals.
- Develop training and information packets.
- Work as a member of the HRC's Management team to oversee office productivity.

Housing Counselors

- Counsel tenants and landlords regarding their rights and responsibilities under the relevant housing laws and ordinances.
- Screen all incoming calls for possible discrimination.
- Respond to client requests for information about the fair housing laws.
- Participate in education, outreach and fair housing training activities.
- Prepare administrative tasks for the Management Team as assigned.
- Assist with the preparation of statistical reports as needed.
- Assist with special projects and other duties as assigned.

Director of Outreach & Education

- Work closely with Executive Director in developing outreach projects targeted at individual contracts and community needs.
- Coordinate and implement daily, monthly and yearly outreach activities.
- Organize community workshops, informational booths, seminars and training sessions.
- Conduct multi-lingual presentations at community workshops, seminars, and training sessions.
- Maintain complete outreach program records.
- Produce annual agency newsletter.
- Improve existing fair housing outreach and education materials and develop new fair housing outreach and education materials.
- Work with Executive Director and Legal Department to identify and further legislative efforts in support of fair housing.
- Develop media contact list and find ways to increase the agency's visibility.
- Participate in coalition building efforts to further the agency's mission.
- Maintain all files regarding program reports and materials.
- Assist Executive Director with grant research, writing, and the development of fundraising programs.
- Work as member of management team to oversee office productivity.
- Recruit outreach program interns and volunteers.
- Prepare annual report and miscellaneous reports as assigned.
- Work as a member of the HRC's Management team to oversee office productivity.

Outreach Coordinators

- Work closely with Director of Outreach & Education to implement and coordinate daily, monthly, and yearly outreach activities.
- Organize community workshops, informational booths, seminars, and training sessions.
- Conduct multi-lingual presentations at community workshops, seminars, and training sessions.
- Maintain complete outreach program records.
- Assist with improving existing fair housing outreach and education materials and developing new fair housing outreach and education materials.
- Coordinate mailings of fair housing outreach and education materials.
- Participate in coalition building efforts to further agency's mission.
- Maintain all files regarding program reports and materials.
- Assist with the preparation of annual reports and miscellaneous reports.

- Assist with the production of the agency newsletter.
- Assist with program development and special projects as assigned.

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.

Southern California Housing Rights Center
Walk-in Clinic/Office Client Intake Form

Database Entry Initial: _____

Name: _____ **Date:** _____

Address: _____ Home Phone: _____

City: _____ Zip: _____ Alt. Phone: _____

Client Profile

Male _____
Female _____
Female H of H _____
Senior _____
Disabled _____
Gay/Lesbian/Bi _____

Client Type: _____Homebuyer
_____In-Place Tenant
_____Manager
_____Management Co.
_____Other
_____Landlord
_____Realtor
_____Rental Homeseeker

LA Council Dist. _____ **RSO:** ☐

Household Size: _____ **GVT' SUB:** ☐

H/hold Income: $_____

Income Level: _____

Type of Visit:
Telephone _____
Office _____
Email _____
Letter _____
Walk-In Clinic _____

Referred By: _____City
_____Community Organization
_____Friend
_____Newsprint Media
_____Radio Media
_____Television Media
_____Other
_____Yellow Pages
_____Return Visit
_____LA Times
_____LA Weekly
_____HRC Website

Ethnicity: _____Mexican/Chicano
_____Puerto Rican
_____Cuban
_____Other Hispanic/Latino
_____Not Hispanic/Latino

Language:
English _____
Spanish _____
Cantonese _____
Mandarin _____
Farsi _____
Armenian _____
Russian _____
Korean _____
Other _____
Indonesian _____
Vietnamese _____
Portuguese _____
TTY _____

Owner : _____

Phone: _____

Race: _____American Indian/Alaska Native
_____Asian
_____Black/African American
_____Nat. Hawaiian/Other Pacific Islander
_____White
_____Am. Ind/Alaska Native AND White
_____Asian AND White
_____Black or African Amer. AND White
_____Am.Ind/Alaska Nat.AND Black/AA
_____Other

Landlord / Tenant Counseling

Issue:

_____Eviction	_____Notices	_____Rent Increases	_____Repairs
_____Harassment	_____Parking	_____Sect.8 Information	_____L/T Info.
_____Illegal Entry	_____Pets	_____Security Deposit	_____Other
_____Late Fees	_____Refusal to Rent	_____Substandard Conditions	_____Seeking Housing
_____Lockout	_____Refusal to Sell	_____Utilities	_____Lease Terms

Action:

_____FHF	_____Consumer Affairs	_____Other FHC Action	_____Pasadena Mediation
_____SFV	_____Health Dept.	_____Small Claims Court	_____Project Place
_____**Resolved**	_____Housing Authority	_____UD Assistance	
_____Attorney	_____Legal Aid	_____Rent Control Dept.	
_____Building & Safety	_____Mediation	_____Hotline LA Habitability	
_____Code Enforcement	_____Other GH Action	_____MLK Dispute Resolution Ctr.	

Literature Distributed: _____

Discrimination Inquiry

Address of Complaint: _____

Classification:

_____Age	_____Familial Status	_____Race	_____Predatory Lending
_____Ancestry	_____Gender	_____Religion	
_____Arbitrary	_____Marital Status	_____Sexual Orientation	
_____Disability-Mental	_____National Origin	_____Source of Income	
_____Disability-Physical	_____Color	_____Discrimination General Information	

Complaint Type: _____In Place Tenancy _____Prospective Tenancy _____Homebuyer _____Lending

Comments: _____

_____

_____

Discrimination Intake Form

Date _____ Case Number _____

Source of Referral _____ Interviewer _____

Type of Complaint _____

Home Seeker: Rental _____ Sales _____ In-Place Tenant _____ Homeowner _____

If a Home Seeker: Pre-application Stage _____ Application Stage _____

Date of Incident _____ Anniversary Date _____

Complainant Information

Name _____

Current Address _____ Apt. # _____ City _____

State _____ Zip Code _____ Social Security Number _____

Home Phone _____ Work Phone _____

Alternate Phone _____ Pager/Voice Mail _____

Complainant prefers to be contacted _____ Preferred Time _____ Preferred Day _____

Birth Date _____ Sex: _____ Race/National Origin _____

Marital Status _____ Disability _____

If an In-Place Tenant: Length at Address _____ Number of Bedrooms: _____ Rent

_____

Security Deposit _____ Section 8 Voucher $_____ Section 8 Counselor Name _____

Does complainant have 3-day notice, 30-day notice or unlawful detainer pending currently? _____

If a Home Seeker: Type of Housing Sought _____ Number of Bedrooms _____ Rent $_____

Attire When Applied _____

Additional Information:

Number of Adults in Household:

Name:	Name:
Age:	Age:
Sex:	Sex:
Race:	Race:
National Origin:	National Origin:
Disability:	Disability:
Relation:	Relation:
Name:	Name:
Age:	Age:
Sex:	Sex:
Race:	Race:
National Origin:	National Origin:
Disability:	Disability:
Relation:	Relation:

Number of Children in Household:

Age												
Sex												

Complainant Employment

Company _____

Address .

Position _____

Net Income _____

No. of Years with Company _____

Spouse/Co-Resident Employment

Company _____

Address .

Position _____

Net Income _____

No. of Years with Company _____

If not Employed, Source of Income _____

Total Household Income _____

Additional Information:

_____

_____

Complaint Address

Name of Complex _____

Address _____ Apt #_____ City _____

State: CA Zip Code _____ Cross Streets _____

Owner's Name _____ Owner's Phone _____

Owner's Address _____

Management Company _____ Manager's Name _____

Management Co. Address _____

Management Phone _____ Management Office Hours _____

Manager's Race/National Origin/Age_____

Real Estate Company _____ Real Estate Agent Name _____

Real Estate Agent Address _____

Real Estate Agent Phone _____ Real Estate Co. Office Hours _____

Agent's Race/National Origin/Age _____

New Owner? _____ Since When? _____ New Manager? _____ Since When? _____

No. of Units in Building _____ No. of Vacancies _____ Year Built _____ Rent Control _____

Property Offered for: Sale _____ Rent _____

Learned about Vacancy: Ad _____ Sign _____ Friend _____ Other _____

Sign on Property _____ Language of Sign _____

Info. on Ad/Sign(If available, include copy) _____

Source of Ad _____ Date of Ad _____ Page #_____

No. of Bedrooms _____ Rent $_____ Security Deposit $_____

Respondent Information

Name _____ Phone Number _____

Address _____

Race/National Origin/Age _____ Number of Properties _____

Prior Complaints _____ Property Search Attached _____

Narrative

Describe complainant's experience in chronological order:

Complainant

Date

Narrative page _____ of _____

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): 11/05/2025

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 Bettis Insurance Services, Inc PO Box 2816 San Pedro CA 90731-0197	CONTACT NAME: Kathleen McDermott PHONE (A/C, No, Ext): (310)521-4480 FAX (A/C, No): (310)521-0111 E-MAIL ADDRESS: kathleen@bettisins.com
INSURED Southern California Housing Rights Center, Inc. 3255 Wilshire Blvd., Suite # 1150 Los Angeles CA 90010-1453	INSURER A : AmTrust Insurance Company — NAIC # 15954 INSURER B : Homeland Insurance Company of New York — 34452 INSURER C : Philadelphia Indemnity Insurance Company — 18058 INSURER D : Scottsdale Insurance Company — 41297 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Professional Liab GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		PHPK2574539-010	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 $ 1,000,000 $ 20,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
C	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		PHPK2574539-010	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 $ $ $ $
C	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X		PHUB871820-010	07/01/2025	07/01/2026	EACH OCCURRENCE AGGREGATE 	$ 1,000,000 $ 1,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N — N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	KWC1401050	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			EKS3590540	09/30/2025	09/30/2026	Each Occ/Gen Agg	$2,000,000
B	Employed Lawyers Profess Liab			MML0057920725	07/01/2025	07/01/2026	Each Occurrence General Aggregate	$1,000,000 $2,000,000

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 are named as additional insured per endorsement where required by written contract with the named insured subject to the terms and conditions set forth in the policy.

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street
Redondo Beach CA 90277-

AI 005698

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

© 1988-2015 ACORD CORPORATION. All rights reserved

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – CONTROLLING INTEREST

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Person(s) Or Organization(s):
City of Redondo Beach
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 their liability arising out of:

1. Their financial control of you; or
2. Premises they own, maintain or control while you lease or occupy these premises.

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. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

C. 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.

 © Insurance Services Office, Inc., 2012

Administrative Report

H.6., **File #** 25-1663 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE AN AGREEMENT WITH ABM ELECTRICAL & LIGHTING SOLUTIONS, INC. TO REPLACE THE UNINTERRUPTIBLE POWER SUPPLY UNIT THAT SUPPORTS EMERGENCY EGRESS LIGHTING AT THE REDONDO BEACH PERFORMING ARTS CENTER FOR A COST NOT TO EXCEED $337,468, INCLUDING A 10% CONTINGENCY

EXECUTIVE SUMMARY

Approval of the agreement with ABM Electrical & Lighting Solutions, Inc. (ABM) would allow for replacement of the uninterruptible power supply (UPS) unit at the Redondo Beach Performing Arts Center. The existing unit, which provides instant back-up power to the facility in the event the primary power source fails, is over 20 years old and has exceeded its useful life. The cost for all labor, equipment, and materials needed to replace the UPS unit would not exceed $337,468, including a 10% contingency. The new unit is planned for installation within 6 months of contract execution.

BACKGROUND

The electrical system at the Redondo Beach Performing Arts Center contains a UPS unit that provides power to the facility in the event the energy supply from Southern California Edison fails. The unit senses supply failures and instantly provides battery power to illuminate walkways, hallways, and emergency exits to comply with building codes and to allow facility users to exit the building safely. The existing UPS has been in place since the Performing Arts Center opened over 20 years ago, and has exceeded its useful life.

ABM Electrical Solutions of Tustin, California has submitted a proposal to replace the existing UPS unit for a cost not to exceed $337,468, including a 10% contingency. The service would include:

- Providing and installing a 16,700 k/VA Myers Illuminator CIII Emergency Lighting Inverter unit
- Removal and disposal of the existing unit and equipment
- A top-mount enclosure
- Seismic bracing
- 13 circuit breakers
- 15-year prorated warranty batteries
- Manufacturer startup and training

The proposed agreement with ABM satisfies the City's competitive purchasing procedures through

utilization of the Gordian/Sourcewell cooperative purchasing program. The replacement is a capital project designated as maintenance/repair per Title 2, Section 6.1 of the Redondo Beach Municipal Code. Staff researched alternatives and found the pricing proposed by ABM using the cooperative purchase program to be reasonable and competitive in the marketplace.

The estimated timeframe for installation would be as follows:

- Material & equipment lead time - 8 to 10 weeks
- Project scheduling - 2 weeks
- Installation - 2 weeks

If the Council approves the proposed Agreement, the new UPS unit is expected to be in place and functional within six months of contract execution.

COORDINATION

This report was coordinated by the Public Works Department in cooperation with the Community Services Department. The City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

The cost for replacing the UPS unit at the Performing Arts Center would not exceed $337,468, including a 10% contingency. Funding for the replacement is available in the Capital Improvement Program Budget, via Redondo Beach Performing Arts Center Modernization Project Account #20910.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agreement - ABM Electrical & Lighting Solutions, Inc.
- Insurance - ABM Electrical & Lighting Solutions, Inc.

AGREEMENT FOR PROJECT SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND ABM ELECTRICAL & LIGHTING SOLUTIONS, INC.

THIS AGREEMENT FOR PROJECT SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and ABM Electrical & Lighting Solutions, Inc., a Delaware corporation ("Contractor" or "Consultant").

WHEREAS, the City desires to implement an Uninterruptible Power Supply (UPS) system at the Redondo Beach Performing Arts Center (the "Project");

WHEREAS, the City is a participating entity in Sourcewell, a cooperative purchasing program;

WHEREAS, Sourcewell has entered into an Indefinite Delivery-Indefinite Quantity Construction Contract Number: CA-R8-E-101723-AEL with Contractor for Electrical services in Region 8 of California ("Sourcewell Contract"), as detailed in Exhibits "F" through "K", which are described below;

WHEREAS, the Contractor has agreed to perform the specific scope of work described in a single work order attached hereto as Exhibit "L" (the "Work Order");

WHEREAS, Contractor shall perform the Project in compliance with Exhibits "F" through "K", including the pricing mechanisms, unit prices, and Adjustment Factors as set forth in the Construction Task Catalog (Exhibit "K") and the Sourcewell Contract (Exhibit "F");

WHEREAS, pursuant to Section 2-6.1.09(d) of the City Municipal Code, the City may piggyback on cooperative purchasing agreements for maintenance or repair projects;

WHEREAS, this Project qualifies as a maintenance project under the City Municipal Code, as it involves work to keep, operate, and maintain publicly owned facilities;

WHEREAS, the pricing for this Project is based on the Construction Task Catalog (Exhibit "K") unit prices multiplied by the applicable Adjustment Factors as set forth in the Sourcewell Contract (Exhibit "F");

WHEREAS, payment and performance bonds are required;

WHEREAS, Contractor shall provide warranties for defective materials, workmanship, improper performance, or noncompliance starting from the City's acceptance; and

WHEREAS, pursuant to Section 2-6.1.09(e) of the City Municipal Code, maintenance or repair agreements exceeding $200,000 require City Council approval and execution by the Mayor.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows;

A. Description of Project or Scope of Services. The project description or scope of services to be provided by Contractor, and any corresponding responsibilities of City or services required to be performed by City are set forth in Exhibit "A".

B. Term and Time of Completion. Contractor shall commence and complete the project or services described in Exhibit "A" in accordance with the schedule set forth in Exhibit "B".

C. Compensation. City agrees to pay Contractor for work performed in accordance with Exhibit "C".

D. Insurance. Contractor shall adhere to the insurance requirements outlined in Exhibit "D", unless otherwise waived by the City's Risk Manager.

E. Agreement to Comply with California Labor Law Requirements. Contractor agrees to comply with all applicable California Labor Law Requirements as set forth in Exhibit "E".

F. Indefinite Delivery-Indefinite Quantity Construction Contract, Contract Number: CA-R8-E-101723-AEL, Service Type: Electrical. Contractor shall comply with the terms and conditions, as detailed in Exhibit "F".

G. Agreement to Modify and Extend Sourcewell Contract #CA-R8-E-101723-AEL (effective December 6, 2024 through December 5, 2025). Contractor shall adhere to the modifications and extensions, outlined in Exhibit "G".

H. Agreement to Modify and Extend Sourcewell Contract #CA-R8-E-101723-AEL (effective December 6, 2025 through December 5, 2026). Contractor shall adhere to the modifications and extensions, outlined in Exhibit "H".

I. Indefinite Delivery-Indefinite Quantity Construction Contract General Terms and Conditions for Solicitation: IFB #CA-101723. Contractor shall perform all services, tasks, duties, and obligations to complete this Project, as specified in Exhibit "I" to complete this Project.

J. Indefinite Quantity Construction Contract Technical Specifications CSI Divisions 01 – 46 2023. Contractor shall adhere to the technical specifications, outlined in Exhibit "J".

K. Job Order Contract Construction Task Catalog® - Distribution - Region 08 CSI Divisions 01 – 46 December 2024. Contractor shall be paid in accordance with the schedule set forth in Exhibit "K".

L. Work Order. Contractor shall perform the scope of work as described in Exhibit "L" in accordance with this Agreement, and compensation shall be governed by Exhibit "C".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. 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 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.

2. Brokers. Contractor acknowledges, represents and warrants that Contractor 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, Contractor 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 Contractor's consent. Notwithstanding the foregoing, Contractor shall not be obligated to assign any proprietary software or data developed by or at the direction of Contractor for Contractor's own use; provided, however, that Contractor 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 Contractor to conduct any inspections Contractor has agreed to perform pursuant to the terms of this Agreement. Contractor shall be solely liable for said inspections performed by Contractor. Contractor shall certify in writing to the City

as to the completeness and accuracy of each inspection required to be conducted by Contractor 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 Contractor, 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 Contractor. City shall furnish Contractor, to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Contractor's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Contractor.

6. Records. Contractor, 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". Contractor, 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 Contractor's completion of performance of this Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files. This provision shall survive the termination or expiration of this Agreement.

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. Contractor expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Contractor 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 Contractor thereafter shall be entitled to no compensation whatsoever for performance of such work.

   If Contractor is of the opinion that any work which Contractor has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Contractor 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 Contractor on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Contractor and the City.

8. Additional Assistance. If this Agreement requires Contractor to prepare plans and specifications, Contractor 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 Contractor shall issue any necessary addenda to the plans and specifications as requested. In the event Contractor 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. Contractor acknowledges, represents and warrants that Contractor 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 Contractor as a material inducement to enter into this Agreement. Contractor shall perform in accordance with generally accepted professional practices and standards of Contractor's profession.

10. Business License. Contractor 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 Contractor of the project or services hereunder, immediately upon written notice to Contractor. In the event of any such termination, Contractor 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 Contractor for this Agreement prior to Contractor’s receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Contractor is not able to cancel such orders. Compensation for Contractor in such event shall be determined by the City in accordance with the percentage of the project or services completed by Contractor; and all of Contractor'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 Contractor 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 shall give Contractor written

notice of such default, specifying the nature of the default. Contractor shall have thirty (30) days from the date of such notice to cure the default to the City's reasonable satisfaction of the City. Notwithstanding the foregoing, the City may immediately terminate this Agreement upon written notice, without providing an opportunity to cure, if the default (a) poses an immediate threat to public health or safety, (b) results in or threatens material damage to City property, (c) involves fraud, willful misconduct, or intentional misrepresentation, (d) consists of Contractor's failure to maintain required insurance or bonds, (e) constitutes abandonment of the Work, or (f) is a repeated default demonstrating Contractor's inability or unwillingness to perform.

If Contractor fails to cure the default within such thirty (30) day period, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Contractor shall be compensated as provided in Paragraph 11 above; provided, however, there shall be deducted from such amount the amount of damages, if any, sustained by the City by virtue of Contractor's breach of this Agreement.

13. 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.

14. Indemnity. 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. 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). 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.

a. 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.

b. 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.

15. Insurance. Contractor 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. Contractor 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. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor 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 Contractor 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, Contractor shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Contractor 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. Contractor 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, Contractor shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Contractor 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. Contractor 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. Contractor 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. Contractor shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Contractor shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Contractor acknowledges that the services which Contractor shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Contractor 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 Contractor, Contractor shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Contractor and subcontractor. Any attempt by Contractor 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 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.

20. Subcontractors. Contractor shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Contractor 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 Contractor 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 Contractor.

24. 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 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 Contractor, 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, Contractor 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 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.

32. 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.

33. Warranty. In the event that any parts, products, or materials are provided to the City as part of this Agreement, Contractor warrants as follows: Contractor 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 acceptance; and the product shall be fit for its intended purpose(s).

Contractor's warranty applies to its workmanship, including but not limited to, proper installation and commissioning, shall be for a period of one-year from the date of City's acceptance of the work, unless a longer period is expressly required by Exhibit "A". Contractor's warranty is independent of, and in addition to, any third-party manufacturer warranties. Contractor shall ensure that all parts used are appropriate for the Project and are covered by the warranties specified in Exhibit "A", and that Contractor's work does not void or impair any applicable manufacturer warranty.

Upon completion of the Project, Contractor shall deliver to the City and, to the maximum extent permitted, assign and pass through to the City all applicable third-party manufacturer warranties (including, without limitation, the Meyers

equipment warranty), together with all close-out documents reasonably necessary to enable the City to directly enforce such warranties.

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 Contractor, at Contractor's expense, including shipping, removal, reinstallation, testing, and restoration.

The warranties set forth in this Agreement shall survive the termination or expiration of this Agreement and shall remain in full force and effect for the applicable warranty periods stated herein and under any assigned or passed through third-party manufacturer warranties.

Contractor shall not be liable under this Section 33 for an amount greater than the amount set forth in Exhibit "C"; provided, however, that this limitation shall not apply to Contractor's obligation to correct or replace defective work, or to Contractor's indemnity obligations under Section 14.

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 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.

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

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/03/2025

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 Southeast, 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
INSURED ABM Electrical & Lighting Solutions, Inc. an ABM Industries Incorporated Company 4151 Ashford Dunwoody Road, Suite 600 Atlanta, GA 30319	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : ACE American Insurance Company — 22667 INSURER B : ACE Property & Casualty Insurance Company — 20699 INSURER C : Indemnity Insurance Company of North Ameri — 43575 INSURER D : Berkley Assurance Company — 39462 INSURER E : Beazley Insurance Company Inc — 37540 INSURER F : AIG Specialty Insurance Company — 26883

COVERAGES **CERTIFICATE NUMBER:** W42063706 **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 [X] $1,000,000 SIR [X] XCU GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	XSL G48953335	11/01/2025	11/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 2,000,000 $ Excluded $ 2,000,000 $ 6,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	ISAH11380931	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 5,000,000 $ $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0	Y	Y	XEU G27910865 011	11/01/2025	11/01/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WLR C72623538	11/01/2025	11/01/2026	[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	Error & Omissions			PCADB-5028290-0725	07/01/2025	07/01/2026	Per Claim Aggregate Retention	$5,000,000 $5,000,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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



© 1988-2016 ACORD CORPORATION. All rights reserved.

ADDITIONAL REMARKS SCHEDULE

AGENCY Willis Towers Watson Southeast, Inc.	NAMED INSURED ABM Electrical & Lighting Solutions, Inc. an ABM Industries Incorporated Company 4151 Ashford Dunwoody Road, Suite 600 Atlanta, GA 30319
POLICY NUMBER See Page 1	
CARRIER See Page 1 / NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Reference Number: COI000424
Worksite Location: Various Locations
Job Description: Electrical & Lighting Services

The City, its officers, elected and appointed officials, employees, and volunteers are included as Additional Insured as respects General Liability and Automobile Liability (Umbrella follows Form) as required by written contract with the Named Insured. If required by the written contract or agreement with said Additional Insured, this insurance shall be primary insurance to any other insurance available to said insured covering the same loss. Such other insurance available to said Additional Insured shall be excess to and non-contributing to this insurance. Waiver of subrogation applies in favor of Additional Insured as respects General Liability, Automobile Liability and Workers Compensation, where allowed by law, (Umbrella follows form) as required by written contract with the Named Insured. Umbrella/Excess policy applies excess of General Liability, Auto Liability and Employers Liability Policies.

INSURER AFFORDING COVERAGE: Beazley Insurance Company Inc NAIC#: 37540
POLICY NUMBER: V3AD42250101 EFF DATE: 11/01/2025 EXP DATE: 11/01/2026

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Crime/Employee Dishonesty/ Fidelity	Each Occurrence	$5,000,000

INSURER AFFORDING COVERAGE: AIG Specialty Insurance Company NAIC#: 26883
POLICY NUMBER: CPO 16081985 EFF DATE: 05/01/2025 EXP DATE: 05/01/2026

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Contractor's Pollution Liability	Each Loss	$10,000,000
	Aggregate	$10,000,000
	SIR	$500,000

© 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

SR ID: 28976919 BATCH: 4229614 CERT: W42063706

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Willis Towers Watson Southeast, Inc.		ABM Electrical & Lighting Solutions, Inc. an ABM Industries Incorporated Company 4151 Ashford Dunwoody Road, Suite 600 Atlanta, GA 30319
POLICY NUMBER See Page 1		
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURER AFFORDING COVERAGE: ACE American Insurance Company **NAIC#: 22667**
POLICY NUMBER: WCU C72623496 EFF DATE: 11/01/2025 EXP DATE: 11/01/2026

SUBROGATION WAIVED: Y

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Workers Compensation	EL Each Accident	$1,000,000
WC-Statutory/CA-$1M SIR	EL Disease Pol Lmt	$1,000,000
OH, WA, OR, IL, MI - $500K SIR	EL Disease-Each Empl	$1,000,000

ADDITIONAL REMARKS:
ANY PROPRIETOR/PARTNER/EXECUTIVE/ OFFICER/MEMBER are included under Excess Workers Compensation policy #WCU C72623496

INSURER AFFORDING COVERAGE: American Home Assurance Company **NAIC#: 19380**
POLICY NUMBER: 080768613 EFF DATE: 05/01/2025 EXP DATE: 05/01/2026

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Property Coverage	Per Policy	$5,000,000

ADDITIONAL REMARKS:
All Risk of Physical Damage at any location including customer's premises, subject to policy terms.

INSURER AFFORDING COVERAGE: ACE American Insurance Company **NAIC#: 22667**
POLICY NUMBER: ISAH11380931 EFF DATE: 11/01/2025 EXP DATE: 11/01/2026

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Garage Keepers Legal Liability	Limit	$2,000,000

ADDITIONAL REMARKS:
Automobile Liability includes Excess Garage keepers Liability.

© 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

SR ID: 28976919 BATCH: 4229614 CERT: W42063706

WILLIS TOWERS WATSON CANCELLATION NOTICE

NAMED INSURED	POLICY NO.
ABM Electrical & Lighting Solutions, Inc.	All policies listed on the enclosed certificate
	EFFECTIVE DATE SEE PAGE 1

Holder Name:
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Project:
See Page 1

Cancellation Terms:

IN ADDITION TO THE NOTICE PROVISIONS IN THE POLICY, WILLIS TOWERS WATSON HAS AGREED WITH THE CARRIER THAT SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, WILLIS TOWERS WATSON WILL SEND WRITTEN NOTICE TO THE CERTIFICATE HOLDER WITHIN 30 DAYS EXCEPT FOR NONPAYMENT OF PREMIUM. WILLIS TOWERS WATSON WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED.

Cancellation Terms Apply to the Following Coverages:

All policies listed on the enclosed certificate

BLANKET ADDITIONAL INSURED

Named Insured ABM Industries Incorporated			Endorsement Number 2
Policy Symbol XSL	Policy Number G48953335	Policy Period 11/01/2025 TO 11/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

Any person or organization whom you have agreed to include as an additional insured in a written contract is included as an additional insured under this policy, but only to the extent that said person or organization is required to be indemnified by your written contract with said additional insured executed prior to loss, and in accordance with the terms of such indemnification requirement, provided that written contract does not specify an ISO endorsement or other specific wording, and only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of your ongoing or completed operations.

Further, 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.

©Chubb. 2016. All rights reserved.

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured			Endorsement Number
ABM Industries Incorporated			1
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
XSL	G48953335	11/01/2025 to 11/01/2026	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

Schedule

Organization	Additional Insured Endorsement
Any additional insured with whom you have agreed to provide such non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss	

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to Section IV.4:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss and is primary (subject to satisfaction of the "retained limit"), meaning that we will not seek contribution from the other insurance available to the Additional Insured. Your "retained limit" still applies to such loss, and we will only pay the Additional Insured for the "ultimate net loss" in excess of the "retained limit" shown in the Declarations of this policy.

_____

Authorized Representative

©Chubb. 2016. All rights reserved.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

Named Insured			Endorsement Number
ABM Industries Incorporated			3
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
XSL	G48953335	11/01/2025 to 11/01/2026	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

SCHEDULE

Name of Person or Organization: Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

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 the person(s) or organization(s) shown in the Schedule above because of payments we make under this policy. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

All Other Terms And Conditions Remain Unchanged.

_____

Authorized Representative

ADDITIONAL INSURED –
DESIGNATED PERSONS OR ORGANIZATIONS

Named Insured ABM Industries Incorporated			Endorsement Number 1
Policy Symbol ISA	Policy Number H11380931	Policy Period 11/01/2025 TO 11/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:

1. You.
2. Any of your "employees" or agents.
3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.

B. The persons or organizations named in this endorsement are not liable for payment of your premium.

_____
Authorized Representative

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured ABM Industries Incorporated			Endorsement Number 13
Policy Symbol ISA	Policy Number H11380931	Policy Period 11/01/2025 TO 11/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
AUTO DEALERS COVERAGE FORM

Schedule

Organization	Additional Insured Endorsement
Any additional insured with whom you have agreed to provide such non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss	

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to the Other Insurance Condition under General Conditions:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss on a primary basis and we will not seek contribution from the other insurance available to the Additional Insured.

_____
Authorized Representative

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

Named Insured ABM Industries Incorporated			Endorsement Number 11
Policy Symbol ISA	Policy Number H11380931	Policy Period 11/01/2025 TO 11/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIERS COVERAGE FORM
AUTO DEALERS COVERAGE FORM

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of the use of a covered auto. The waiver applies only to the person or organization shown in the SCHEDULE.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

_____
Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured ABM INDUSTRIES INCORPORATED ONE LIBERTY PLAZA, 7TH FLOOR NEW YORK NY 10006	Endorsement Number Policy Number Symbol: WLR Number: C72623538
Policy Period 11-01-2025 **TO** 11-01-2026	Effective Date of Endorsement 11-01-2025
Issued By (Name of Insurance Company) ACE AMERICAN INSURANCE COMPANY	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy. This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.	

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION AGAINST WHOM YOU HAVE AGREED TO WAIVE YOUR RIGHT OF RECOVERY IN A WRITTEN CONTRACT, PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.

For the states of CA, UT, TX, refer to state specific endorsements.

This endorsement is not applicable in KY, NH, and NJ.

The endorsement does not apply to policies in Missouri where the employer is in the construction group of code classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights against public policy and void where one party to the contract is an employer in the construction group of code classifications.

For Kansas, use of this endorsement is limited by the Kansas Fairness in Private Construction Contract Act(K.S.A.. 16-1801 through 16-1807 and any amendments thereto) and the Kansas Fairness in Public Construction Contract Act(K.S.A 16-1901 through 16-1908 and any amendments thereto). According to the Acts a provision in a contract for private or public construction purporting to waive subrogation rights for losses or claims covered or paid by liability or workers compensation insurance shall be against public policy and shall be void and unenforceable except that, subject to the Acts, a contract may require waiver of subrogation for losses or claims paid by a consolidated or wrap-up insurance program.



Authorized Agent

 © Copyright 1983–2017 National Council on Compensation Insurance, Inc. All Rights Reserved.

RECOVERY FROM OTHERS

Named Insured			Endorsement Number
ABM Industries Incorporated			2
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
WCU	C72623496	11/01/2025 to 11/01/2026	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

Specific Excess Workers Compensation and Employer's Liability Policy

Solely with respect to a written contract with the organization named in the Schedule below, the final paragraph of **I. Recovery From Others** in **PART SIX - CONDITIONS** is deleted and replaced with the following:

In the event of any payment under this policy for a Loss for which you have waived the right of recovery in a written contract entered into prior to the Loss, we hereby agree to also waive our right of recovery but only with respect to such Loss and only for the organization named in the Schedule below.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

This endorsement does not apply to policies in Missouri where the employer is in the construction group of classifications.

_____
Authorized Representative

Administrative Report

H.7., **File #** 26-0233 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE A FUNDING AMENDMENT FOR PROJECT #9200000000M550213 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE REDONDO BEACH AVENUE BIKE IMPROVEMENTS AND PEDESTRIAN SAFETY PROJECT

EXECUTIVE SUMMARY

The Los Angeles County Metropolitan Transportation Authority (Metro) Board approved $4,000,000 in Measure M funds to plan, design, and construct bicycle, pedestrian, operational, and safety improvements to the Redondo Beach/Vail Avenue corridor between Marine Avenue and Dufour Avenue/White Circle.

The project will determine the feasibility of repurposing street right of way on Redondo Beach Avenue (RBA), north of Manhattan Beach Boulevard (MBB), to identify space for protected bicycle lanes, more street parking, and expanded landscaping. The project will also explore the feasibility of bike and pedestrian improvements along Vail Avenue from MBB to White Circle. If feasible, these improvements would improve safety for all users, shorten crosswalks, improve traffic signal efficiency, potentially increase street parking, beautify the area, replace antiquated traffic signals, and close the gap to provide an uninterrupted low-stress cycling connection between the Metro K Line Station and the North Redondo Beach Bikeway (NRBB). The Funding Agreement includes an estimated completion date of March 2029, with funds lapsing on June 30, 2030.

BACKGROUND

Measure M is a one-half cent sales tax approved by Los Angeles County voters in November 2016 to meet the transportation needs of Los Angeles County. The South Bay Cities Council of Governments (SBCCOG) approved $4,000,000 in sub-regional competitive funds for this project, which was then approved by the Metro Board on September 25, 2025.

The project is part of the South Bay Subregion Measure M Multi-Year Subregional Plan - Transportation System & Mobility Improvements Program. The project will consider the feasibility of repurposing right of way in each direction on RBA to provide upgraded Class IV protected bicycle lanes, additional landscaping, and/or additional street parking. The project also proposes to replace the antiquated traffic signal at Space Park Drive, realigns the MBB/RBA/Vail intersection, and extends low-stress biking and walking facilities along Vail Avenue to White Circle/Dufour Avenue. This could be achieved via a mixed-use path and/or wide sidewalk on the east side of Vail. The

purpose of this project is to close a gap and provide a low-stress biking corridor between the Metro K Line Station on Marine Avenue to the NRBB.

Currently, intermittent and narrow Class II bicycle lanes are provided on RBA, but they abruptly terminate at these intersections, which is where the majority of safety conflicts tend to occur. Dedicated biking facilities are currently not provided on Vail. By repurposing potential excess vehicular space, upgraded Class IV bicycle lanes can be provided north of MBB. The modifications may also increase the amount of street parking along RBA, which is frequently at or over capacity on workdays due to the high employment density of the area. Reducing vehicle lane widths would also reduce excessive speeding (or racing), which would greatly improve safety at the existing flashing crosswalks along RBA that connect Northrop Grumman facilities on both sides of the street. The City also hears complaints about long signal wait times and intersection alignment issues at the MBB/RBA/Vail intersection, which this project would address if one of two RBA through lanes is repurposed and crosswalks are shortened to reduce walk times. The project also plans to add the missing fourth crosswalk at this intersection. Lastly, if feasible, the project aims to improve landscaping in this area to address heat island effects.

The tasks included in the Funding Agreement are conceptual design and outreach, preparation of final plans and specifications, and construction. Staff will perform targeted outreach with Northrop Grumman, Impulse Space, other adjacent businesses, and area residents to encourage a mutually beneficial project. With approval of the Funding Agreement, staff can start work on this multifaceted project.

COORDINATION

City Attorney's Office approved the Funding Agreement as to form, but noted that Metro's communications, grant conditions, and indemnity clauses differ from the City's standard language. The City Engineer has evaluated the language and recommends moving forward with Metro's standard terms and conditions in order to secure the funding. Metro does not negotiate the terms of the funding agreement.

FISCAL IMPACT

A total of $4,000,000 in regional Measure M funds are allocated to the City of Redondo Beach for the Redondo Beach Avenue Bike Improvements and Pedestrian Safety Project, which includes design and construction. The funding does not require a local match. Funds are paid to the City on a cost-reimbursement basis.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Measure M Funding Agreement #9200000000M550213

MEASURE M FUNDING AGREEMENT
MULTI-YEAR SUBREGIONAL PROGRAMS

This Funding Agreement ("FA") is made and entered into effective as of November 25, 2025 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Redondo Beach ("GRANTEE") for Redondo Beach Ave Bike Improvements & Pedestrian Safety, LACMTA Project ID# MM5502.13 and FTIP# LA9919525, (the "Project"). This Project is eligible for funding under Line 50 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 Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), and Construction of the Project.

WHEREAS, the LACMTA Board, at its September 25, 2025 meeting, programmed $4,000,000 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 Funds are currently programmed as follows: $500,000 in Measure M Funds in Fiscal Years (FY) 2025-26; $500,000 in FY 2026-27; and $3,000,000 in FY 2027-28. The total designated for PAED, PS&E, and Construction of the Redondo Beach Ave Bike Improvements & Pedestrian Safety is $4,000,000.

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 – Federal Transportation Improvement Program (FTIP) Sheet
10. Attachment F – Bond Requirements
11. Attachment G – Special Grant Conditions: ITS Self-Certification Policy Form
12. Attachment G-1 – Special Grant Conditions: Signal Synch Special Conditions
13. 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: _____ 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
City Mayor

APPROVED AS TO FORM:

By: _____ Date: _____
Joy A. Ford
City Attorney

ATTEST:

By: _____ Date: _____
Eleanor Manzano
City Clerk

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): Redondo Beach Ave Bike Improvements & Pedestrian Safety – Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), and Construction of the Project. LACMTA Project ID# MM5502.13, FTIP# LA9919525.

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 $4,000,000 (the "Funds") for the Project. LACMTA Board of Directors' action of September 25, 2025 granted the Measure M Funds for the Project. The Funds are programmed over three (3) years for Fiscal Years (FY) 2025-26, FY 2026-27, and FY 2027-28.

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. **Attachment E**, the "FTIP PROJECT SHEET (PDF)", is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at https://programmetro.ecointeractive.com/secure2/login.asp. All projects that receive funding through Measure M must be programmed into the FTIP, which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project information as necessary during a scheduled FTIP amendment or adoption. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE's ability to access funding, delay the Project and may ultimately result in the Funds being lapsed.

10. 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 F** 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 G**, 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/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.

13. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Minji Kwon
LACMTA Project Manager
Mail Stop: 99-18-2
Phone: (213) 922-4164
Email: KwonM@metro.net

14. GRANTEE's Address:

City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Ryan Liu
City Transportation Engineer
Phone: (310) 697-3172
Email: ryan.liu@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# MM5502.13 and FA# 9200000000M550213
Minji Kwon; Mail Stop 99-18-2

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 (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 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 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 2025-26 are subject to lapse by June 30, 2028. All Funds programmed for FY 2026-27 are subject to lapse by June 30, 2029. All Funds programmed for FY 2027-28 are subject to lapse by June 30, 2030.

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 - TS & MI Program - Funding Agreement Projects - FA#: 9200000000M550213

Project Title: Redondo Beach Ave Bike Improvements & Pedestrian Safety Project ID#: MM5502.13

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE M MSP FUNDS		$ 500,000	$ 500,000	$ 3,000,000			$ 4,000,000	
SUM PROG LACMTA FUNDS	$ -	$ 500,000	$ 500,000	$ 3,000,000	$ -	$ -	$ 4,000,000	100%
OTHER NON LACMTA FUNDING:								
LOCAL:							$ -	0%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
TOTAL PROJECT FUNDS	$ -	$ 500,000	$ 500,000	$ 3,000,000	$ -	$ -	$ 4,000,000	100%

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - TS & MI Program - Funding Agreement Projects - FA#: 9200000000M550213
Project Title: Redondo Beach Ave Bike Improvements & Pedestrian Safety Project ID#: MM5502.13

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				$250,000					$250,000
Environmental									$0
Design and PS&E					$250,000				$250,000
Right-of-Way Acquisition									$0
Construction								$500,000	$500,000
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$0**	**$0**	**$0**	**$250,000**	**$250,000**	**$0**	**$0**	**$500,000**	**$1,000,000**
SUM PROG LACMTA FUNDS:	**$0**	**$0**	**$0**	**$250,000**	**$250,000**	**$0**	**$0**	**$500,000**	**$1,000,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									
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:									
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:									
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:									$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	**$0**	**$0**	**$0**	**$250,000**	**$250,000**	**$0**	**$0**	**$500,000**	**$1,000,000**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - TS & MI Program - Funding Agreement Projects - FA#: 9200000000M550213
Project Title: Redondo Beach Ave Bike Improvements & Pedestrian Safety Project ID#: MM5502.13

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY2027-28 Qtr 1	FY2027-28 Qtr 2	FY2027-28 Qtr 3	FY2027-28 Qtr 4	FY2028-29 Qtr 1	FY2028-29 Qtr 2	FY2028-29 Qtr 3	FY2028-29 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	$1,000,000	$1,000,000					$3,000,000
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$0**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$0**	**$0**	**$0**	**$0**	**$3,000,000**
SUM PROG LACMTA FUNDS:	**$0**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$0**	**$0**	**$0**	**$0**	**$3,000,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									
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:									
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:									
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:									
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 FY2027-28 and FY2028-29	**$0**	**$1,000,000**	**$1,000,000**	**$1,000,000**	**$0**	**$0**	**$0**	**$0**	**$3,000,000**
TOTAL LACMTA FUNDS	**$0**	**$1,000,000**	**$1,000,000**	**$1,250,000**	**$250,000**	**$0**	**$0**	**$500,000**	**$4,000,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$0**	**$1,000,000**	**$1,000,000**	**$1,250,000**	**$250,000**	**$0**	**$0**	**$500,000**	**$4,000,000**

ATTACHMENT C
SCOPE OF WORK
CAPITAL PROJECT

PROJECT TITLE:
Redondo Beach Ave Bike Improvements & Pedestrian Safety

PROJECT LOCATION:
The project is located along Redondo Beach Avenue in the City of Redondo Beach, in the South Bay area.

PROJECT LIMITS:
This project limits are Redondo Beach Avenue (RBA) between Manhattan Beach Bl and Marine Av, and Vail Avenue (continuation of RBA) between Manhattan Beach Bl and Dufour Av/White Circle.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:
The purpose of this project is to study, design, and construct signal and roadway improvements along the Redondo Beach Avenue corridor to modernize traffic signals, improve intersection alignments, and improve first-last mile connectivity to/from the Redondo Beach (Marine) K Line Station.

PROJECT BUDGET:

COMPONENT	AMOUNT
PAED	$250,000
PS and E	250,000
Construction Support	500,000
Construction Capital	3,000,000
Total Budget	$4,000,000

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
PA/ED (Planning and Preliminary Design)	$250,000		$250,000
PS&E (Construction Design)	$250,000		$250,000
Construction Support	$500,000		$500,000
Construction Capital	$3,000,000		$3,000,000
TOTAL BUDGET COST	**$4,000,000**		**$4,000,000**

SCOPE:
This key north-south corridor provides first-last mile connectivity between the K Line Redondo Beach Station, passing through the Space Park industrial area – home of the City's largest employer, primary biking corridors in the Redondo Beach bicycle network (part the South Bay Bicycle Master Plan network), and Redondo Beach residential neighborhoods. This project concept anticipates the addition of new higher quality (protected) bicycle facilities along Redondo Beach Avenue to connect the K Line station to the recently completed Class II/buffered Class II bike facilities on Manhattan Beach Blvd and to the northern connection of the North Redondo Beach Bikeway via Vail Avenue/White Circle, which provides a designated north/south bikeway spine through the northern portion of the City. Other projects in the City are currently in design and construction phases and will improve the bike facilities that continue this route to South Redondo Beach, various schools, commercial areas along Artesia Blvd., the Civic Center, waterfront, pier and beach destinations.

The roughly half-mile corridor along Redondo Beach Avenue that is the subject of this project is about 80 feet wide (curb-to-curb) and is used by drivers, pedestrians, freight trucks, cyclists, and other mobility modes. The roadway was designed primarily to support heavy industry and now needs attention to provide well thought out access and safety for all modalities through improvements to the roadway features that accommodates a Complete Streets approach and connections to the Metro K Line station. The street width works in the project's favor and various improvement schemes will be assessed with best practices advanced for final design.

Anticipated improvements include adding buffers and vertical protection to bicycle lanes, narrowing or reducing vehicular travel lanes to calm traffic, improvements to the existing midblock crossings by reducing the pedestrian crossing lengths, upgrades to the bus stops by adding bus shelters and ensuring ADA compliance, and upgrades to traffic signals along the corridor to bring up to current standards, address ADA paths of travel, provide video detection for cyclists, and introduce leading pedestrian intervals. The project also seeks to improve the intersection alignment at Redondo Beach Avenue / Manhattan Beach Blvd to allow for quicker and more efficient traffic signal timing. Ideas include realignment of or a reduction to the number of left-turn lanes, which allows for the removal of split phasing for the north / south approaches to the intersection. The project also extends high-quality bicycle facilities south of Manhattan Beach Boulevard along Vail Avenue to White Circle. White Circle is a low-volume service street that acts as a low-stress bikeway connection to the North Redondo Beach Bikeway.

DESIGN:

I. Preliminary Design – "Technical Reports and 30% Design" as Final Work Product

Tasks to be performed include, but are not limited to, the following:

A. Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.
B. Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.
C. Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.
D. Prepare conceptual design plans for public feedback.
E. Conduct public outreach to determine changes to design.
F. Conduct geotechnical investigations of Redondo Beach Avenue.
G. Identify street pavement structural sections for project area.
H. Identify all drainage/BMP structure improvements, based upon hydrology, hydraulic calculations and water quality issues. Structural BMPs shall be incorporated into the street design for stormwater quality improvements prior to entering natural waterways.
I. Prepare and submit a Report identifying the ultimate alignment of roadway improvements. As part of the Report, the Consultant shall prepare and provide CAD drawings of the proposed alignment, which shall include vertical and horizontal alignment, improvements, and drainage/BMP structures. Right-of-way acquisitions and/or vacations shall be clearly identified.
J. Prepare and submit an Engineer's construction cost estimate for all recommended improvements identified in the Report.

II. Environmental Analysis

Tasks to be performed include, but are not limited to, the following:

A. Define a complete and detailed project description and prepare a categorical exemption.
B. Coordinate with the City and prepare permit applications/notifications for the Project as applicable.
C. Delineation of the Waters of the US will be conducted within the ESL if applicable.
D. Prepare a final Tree report and map.

III. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

A. Design the final roadway improvement plans for Redondo Beach Avenue.
B. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Drainage/BMP Structure(s) Details, Traffic

Striping/Signage/Signal Plans, Street Lighting/Electrical, Bike Lane Plans, and Median/Landscaping Plans.

C. Submittal of plan set shall be delivered at 50% and 90% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.

D. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates.

E. Submittal of specifications shall be delivered to the City at 90% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.

F. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.

G. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

IV. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

A. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, presentation of "Summary Letter Report", progress meetings and preparation for the Community Information Workshop at 90% design completion.

B. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

CONSTRUCTION:

Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

A. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.

B. Contract with a Contractor for construction.

The Design Consultant shall meet as needed with the Grantee to accomplish Project tasks as outlined. Meetings expected between the Consultant and Grantee shall include, but not be limited to, Pre-Construction Meeting, progress meetings and preparation of responses to RFIs.

MILESTONES: The implementation schedule for this project will be as follows.

	START DATE	COMPLETION DATE
PLANNING	April 2026	April 2027
Prepare Concept Report		
Prepare Feasibility Study		
Prepare Project Study Report		
PRELIMINARY DESIGN	April 2026	April 2027
Prepare Detailed Design Plans		
Prepare Project Cost Estimate		
PA&ED	April 2026	April 2027
Prepare Environmental Document Document Type:_____		
Technical Studies		
Final Environmental Document	January 2027	April 2027
Community Outreach	April 2026	April 2027
Secure Project Approval	March 2027	April 2027
PS&E	April 2026	December 2027
35% PS&E	January 2027	April 2027
Preliminary Investigations		
Preliminary Foundation		
Geometric Drawings		
Utilities		
Right-of-Way		
Estimating		
Civic Design		
Structural Design		
65% PS&E	April 2027	December 2027
Civil Design Plans		
Right-of-Way Engineering		
Structural Design		
Prepare Project Cost Estimate		
95% PS&E	April 2027	December 2027
Civil Design Plans		
Structural Design		

CONSTRUCTION MILESTONES: The implementation schedule for this project will be as follows**.**

	START DATE	COMPLETION DATE
Solicitation (Bid/Proposal)	December 2027	February 2028
Develop Solicitation Package		
Solicitation Response		
Evaluations		
Selection		
Board Approval Process		
Contract Award		
Fully Executed Contract		
Excavation	March 2028	May 2028
Clear/Grub		
Survey		
Sample Borings		
Grading		
Compaction		
Drainage		
Environmental	March 2028	December 2028
Hazardous Materials Handling		
Archaeological		
Air Quality Monitoring		
Concrete	May 2028	December 2028
Form Work		
Rebar Placement		
Pole Placement		
Traffic Control	March 2028	March 2029
TMP		
Structural	May 2028	December 2028
Pole Placement		
Utilities	March 2028	March 2029
CalWater		
SCE		
Other		
Materials	March 2028	March 2029
Long-Lead Equipment		
Staging		
Material Lay Down Area		
Signage		
Electrical	March 2028	March 2029
Power U/G Communication		
A/G Testing/Acceptance		

	START DATE	COMPLETION DATE
Landscape	March 2028	March 2029
Clearing		
Planting		
Plant Establishment		
Irrigation		
Testing		
General Construction/close out project		
Change Orders	March 2028	March 2029
P.O. Processing Time		
Weather		
Third Party Issues		
Force Majeure		
Claims		

ATTACHMENT C - Location Map(s):



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#	9200000000M
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 $
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	
% of Project Budget Expended to Date	
Balance Remaining	

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year : ☐ 2018-19 ☐ 2019-20 ☐ 2020-21
☐ 2021-22 ☐ 2022-23 ☐ 2023-24

Quarter : ☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

Measure M Multi-Year Subregional Program Type: _____

LACMTA Project Manager	Name:	
	Phone Number:	
	E-mail:	

Grantee Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	E-mail:	

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.

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 B, 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. 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.
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 _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

_____ _____
Signature *Date*

_____ _____
Name *Title*

Los Angeles Metropolitan Transportation Authority

2027 Federal Transportation Improvement Program ($000)

TIP ID **LA9919525** Implementing Agency **Redondo Beach, City of**

Project Description: The purpose of this project is to study, design, and construct signal and roadway improvements along the Redondo Beach Avenue corridor to modernize traffic signals, improve intersection alignments, and improve first-last mile connectivity to/from the Redondo Beach (Marine) K Line Station.

SCAG RTP Project #:
Study:N/A Is Model: Model #:
PM: Ryan Liu - (310)697-3172

LS: N LS GROUP#:
Conformity Category: TCM

System :Local Hwy | Route : | Postmile: | Distance: | Phase: No Project Activity | Completion Date 12/31/2028

Lane # Extd: | Lane # Prop: | Imprv Desc: | Air Basin: SCAB | Envir Doc: CATEGORICAL EXEMPTIONS -- CEQA - 12/31/2026

Toll Rate: 0.00 | Toll Colc Loc: | Toll Method: | Hov acs eg loc: | Uza: Los Angeles-Long Beach-Santa Ana | Sub-Area: | Sub-Region: South Bay Cities COG

CTIPS ID: | EA #: | PPNO:

Program Code: NCR25 - BICYCLE & PEDESTRAIN FACILITIES-UPGRADE Stop Loc:

	PHASE	PRIOR	26/27	27/28	28/29	29/30	30/31	31/32	BEYOND	PROG TOTAL
MEASURE M MYSP (Multi Year Subregional Program)	PE	$500	$0	$0						$500
	RW	$0	$0	$0						$0
	CON	$0	$500	$3,000						$3,500
	SUBTOTAL	$500	$500	$3,000						$4,000
	TOTAL	**$500**	**$500**	**$3,000**						**$4,000**

TOTAL PE: $500 **TOTAL RW: $0** **TOTAL CON: $3,500** **TOTAL PROGRAMMED: $4,000**

- **General Comment:**
- **Modeling Comment:**
- **TCM Comment:** New Project.
- **Amendment Comment:**
- **CMP Comment:**
- **Narrative:**

Last Revised **Adoption 27-00 - Submitted** **Change reason**:NEW PROJECT **Total Project Cost** **$4,000**

ATTACHMENT F
BOND REQUIREMENTS

The provisions of this Attachment F 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 F and notify LACMTA of such designations.

ATTACHMENT G
SPECIAL GRANT CONDITIONS
LOS ANGELES COUNTY REGIONAL ITS ARCHITECTURE (CONNECT-IT) CONSISTENCY SELF-CERTIFICATION POLICY FORM

This Los Angeles County Regional ITS Architecture (CONNECT-IT) consistency self-certification form should be completed and executed for all ITS Projects or Projects with ITS elements. The form should be sent to LACMTA for any planned ITS projects or proposed funding involving Local, State or Federal funds programmed or administered through the LACMTA.

1. Project Title: Redondo Beach Ave Bike Improvements & Pedestrian Safety
2. Name of Sponsoring Agency: City of Redondo Beach
3. Contact Name: Ryan Liu
4. Contact Phone: 310 697 3172
5. Contact Email: ryan.liu@redondo.org

6. Project Description:
   The purpose of this project is to study, design, and construct signal and roadway improvements along the Redondo Beach Avenue corridor to modernize traffic signals, improve intersection alignments, and improve first-last mile connectivity to/from the Redondo Beach (Marine) K Line Station.

7. Identify the ITS elements being implemented and the relevant CONNECT-IT Service Package(s), see Exhibit A.
   PS03 Emergency Vehicle Preemption
   VS12 Pedestrian and Cyclist Safety
   TM03 Traffic Signal Control
   ST04 Roadside Lighting
   TM17 Speed Warning and Enforcement

8. Outline of the concept of operations for the project.
   Project will consider and design replacement traffic signal at Redondo Beach Av and Santa Fe Av. Project will consider and design lane repurposing along Redondo Beach Av (subject to feasibility) to improve transit operations (bus boarding) and first-last mile access to the Marine K Line Station (protected bicycle lanes). Signals will be upgraded to provide improved detection for micromobility devices. This includes video detection, LPI, and signal synchronization.

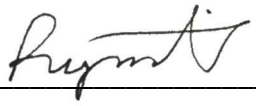
9. Identify participating agencies roles and responsibilities.
   Led by City of Redondo Beach. Signal timing at Marine Av and Manhattan Beach Bl to be drafted in cooperation with LA County Department of Public Works.

By signing and self-certifying this form, the agency commits itself to follow the ITS requirements listed below during project design and implementation. Please be advised that

your project may be subject to further review and documentation by Metro and the CONNECT-IT Maintenance Team during project design and implementation phases:

- Perform a lifecycle analysis for the ITS project elements and incorporate these costs into the Operations and Maintenance plan as part of the system engineering process,
- Maintain and operate the system according to the recommendations of the operations and Maintenance plan upon project completion,
- Use the systems engineering process and document the system engineering steps, and
- Use the CONNECT-IT interface standards, if required, and conform to the regional configuration management process.

Signature:



_____ ____5 December 2025_____

Agency Representative Date

Ryan Liu, PE (Principal Transportation Engineer)

Exhibit A

Architecture Reference for CONNECT-IT Service Packages

The table below is the architecture reference for the CONNECT-IT service packages. For additional information on the service packages below, to view interconnect diagrams for each service package or to suggest updates to CONNECT-IT, visit www.laconnect-it.com.

Service Package Area	Short Name	Name
Commercial Vehicle Operations	CVO01	Carrier Operations and Fleet Management
	CVO02	Freight Administration
	CVO03	Electronic Clearance
	CVO04	CV Administrative Processes
	CVO05	International Border Electronic Clearance
	CVO06	Freight Signal Priority
	CVO07	Roadside CVO Safety
	CVO08	Smart Roadside and Virtual WIM
	CVO09	Freight-Specific Dynamic Travel Planning
	CVO11	Freight Drayage Optimization
	CVO12	HAZMAT Management
	CVO14	CV Driver Security Authentication
	CVO15	Fleet and Freight Security
Data Management	DM01	ITS Data Warehouse
	DM02	Performance Monitoring
Maintenance and Construction	MC01	Maintenance and Construction Vehicle and Equipment Tracking
	MC02	Maintenance and Construction Vehicle Maintenance
	MC05	Roadway Maintenance and Construction
	MC06	Work Zone Management
	MC07	Work Zone Safety Monitoring
	MC08	Maintenance and Construction Activity Coordination
Parking Management	PM01	Parking Space Management
	PM02	Smart Park and Ride System
	PM03	Parking Electronic Payment
	PM04	Regional Parking Management
	PM05	Loading Zone Management
Public Safety	PS01	Emergency Call-Taking and Dispatch
	PS02	Routing Support for Emergency Responders
	PS03	Emergency Vehicle Preemption
	PS04	Mayday Notification
	PS05	Vehicle Emergency Response
	PS06	Incident Scene Pre-Arrival Staging Guidance for Emergency Responders
	PS07	Incident Scene Safety Monitoring
	PS08	Roadway Service Patrols
	PS10	Wide-Area Alert
	PS11	Early Warning System
	PS12	Disaster Response and Recovery

Service Package Area	Short Name	Name
	PS13	Evacuation and Reentry Management
	PS14	Disaster Traveler Information
Public Transportation	PT01	Transit Vehicle Tracking
	PT02	Transit Fixed-Route Operations
	PT03	Dynamic Transit Operations
	PT04	Transit Fare Collection Management
	PT05	Transit Security
	PT06	Transit Fleet Management
	PT07	Transit Passenger Counting
	PT08	Transit Traveler Information
	PT09	Transit Signal Priority
	PT10	Intermittent Bus Lanes
	PT11	Transit Pedestrian Indication
	PT14	Multi-modal Coordination
	PT16	Route ID for the Visually Impaired
	PT17	Transit Connection Protection
	PT18	Integrated Multi-Modal Electronic Payment
Support	SU01	Connected Vehicle System Monitoring and Management
	SU02	Core Authorization
	SU03	Data Distribution
	SU04	Map Management
	SU05	Location and Time
	SU06	Object Registration and Discovery
	SU07	Privacy Protection
	SU08	Security and Credentials Management
	SU09	Center Maintenance
	SU10	Field Equipment Maintenance
	SU11	Vehicle Maintenance
	SU12	Traveler Device Maintenance
Sustainable Travel	ST01	Emissions Monitoring
	ST02	Eco-Traffic Signal Timing
	ST03	Eco-Traffic Metering
	ST04	Roadside Lighting
	ST05	Electric Charging Stations Management
	ST06	HOV/HOT Lane Management
	ST08	Eco-Approach and Departure at Signalized Intersections
	ST09	Connected Eco-Driving
Traffic Management	TM01	Infrastructure-Based Traffic Surveillance
	TM02	Vehicle-Based Traffic Surveillance
	TM03	Traffic Signal Control
	TM04	Connected Vehicle Traffic Signal System
	TM05	Traffic Metering
	TM06	Traffic Information Dissemination
	TM07	Regional Traffic Management
	TM08	Traffic Incident Management System
	TM09	Integrated Decision Support and Demand Management

Service Package Area	Short Name	Name
	TM10	Electronic Toll Collection
	TM11	Road Use Charging
	TM12	Dynamic Roadway Warning
	TM13	Standard Railroad Grade Crossing
	TM14	Advanced Railroad Grade Crossing
	TM15	Railroad Operations Coordination
	TM16	Reversible Lane Management
	TM17	Speed Warning and Enforcement
	TM19	Roadway Closure Management
	TM20	Variable Speed Limits
	TM21	Speed Harmonization
	TM22	Dynamic Lane Management and Shoulder Use
Traveler Information	TI01	Broadcast Traveler Information
	TI02	Personalized Traveler Information
	TI03	Dynamic Route Guidance
	TI04	Infrastructure-Provided Trip Planning and Route Guidance
	TI05	Travel Services Information and Reservation
	TI06	Dynamic Ridesharing and Shared Use Transportation
	TI07	In-Vehicle Signage
Vehicle Safety	VS01	Autonomous Vehicle Safety Systems
	VS02	V2V Basic Safety
	VS03	V2V Situational Awareness
	VS04	V2V Special Vehicle Alert
	VS05	Curve Speed Warning
	VS08	Queue Warning
	VS09	Reduced Speed Zone Warning / Lane Closure
	VS10	Restricted Lane Warnings
	VS11	Oversize Vehicle Warning
	VS12	Pedestrian and Cyclist Safety
	VS13	Intersection Safety Warning and Collision Avoidance
	VS14	Cooperative Adaptive Cruise Control
	VS15	Infrastructure Enhanced Cooperative Adaptive Cruise Control
	VS16	Automated Vehicle Operations
	VS17	Traffic Code Dissemination

Note: CONNECT-IT service packages may differ from service packages identified in the National ITS Reference Architecture (ARC-IT). For any service packages not represented in CONNECT-IT, refer to ARC-IT by accessing www.arc-it.net. Contact the administrator at sharmas@metro.net for questions regarding CONNECT-IT.

ATTACHMENT G-1
SPECIAL GRANT CONDITIONS
SIGNAL SYNCHRONIZATION, INTELLIGENT TRANSPORTATION SYSTEMS (ITS), AND TRANSPORTATION TECHNOLOGY IMPROVEMENTS

1. Grantee is required to attend the LACMTA Arterial ITS Committee Meetings quarterly. Grantee shall coordinate through the Arterial ITS Committee, the Coalition for Transportation Technology and/or other appropriate and recognized forums to ensure consistency with local, subregional and regional ITS plans. Grantee shall provide the opportunity to LACMTA staff and other affected agencies to review, comment and participate on all aspects of the Project implementation to achieve multi-jurisdictional consensus, including, but not limited to, scope of work, consultant selection, PS&E, system design, bid documents and Project deliverables.

2. Grantee shall coordinate with LA County Public Works when applicable and shall not advertise the Project for bid to begin construction before all affected agencies have fully executed an agreement regarding the maintenance and operation of traffic signal synchronization system(s) along multi-jurisdictional corridor(s). Grantee shall deliver or email a copy of the fully executed agreement to LACMTA within seven (7) days from the date of full execution.

3. Grantee shall commit and/or secure non-LACMTA funds to maintain and operate the Project improvements. Operations and maintenance plans shall be developed for all ITS projects. For multi-jurisdictional projects, multi-agency agreements shall be executed committing to the long-term operations and maintenance of shared project elements.

4. Grantee's Project shall not make major equipment or timing-plan changes on other Metro funded projects, within the first two years of Grantee's Project implementation/system operation without LACMTA or lead agency prior written approval.

5. For all central traffic control system projects, Grantee shall coordinate the system design through LACMTA staff to allow communication with the Regional Integration of ITS (RIITS) to facilitate multi-jurisdictional traffic management and data sharing.

6. Grantee shall ensure Countywide Signal Priority (CSP) capabilities are maintained when Grantee's Project is in an existing and planned CSP corridor.

7. Grantee shall ensure Integrated Corridor Management (ICM) capabilities are maintained when Grantee's Project is in an existing and planned corridor.

8. Grantee shall make available all data from the Project, including, without limitation, improvements and inventory data, to LACMTA upon request.

Grantee shall:

a. provide real-time traffic data from the Project, if available, to the Regional Integration of ITS (RIITS)
b. allow for archiving through the Regional Integration of ITS (RIITS) Network or any regional ITS software to support regional transportation planning and operations
c. populate ITS Field Inventory Resource Sharing Tool (ITS FIRST) with data upon completion of project

9. Grantee shall ensure that the project uses a generally accepted system engineering approach to maintain the integrity and quality of completed projects.

10. Grantee's project shall adhere to existing Metro guidelines for specific subprograms as applicable.

The obligations set forth in this section shall survive the expiration or termination of this Agreement.

Administrative Report

H.8., **File #** 26-0275 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

AUTHORIZE THE MAYOR TO SIGN A LETTER OF SUPPORT TO ASSEMBLY BILL 1708, WHICH, IF APPROVED BY THE STATE, WOULD CREATE ROUND 7 OF CALIFORNIA'S HOMELESS HOUSING, ASSISTANCE, AND PREVENTION (HHAP) PROGRAM, AND ASSEMBLY BILL 2152, WHICH, IF APPROVED BY THE STATE, WOULD PROVIDE TARGETED EXEMPTIONS FOR ENVIRONMENTAL REVIEW FOR CERTAIN FIRE STATION PROJECTS

RECEIVE AND FILE A LETTER OF SUPPORT TO SENATE BILL 922, WHICH, IF APPROVED BY THE STATE, WOULD ALLOW FOR CITIES TO RECOVER STREET MAINTENANCE AND REPAIR COSTS CAUSED BY HEAVY ESSENTIAL PUBLIC SERVICE VEHICLES

EXECUTIVE SUMMARY

Consistent with the Legislative Action Platform, draft position letters are to be presented to the City Council whenever practical. Therefore, staff is providing the draft letters of support for AB 1708 and AB 2152 for the City Council's consideration.

The Legislative Action Platform also authorizes the submission of position letters prior to City Council review when an immediate response is required, provided the letter is reviewed and approved by the City Manager. To take advantage of the opportunity to include the City's position in the committee analysis for SB 922, staff submitted a letter of support in advance of the deadline. This report presents the submitted letter to the City Council to receive and file.

BACKGROUND

Assembly Bill (AB) 1708 (Solache)

The Homeless Housing, Assistance, and Prevention Program is a statewide grant program that provides flexible, one-time block grant funding to cities, counties, and continuums of care (CoC) to support regional coordination and expand local capacity to address immediate homelessness challenges. The grant program is designed to fund programs such as shelter operations, street outreach, and interim and permanent housing strategies.

The 2026-27 California State Budget appropriates $500 million in one-time General Fund support for Round 7 of the HHAP Program. This funding is contingent on the enactment of legislation that establishes clear accountability requirements for grantees, including a set of conditions and priorities, measurable outcomes, and shared investment between the state and local jurisdictions. If passed, AB 1708 would allow funding to be allocated to smaller municipalities, as defined as cities with

populations under 300,000, which includes Redondo Beach. To be eligible for funding, AB 1708 requires smaller jurisdictions to meet several conditions, including adopting a resolution, having a compliant housing element, and adopting a local encampment policy.

The City's Enhanced Response to Homelessness includes housing navigation and outreach services, an alternative crisis response team, interim housing sites, and a prosecution led diversion program. Currently, the City cannot access HHAP funding directly due to population thresholds. Expanding equitable access to HHAP would support the City in implementing localized strategies and strengthening programs and partnerships that address the City's specific needs.

Assembly Bill (AB) 2152 (Gonzalez)

The California Environmental Quality Act (CEQA) requires government agencies to evaluate environmental impacts before approving a project, such as public buildings. However, CEQA review can significantly slow down project timelines and increase costs, and because fire stations are critical emergency response facilities, delays in their construction can directly affect public safety.

AB 2152 seeks to address this by creating a specific CEQA exemption for fire station projects. If approved, projects involving the planning, design, site acquisition, construction, rehabilitation, or maintenance of a public fire station could be exempt from CEQA review, provided they are not located on an environmentally sensitive site, and all construction-related agreements over $50,000 are covered by a project labor agreement (PLA). The City of Redondo Beach is currently in the process of replacing both Fire Stations 1 and 2, and must complete environmental analyses under CEQA. These requirements could be streamlined through AB 2152 if enacted as written.

If the City Council approves the letters of support for AB 1708 and AB 2152, staff will disseminate the letter to locally elected Legislators and upload it to the State's new electronic portal, which automatically distributes letters to offices of the appropriate elected officials and committee(s) of jurisdiction.

Senate Bill (SB) 922 (Laird)

Local governments have long incorporated street maintenance and repair costs generated by heavy public service vehicles into service rates, fees, or franchise agreements. Providing a consistent and transparent method helps to ensure that the financial burden of maintaining safe and reliable streets does not fall solely on the General Fund or limited state transportation revenues, and that service providers contribute to the roadway impacts that their operations create.

Recent lawsuits have challenged these longstanding practices for recovering roadway maintenance costs. In Rogers v. City of Redlands, the court found that using solid waste fees to recover road repair costs violated the Vehicle Code, placing cities and counties at risk of losing an important revenue source for maintaining local streets. SB 922 seeks to address this by clarifying that the statutory prohibition applies only to weight-based charges and does not restrict service-related fees used to recover roadway impacts caused by essential public service operations.

The City has benefited from, and relied upon, vehicle road impact fees provided by its solid waste hauling contractor to support maintenance of the City's roadways. In FY 2024-25, the City collected nearly $350,000, a typical annual amount, and used the funds for the Citywide Slurry Seal Program and the Residential Street Rehabilitation Program. Loss of these funds would directly affect the

City's ability to meet its goal of improving the average Pavement Condition Index (PCI). This index is already difficult to maintain due to the steep rise in construction prices, which reduces the amount of pavement area that can be addressed under current funding limitations. Additional loss of funding would lead to a decline of PCI.

On March 5, 2026, the City's State lobbyists informed staff that SB 922 had been scheduled for a Senate Local Government Committee hearing on March 18, 2026. They also noted that the City could be listed in the committee analysis as a supporter of the bill if a position letter was submitted by March 10, 2026. Since the City's Legislative Action Platform authorizes the submission of position letters prior to City Council review when an immediate response is required, provided the letter is reviewed and approved by the City Manager, the City submitted a letter of support for inclusion in the committee analysis. This report presents the submitted letter to the City Council to receive and file.

COORDINATION

The City Manager's Office collaborated with the City Attorney's Office, Public Works Department, and Fire Department to draft the position letters and the administrative report.

FISCAL IMPACT

There is no fiscal impact associated with authorizing the Mayor to sign the position letters.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- AB 1708 (Solache) Position Letter
- AB 2152 (Gonzalez) Position Letter
- AB 922 (Laird) Position Letter

REDONDO BEACH

Office of the Mayor
415 Diamond Street
Redondo Beach, CA 90277

Tel: 310.697.3653
Redondo.org

March 10, 2026

The Honorable José Luis Solache
California State Assembly
1020 N St. Rm. 5110
Sacramento, CA 95814

RE: **AB 1708 (Solache) Homeless Housing, Assistance, and Prevention (HHAP) Pathways for Cities Act**
Notice of SUPPORT *(As Introduced 2/4/2026)*

Dear Assembly Member Solache,

The City of Redondo Beach is pleased to support AB 1708 (Solache), which would finally provide cities under 300,000 residents with a clear and equitable pathway to access state homelessness funding. Since 2019, the Homeless Housing, Assistance, and Prevention (HHAP) program has provided direct allocations only to large cities, counties, and Continuums of Care (CoCs), leaving most cities, including Redondo Beach, without consistent access to these critical resources despite substantial local investments.

AB 1708 would allow the 469 smaller cities across California to apply for HHAP funding through their CoC, with a 30-day application window reserved exclusively for these cities. This ensures fair access while maintaining accountability through regional coordination and compliance with state housing and encampment policies. The bill also prioritizes cities that have demonstrated leadership through partnerships and local investment, ensuring state dollars are directed where they can be most effective.

Redondo Beach would benefit significantly from additional state funding. The City is prepared to expand its pallet shelter program, invest in permanent affordable housing opportunities for families, and sustain both the ACR outreach program and the Homeless Court programs, which have proven essential in helping individuals stabilize and transition out of homelessness.

The City has built a comprehensive homelessness response system that includes 20 pallet shelters, 19 SRO beds, participation in Project Moonstone, a functioning Homeless Court, the ACR outreach program, and a dedicated Housing Navigation Team. These efforts support the City's commitment to achieving functional zero. Redondo Beach

REDONDO BEACH

Office of the Mayor
415 Diamond Street
Redondo Beach, CA 90277

Tel: 310.697.3653
Redondo.org

has also made significant local investments, including funding two full-time Housing Navigators and a Quality of Life Prosecutor who works collaboratively with outreach teams, service providers, and law enforcement to address homelessness, housing, and crime through a balanced, problem-solving approach.

As the state considers future investments in HHAP, it is essential that all cities, regardless of size, have a meaningful opportunity to participate. AB 1708 strengthens regional collaboration and ensures state resources reach communities actively working to reduce homelessness. For these reasons, the City of Redondo Beach is pleased to support AB 1708 (Solache). If you have any questions, please do not hesitate to contact me at James.Light@redondo.org.

Sincerely,

James A. Light
Mayor, City of Redondo Beach

REDONDO BEACH

Jim Light, Mayor
415 Diamond Street
Redondo Beach CA 90277

Tel: 310.697.3653

Redondo.org

March 10, 2026

The Honorable Issac G. Bryan
Chair, Assembly Committee on Natural Resources
1021 O Street, Room 3230
Sacramento, CA 95814

RE: Support – AB 2152 (González): California Environmental Quality Act: Exemption – Fire Stations (As Introduced on February 18, 2026)

Dear Chair Bryan:

The City of Redondo Beach **supports** AB 2152, which would create a targeted exemption under the California Environmental Quality Act (CEQA) for the planning, design, construction, rehabilitation, and maintenance of public fire stations under specified conditions.

Fire stations are essential public safety infrastructure that enable communities to respond quickly to structure fires, wildfires, medical emergencies, and natural disasters. However, the time and cost associated with CEQA review can significantly delay the development, replacement, or modernization of these critical facilities. As a result, fire departments are often required to operate from aging or undersized stations while vital infrastructure projects move through lengthy environmental review processes.

With more than 36 years in the fire service, Patrick Butler, our Fire Chief & Harbor Master, has seen how outdated or poorly located stations can directly impact response times and firefighter safety. When station projects are delayed, communities are left relying on facilities that no longer reflect current risks or operational needs. AB 2152 offers a balanced and responsible solution. The bill allows qualifying fire station projects to move forward more efficiently while maintaining important safeguards. It limits the exemption to projects that avoid environmentally sensitive areas and requires the filing of a notice of exemption. The bill also includes strong labor protections by requiring a project labor agreement for construction contracts above $50,000.

By reducing unnecessary procedural delays, AB 2152 will help local governments deliver essential public safety infrastructure more quickly and cost-effectively. Accelerating the construction and rehabilitation of fire stations will improve emergency response capabilities, enhance firefighter safety, and strengthen community resilience.

For these reasons, the City of Redondo Beach respectfully supports AB 2152. If you have any questions, please do not hesitate to contact either myself at James.Light@redondo.org or our Fire Chief & Harbor Master, Patrick Butler at Patrick.Butler@redondo.org.

Sincerely,

Jim Light
Mayor

Patrick Butler
Fire Chief & Harbor Master

REDONDO BEACH

Jim Light, Mayor
415 Diamond Street
Redondo Beach CA 90277

Tel: 310.697.3653

Redondo.org

March 10, 2026

The Honorable Maria Durazo
Chair, Senate Local Government
California State Capitol, Room 407
Sacramento, CA 95814

RE: **SB 922 (Laird) Vehicles: local agency charges: use of streets or highways.**
Notice of SUPPORT *(As Introduced on January 28, 2026)*

Dear Chair Durazo,

The City of Redondo Beach **supports** SB 922, which would provide needed clarity regarding a local agency's ability to recover the cost of maintaining and repairing streets used in the delivery of essential public services.

Cities are responsible for maintaining most local streets and roads. Heavy service vehicles, including garbage, recycling, and green waste collection trucks, regularly travel on local streets and contribute to pavement wear and deterioration. Historically, cities have addressed these impacts through service-related rates, fees, or franchise arrangements tied to the provision of those services. Recently, a court decision has created uncertainty regarding these long-standing practices. As a result, cities are facing increased legal challenges to existing service-related fees, placing street maintenance funding at risk and creating uncertainty for local governments attempting to responsibly manage and maintain their transportation infrastructure.

SB 922 would help address this uncertainty by clarifying that restrictions on local charges apply only to weight-based charges imposed for the privilege of using streets or highways. The bill further makes clear that fees for the provision of public services may recover the cost of street maintenance and repair associated with providing such services. This clarification would help reduce unnecessary litigation and allow cities to continue maintaining safe and reliable local streets.

For these reasons, the City of Redondo Beach supports SB 922. If you have any questions, please do not hesitate to contact me at James.Light@redondo.org.

Sincerely,

Jim Light

Administrative Report

H.9., **File #** 26-0325 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE AN ON-CALL CONSULTING SERVICES AGREEMENT WITH MCCLAREN, WILSON & LAWRIE, INC. TO ASSIST WITH DESIGN OF THE POLICE SHOOTING RANGE, FOR AN AMOUNT NOT TO EXCEED $100,000 AND A TERM THROUGH MARCH 16, 2028

APPROVE AN ON-CALL CONSULTING SERVICES AGREEMENT WITH GEOSYNTEC CONSULTANTS, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES, FOR AN AMOUNT NOT TO EXCEED $100,000 AND A TERM THROUGH MARCH 16, 2028

EXECUTIVE SUMMARY

The City Council has awarded a number of on-call contracts in the past to successfully accelerate project delivery timelines. Staff is recommending approval of an on-call agreement with McClaren, Wilson, and Lawrie, Inc. (MWL) for a two-year initial term and a not-to-exceed amount of $100,000. This Agreement is needed to acquire professional design services related to the Federal grant application for the Redondo Beach Police Department Shooting Range Project. MWL specializes in the planning and design of public safety facilities and has over thirty years of experience in the field.

Staff is also recommending approval of an on-call agreement with Geosyntec Consultants, Inc. (Geosyntec) for a two-year initial term and a not-to-exceed amount of $100,000. Geosyntec specializes in environmental planning and management; contaminated site assessment and cleanup; geotechnical and geological analysis, modeling, and engineering; along with air quality management and air pollution control. Their initial task is to support the City's response to work requests made by the Los Angeles County Department of Public Health pertaining to the Dominguez Park site.

BACKGROUND

During the City's FY 2018-19 budget adoption process, several tools were presented to accelerate the pace of delivery of Capital Improvement Program (CIP) projects. One tool that staff strongly recommended was on-call contracting for professional services. On-call service contracts are not fully defined as to scope or funding source and allow staff to quickly assign smaller work tasks (e.g., geotechnical engineering, surveying, etc.) without having to develop and present an individual contract to the City Council for approval.

Funding sources for on-call contracts are not identified at the time of award. Rather, as tasks are assigned to an on-call vendor, the funding is assigned via purchase order from the funding source associated with the particular project to which the work applies.

The Public Works Department Engineering Services Division and the City Attorney's Office worked together to develop a contract template and an RFP for on-call consulting services, which was advertised in August of 2018. The contract template stipulates a two-year term with a not to exceed value of $100,000. New vendors, like MWL and Geosyntec, are issued contracts over time as the City's need for on-call firms continues to grow and change.

The Engineering Services Division benefits from active on-call contracts with 18 firms specializing in a number of design and technical disciplines. Use of these services has accelerated the delivery of many projects, and these agreements provide the City with a deep and broad bench of firms to provide the technical engineering services needed to deliver CIP projects and address regulatory concerns.

Staff is now proposing an Agreement with MWL for Council consideration. MWL specializes in the planning and design of public safety facilities, including the development of a number of shooting ranges throughout North America. The proposed Agreement would carry an initial term of March 17, 2026 through March 16, 2028 and a not-to-exceed amount of $100,000. MWL's design work for the gun range project grant application is estimated to cost $30,000 to $35,000.

Staff is also proposing an Agreement with Geosyntec, which specializes in environmental, engineering and geotechnical services. Geosyntec's expertise is needed to address the regulatory issues surrounding the development of the playground and other future projects at Dominguez Park. This Agreement is also for an initial term from March 17, 2026 to March 16, 2028 and a not-to-exceed limit of $100,000. Specific work orders for Geosyntec's services are not yet prepared and are dependent on the County Health Department's final requests for the Park.

COORDINATION

The on-call contract development has been coordinated between the City Attorney's Office, the Public Works Department, and the City Manager's Office. The City Attorney's Office prepared and approved the Agreements as to form.

FISCAL IMPACT

Funding for design of the Redondo Beach Police Department Shooting Range is included in the adopted CIP Budget for FY 2025-26. The design work associated with the City's gun range project grant application is expected to cost $30,000 to $35,000.

Funding for Geosyntec's services at Dominguez Park is also included in the adopted CIP Budget for FY 2025-26. The specific work tasks and cost of services is still in development.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Agreement with McClaren, Wilson, and Lawrie, Inc.
- Insurance - McClaren, Wilson, and Lawrie, Inc.
- Agmt - Geosyntec Consultants, Inc.
- Insurance - Geosyntec Consultants, Inc.

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND MCCLAREN, WILSON & LAWRIE, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and McClaren, Wilson & Lawrie, Inc**.**, a Nevada 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. California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity Design Professional Services. In connection with its design professional services and to the maximum extent permitted by law, Consultant shall hold harmless and indemnify City, and its officials, officers, employees, agents, and designated volunteers (collectively, "Indemnitees"), with respect to any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including reimbursement of attorneys' fees and costs

of defense, which arise out of, pertain to, or relate to in whole or in part to the negligence, recklessness, or willful misconduct of Consultant or any of its officers, employees, subcontractors, or agents in the performance of its design professional services under this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City.

a. Other Indemnities. In connection with any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Damages" hereinafter) arising out of or related to the performance of this Agreement, excluding Consultant's design professional services, and to the maximum extent permitted by law, Consultant shall defend, hold harmless and indemnify the Indemnitees with respect to any and all Damages, which arise out of, pertain to, or relate to the acts or omissions of Consultant or any of its officers, employees, subcontractors, or agents in the performance of this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City. Consultant shall defend Indemnitees in any action or actions filed in connection with any such Damages. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, 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. Prevailing Wages. In the event this project is a public work to which prevailing wages apply, 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.

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

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

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

MCCLAREN, WILSON & LAWRIE, INC.,
a Nevada corporation

DocuSigned by:
Jim McClaren
BC64342593974D0...

By: _____
Name: Jim McClaren
Title: CEO
3/13/2026 | 1:09 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT “A”

PROJECT DESCRIPTION AND SCOPE OF SERVICES

I. CONSULTANT’S DUTIES

Consultant shall perform the following services.

A. Consultant shall provide on-call professional design services, including but not limited to, conceptual design and layout planning, design documentation, compliance and best practice procedures, electrical engineering, and mechanical engineering. Ancillary tasks related to design work such as grant applications and management, regulatory permit applications and implementation, design review and plan check, assessment district engineering, right-of-way acquisition services, bid analysis and support, capital improvement program project management and construction observation may also be included at the City’s discretion.

B. Upon City’s written request as described in Section II.A, Consultant shall prepare a written scope of work for the City’s requested tasks, including all components and subtasks, the cost to perform the task, including costs and markup from sub-consultants, an explanation of how the cost was determined, and a schedule for completion of the task (collectively "Task Proposal"). The costs specified in the Task Proposal shall be in accordance with Exhibit “C”.

C. Upon the City’s written approval of the Task Proposal, the Consultant shall commence services for the task. Any language that does not pertain to the scope of work, compensation, or duration of agreement shall be deemed extraneous and not incorporated within this Agreement.

D. Consultant shall identify all personnel used to accomplish the services in the Task Proposal. Consultant shall obtain City’s approval of any substitutions of leading personnel for the task as soon as the need for a substitution is known.

E. Consultant shall identify any subcontractor(s) and include the work of subcontractors in the proposed scope of work. Consultant shall not replace the subcontractor for the task without the prior written approval of the City.

F. Consultant shall provide a task number for the City Engineer or designee approved task.

G. Consultant shall complete the task and present all deliverables to the City by the completion date provided to City.

H. During performance of the services, Consultant shall provide a bi-weekly written summary of progress on all on-call services to keep the City updated as to the status of performance. Consultant shall either draft a report or deliver an email to the City's designated project manager.

I. Consultant shall provide all work product for review and acceptance by the City. Upon City's request, Consultant shall revise the work product without additional charge to the City until the City accepts it.

J. Notwithstanding anything described herein, Consultant shall not be authorized to perform tasks that are expressly governed by the public works bidding requirements set forth in Article XIX of the City Charter and Chapter 6.1 of Title 2 of the Redondo Beach Municipal Code, unless such work is authorized in accordance with the requirements set forth in those provisions.

II. CITY'S DUTIES

City will perform the following services.

A. City will provide a written task request with a description of the work to be performed for the task, and the time desired for completion.

B. City, in its sole discretion, may approve, modify or reject the Consultant's Task Proposal.

EXHIBIT "B"

TERM AND TIME OF COMPLETION

TERM. The term of this Agreement shall commence on March 17, 2026 and continue through March 16, 2028 ("Term"), unless otherwise terminated as herein provided. Consultant shall perform the services in accordance with the schedule in each Task Proposal. City may approve extensions for performance of the services in each task; provided, however, that the Consultant shall not work beyond the expiration date of this Agreement.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

I. **AMOUNT**. Consultant shall perform the work for all City Engineer or designee approved Task Proposal(s) in accordance with the hourly rate schedule attached to and incorporated into Exhibit “C” of the Agreement.

II. **EXPENSES**. Consultant shall be reimbursed for expenses in accordance with the attached schedule. If Consultant requires reimbursement for expenses not provided on the rate schedule in the Agreement, including but not limited to, reproduction costs, and subcontractor markup, Consultant shall not be reimbursed without a subsequent written amendment, which shall be at the sole discretion of the City.

III. **NOT TO EXCEED AMOUNT**. In no event shall the total amount paid to the Consultant, including reimbursable expenses, exceed $100,000 during the term of this Agreement and any amendments hereto.

IV. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices to City for approval and payment for those services performed in the month prior to invoice submission. Invoices must include the following information.

A. Task number.
B. All personnel who performed work on the Task.
C. Description of the work performed.
D. Number of hours worked.
E. Hourly rate.
F. All City approved and documented subcontractor invoices.
G. If applicable, expenses incurred.

Invoices must be itemized, adequately detailed, be based on the work performed and time spent in the prior month, and in a form reasonably satisfactory to the City. Invoices must attach the prior written authorization of the City and copies of receipts to substantiate expense requests. Consultant may be required to provide back-up material upon request. If no work is performed in a given month, no invoice is required.

Within the approved amount of each approved Task Proposal, and with the written approval of the city, a portion of the amount from the line item of the task may be allocated to another line item task so long as the total amount approved for the Task Proposal as described in Exhibit “A” of the Agreement in not exceeded.

V. **SCHEDULE FOR PAYMENT**. City agrees to pay Consultant within thirty (30) days after receipt of Consultant's monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction and there is no dispute over the amount.

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: McClaren, Wilson & Lawrie, Inc
8705 North Central Avenue
Phoenix, AZ 85020
Attention: Liane Campbell
Email: campbell@mwlarchitects.com

City: City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Attention: Luke Smude
Email: Luke.Smude@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.

HOURLY CHARGE RATE SCHEDULE
EFFECTIVE FOR NEW WORK AS OF AUGUST 1, 2024

INTRODUCTION

The following personnel rate categories and reimbursable charges are made a part of the agreement for A/E services. Billable hourly rates will be based on the classification of personnel assigned to the project. McClaren, Wilson, & Lawrie, Inc. may adjust the rates set forth in this agreement at the beginning of each calendar year.

PERSONNEL CLASSIFICATION	*HOURLY RATES
Senior Principal	$305.00 per hour
Principal	$265.00 per hour
Associate	$235.00 per hour
Jr. Associate	$215.00 per hour
Senior Architect/Lab Planner	$205.00 per hour
Architect	$175.00 per hour
Project Manager/Lab Planner/BIM Manager	$175.00 per hour
Technical Staff	$125.00 per hour
Sub consultants	Cost plus 10%

REIMBURSABLE EXPENSES

(Including travel related expenses and misc.)
Direct cost plus 10%

TERMS

Invoices will be submitted once a month for services performed during the prior month. Payment will be due within thirty (30) days of the invoice date. Interest will be added to accounts in arrears at the rate of four percent (4%) of the declining balance for each month of delinquency, not to exceed an annual percentage rate of twelve percent (12%).

McClaren, Wilson, & Lawrie, Inc.

EXHIBIT “D”

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and Engineers' coverage is to be endorsed to include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project/location.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Errors and Omissions liability: $1,000,000 per occurrence.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies 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 are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Errors and Omissions policy, if written on a claims made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract

and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements are to be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Contractor acknowledges that the project as defined in this Agreement between Contractor and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a “public work” as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code (“Chapter 1”), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations (“DIR”) implementing such statutes. Contractor shall perform all work on the project as a public work. Contractor shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Contractor shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Contractor acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Contractor shall post such rates at each job site covered by this Agreement.

5. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

6. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable

apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Contractor shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Contractor shall indemnify, hold harmless, and defend (at Contractor's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Contractor, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/25/26

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 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:

PROFESSIONAL INSURANCE BROKERS, INC.
PMB 857, 515 E. CAREFREE HWY
PHOENIX, ARIZONA 85085-8839

CONTACT NAME: CAROL GRAY LANTZ
PHONE (A/C.No. Ext): 623 465-5300 FAX (A/C No): 623 465-5933
EMAIL ADDRESS: carol@pibinc.com
PRODUCER CUSTOMER ID:

INSURED:

MCCLAREN, WILSON & LAWRIE, INC.
MCCLAREN & WILSON, INC.
8705 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85020

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: R L I INSURANCE COMPANY	13056
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES: **CERTIFICATE NUMBER:** 238 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIO INDICATED. NOTWITHSTANDING ANY REQUIREMENT. TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THI 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 WVO	POLICY NUMBER	POLICY EFF. DATE(MM/DD/YY)	POLICY EXP. DATE(MM/DD/YY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PROJECT [ ] LOC [ ] OTHER	X	X	PSB0004096	07/27/25	07/27/26	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ec occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS.COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] ALL OWNED AUTOS [X] HIRED AUTOS [ ] SCHEDULED AUTOS [X] NON OWNED AUTOS	X	X	PSB0004096	07/27/25	07/27/26	COMBINED SINGLE LIMIT (Ec Accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	X **UMBRELLA LAB** [ ] **EXCESS LIAB** [X] OCCUR [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	X	X	PSE0002496	07/27/25	07/27/26	EACH OCCURRENCE AGGREGATE	2,000,000 2,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS BELOW Y/N: Y	N/A	X	PSW0002402	07/27/25	07/27/26	X PER STATUTE [ ] OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	X PROFESSIONAL LIABILITY		X	RDP0059061	07/27/25	07/27/26	EACH CLAIM / AGGREGATE 2,000,000 / 2,000,000	

DESCRIPTION OF OPERATIONS /LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Redondo Beach Police Department Shooting Range

As per written contract, the Certificate Holder and Project Owner are additional insured, on a primary and non-contributory basis, as respects the general and automobile liability coverages.

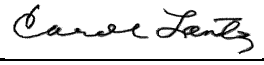
CERTIFICATE HOLDER

CITY OF REDONDO BEACH
401 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



© 1988-2014 ACORD CORPORATION. All rights reserved.

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND GEOSYNTEC CONSULTANTS, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Geosyntec Consultants, Inc., a Florida 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. California Labor Law Requirements. Consultant agrees to comply with all applicable California Labor Law Requirements as forth in Exhibit "E".

* * * * *

GENERAL PROVISIONS

1. Independent Contractor. Consultant acknowledges, represents and warrants that Consultant is not a regular or temporary employee, officer, agent, joint venturer or partner of the City, but rather an independent contractor. This Agreement shall not be construed as a contract of employment. Consultant shall have no rights to any benefits which accrue to City employees unless otherwise expressly provided in this Agreement. Due to the independent contractor relationship created by this Agreement, the City shall not withhold state or federal income taxes, the reporting of which shall be Consultant's sole responsibility.

2. Brokers. Consultant acknowledges, represents and warrants that Consultant has not hired, retained or agreed to pay any entity or person any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

4. Inspection. If the services set forth in Exhibit "A" shall be performed on City or other public property, the City shall have the right to inspect such work without notice. If such services shall not be performed on City or other public property, the City shall have the right to inspect such work upon reasonable notice. Inspections by the City shall not relieve or minimize the responsibility of Consultant to conduct any inspections Consultant has agreed to perform pursuant to the terms of this Agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to the City as to the completeness and accuracy of each inspection required to be conducted by Consultant hereunder.

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

6. Records. Consultant, including any of its subcontractors shall maintain full and complete documents and records, including accounting records, employee time sheets, work papers, and correspondence pertaining to the project or services set forth in Exhibit "A". Consultant, including any of its subcontractors shall make such documents and records available for City review or audit upon request and reasonable notice, and shall keep such documents and records, for at least four (4) years after Consultant's completion of performance of this Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. All changes and/or extra work under this Agreement shall be performed and paid for in accordance with the following:

Only the City Council, City Manager, or the Department Head responsible for the administration of, or supervision of the scope of work under, this Agreement may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the written authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.

If Consultant is of the opinion that any work which Consultant has been directed to perform is beyond the scope of this Agreement and constitutes extra work, Consultant shall promptly notify the City of the fact. The City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that the City determines that such work does constitute extra work, City shall provide extra compensation to Consultant on a fair and equitable basis. A written amendment providing for such compensation for extra work shall be executed by Consultant and the City.

8. Additional Assistance. If this Agreement requires Consultant to prepare plans and specifications, Consultant shall provide assistance as necessary to resolve any questions regarding such plans and specifications that may arise during the period of advertising for bids, and Consultant shall issue any necessary addenda to the plans and specifications as requested. In the event Consultant is of the opinion that City's requests for addenda and assistance is outside the scope of normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

9. Professional Ability. Consultant acknowledges, represents and warrants that Consultant is skilled and able to competently provide the services hereunder, and possesses all professional licenses, certifications, and approvals necessary to engage in its occupation. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards of Consultant's profession.

10. Business License. Consultant shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

12. Termination in the Event of Default. Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, the City may immediately terminate this Agreement by giving written notice of such termination, stating the reasons for such termination. Consultant shall be compensated as provided immediately above, provided, however, there shall be deducted from such amount the amount of damages if any, sustained by the City by virtue of Consultant's breach of this Agreement.

13. Conflict of Interest. Consultant acknowledges, represents and warrants that Consultant shall avoid all conflicts of interest (as defined under any federal, state or local statute, rule or regulation, or at common law) with respect to this Agreement. Consultant further acknowledges, represents and warrants that Consultant has no business relationship or arrangement of any kind with any City official or employee with respect to this Agreement. Consultant acknowledges that in the event that Consultant shall be found by any judicial or administrative body to have any conflict of interest (as defined above) with respect to this Agreement, all consideration received under this Agreement shall be forfeited and returned to City forthwith. This provision shall survive the termination of this Agreement for one (1) year.

14. Indemnity Design Professional Services. In connection with its design professional services and to the maximum extent permitted by law, Consultant shall hold harmless and indemnify City, and its officials, officers, employees, agents, and designated volunteers (collectively, "Indemnitees"), with respect to any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including reimbursement of attorneys' fees and costs

of defense, which arise out of, pertain to, or relate to in whole or in part to the negligence, recklessness, or willful misconduct of Consultant or any of its officers, employees, subcontractors, or agents in the performance of its design professional services under this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City.

a. Other Indemnities. In connection with any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Damages" hereinafter) arising out of or related to the performance of this Agreement, excluding Consultant's design professional services, and to the maximum extent permitted by law, Consultant shall defend, hold harmless and indemnify the Indemnitees with respect to any and all Damages, which arise out of, pertain to, or relate to the acts or omissions of Consultant or any of its officers, employees, subcontractors, or agents in the performance of this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City. Consultant shall defend Indemnitees in any action or actions filed in connection with any such Damages. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, 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. Prevailing Wages. In the event this project is a public work to which prevailing wages apply, 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.

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

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

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

GEOSYNTEC CONSULTANTS, INC.
a Florida corporation

Signed by:
Christopher Wessel
14ED8B97542D4DE...

By: _____
Name: Christopher Wessel
Title: Senior Service Director
3/12/2026 | 11:44 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

I. CONSULTANT'S DUTIES

Consultant shall perform the following services.

A. Consultant shall provide on-call environmental services, including but not limited to: environmental planning and management; contaminated site assessment and cleanup; geotechnical and geological analysis, model, and engineering; and air quality management and air pollution control. Ancillary tasks related to water and natural resources may also be included at the City's discretion.

B. Upon City's written request as described in Section II.A, Consultant shall prepare a written scope of work for the City's requested tasks, including all components and subtasks, the cost to perform the task, including costs and markup from sub-consultants, an explanation of how the cost was determined, and a schedule for completion of the task (collectively "Task Proposal"). The costs specified in the Task Proposal shall be in accordance with Exhibit "C".

C. Upon the City's written approval of the Task Proposal, the Consultant shall commence services for the task. Any language that does not pertain to the scope of work, compensation, or duration of agreement shall be deemed extraneous and not incorporated within this Agreement.

D. Consultant shall identify all personnel used to accomplish the services in the Task Proposal. Consultant shall obtain City's approval of any substitutions of leading personnel for the task as soon as the need for a substitution is known.

E. Consultant shall identify any subcontractor(s) and include the work of subcontractors in the proposed scope of work. Consultant shall not replace the subcontractor for the task without the prior written approval of the City.

F. Consultant shall provide a task number for the City Engineer or designee approved task.

G. Consultant shall complete the task and present all deliverables to the City by the completion date provided to City.

H. During performance of the services, Consultant shall provide a bi-weekly written summary of progress on all on-call services to keep the City

updated as to the status of performance. Consultant shall either draft a report or deliver an email to the City's designated project manager.

I. Consultant shall provide all work product for review and acceptance by the City. Upon City's request, Consultant shall revise the work product without additional charge to the City until the City accepts it.

J. Notwithstanding anything described herein, Consultant shall not be authorized to perform tasks that are expressly governed by the public works bidding requirements set forth in Article XIX of the City Charter and Chapter 6.1 of Title 2 of the Redondo Beach Municipal Code, unless such work is authorized in accordance with the requirements set forth in those provisions.

II. CITY'S DUTIES

City will perform the following services.

A. City will provide a written task request with a description of the work to be performed for the task, and the time desired for completion.

B. City, in its sole discretion, may approve, modify or reject the Consultant's Task Proposal.

EXHIBIT "B"

TERM AND TIME OF COMPLETION

TERM. The term of this Agreement shall commence on March 17, 2026 and continue through March 16, 2028 (“Term”), unless otherwise terminated as herein provided. Consultant shall perform the services in accordance with the schedule in each Task Proposal. City may approve extensions for performance of the services in each task; provided, however, that the Consultant shall not work beyond the expiration date of this Agreement.

EXHIBIT "C"

COMPENSATION

Provided Contractor/Consultant is not in default under this Agreement, Contractor/Consultant shall be compensated as provided below.

I. **AMOUNT**. Consultant shall perform the work for all City Engineer or designee approved Task Proposal(s) in accordance with the hourly rate schedule attached to and incorporated into Exhibit “C” of the Agreement.

II. **EXPENSES**. Consultant shall be reimbursed for expenses in accordance with the attached schedule. If Consultant requires reimbursement for expenses not provided on the rate schedule in the Agreement, including but not limited to, reproduction costs, and subcontractor markup, Consultant shall not be reimbursed without a subsequent written amendment, which shall be at the sole discretion of the City.

III. **NOT TO EXCEED AMOUNT**. In no event shall the total amount paid to the Consultant, including reimbursable expenses, exceed $100,000 during the term of this Agreement and any amendments hereto.

IV. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices to City for approval and payment for those services performed in the month prior to invoice submission. Invoices must include the following information.

A. Task number.
B. All personnel who performed work on the Task.
C. Description of the work performed.
D. Number of hours worked.
E. Hourly rate.
F. All City approved and documented subcontractor invoices.
G. If applicable, expenses incurred.

Invoices must be itemized, adequately detailed, be based on the work performed and time spent in the prior month, and in a form reasonably satisfactory to the City. Invoices must attach the prior written authorization of the City and copies of receipts to substantiate expense requests. Consultant may be required to provide back-up material upon request. If no work is performed in a given month, no invoice is required.

Within the approved amount of each approved Task Proposal, and with the written approval of the city, a portion of the amount from the line item of the task may be

allocated to another line item task so long as the total amount approved for the Task Proposal as described in Exhibit "A" of the Agreement in not exceeded.

V. **SCHEDULE FOR PAYMENT**. City agrees to pay Consultant within thirty (30) days after receipt of Consultant's monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction and there is no dispute over the amount.

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: Geosyntec Consultants, Inc.
13400 Sabre Springs Parkway, Suite 135
San Diego, CA 92128
Attention: Christopher Wessel
Email: CWessel@Geosyntec.com

City: City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Attention: Charles Eder
Email: Charles.eder@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.

GEOSYNTEC CONSULTANTS
2026 U.S. RATE SCHEDULE

Staff Professional	$185
Senior Staff Professional	$210
Professional	$239
Project Professional	$268
Senior Professional	$300
Principal	$325
Senior Principal	$345

Technician I	$100
Technician II	$110
Senior Technician I	$120
Senior Technician II	$132
Site Manager I	$142
Site Manager II	$162
Construction Manager I	$174
Construction Manager II	$189

Senior Designer	$225
Designer	$190
Senior Drafter/Senior CADD Operator	$175
Drafter/CADD Operator/Artist	$158
Project Administrator	$104
Clerical	$ 84

Direct Expenses	Cost plus 12%
Subcontract Services	Cost plus 12%
Technology/Communications Fee	3% of Professional Fees
Specialized Computer Applications (per hour)	$ 15
Personal Automobile (per mile)	Current Gov't Rate
Photocopies (per page)	$ .09

Rates are provided on a confidential basis and are client and project specific.
Unless otherwise agreed, rates will be adjusted annually based on a minimum of the BLS reported change in the average hourly earnings of all employees, engineering and drafting services.
Rates for field equipment, health and safety equipment, and graphical supplies presented upon request.
Construction management fee presented upon request.

EXHIBIT “D”

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and Engineers' coverage is to be endorsed to include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project/location.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Errors and Omissions liability: $1,000,000 per occurrence.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials,

employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies 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 are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Errors and Omissions policy, if written on a claims made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements are to be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Contractor acknowledges that the project as defined in this Agreement between Contractor and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a “public work” as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code (“Chapter 1”), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations (“DIR”) implementing such statutes. Contractor shall perform all work on the project as a public work. Contractor shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Contractor shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Contractor acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Contractor shall post such rates at each job site covered by this Agreement.

5. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

6. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Contractor shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Contractor shall indemnify, hold harmless, and defend (at Contractor's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Contractor, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/1/2026 3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1552000 GEOSYNTEC CONSULTANTS, INC. 777 YAMATO ROAD, SUITE 600 BOCA RATON, FL 33431	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** National Union Fire Ins Co Pitts. PA — 19445 **INSURER B :** Allied World Assurance Company (U.S.) Inc. — 19489 **INSURER C :** New Hampshire Insurance Company — 23841 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 21434260 **REVISION NUMBER:** XXXXXXX

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 LOC OTHER:	Y	N	GL5268179	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	$ 2,000,000 $ 500,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	N	CA4489673 CA4489674	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000	N	N	031373714	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C A	**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	N	WC 072-11-3264 WC 072-11-3263	4/1/2025 4/1/2025	4/1/2026 4/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 2,000,000 $ 2,000,000 $ 2,000,000
B	PROFESSIONAL LIAB. CONTRACTORS POLLUTION LIAB	N	N	0312-2723	4/1/2025	4/1/2026	$8,000,000 EACH ACT; $10,000,000 AGGREGATE	

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 & VOLUNTEERS ARE ADDITIONAL INSUREDS AS RESPECTS GENERAL LIABILITY AND AUTO LIABILITY, AND THESE COVERAGES ARE PRIMARY AND NON-CONTRIBUTORY, AS REQUIRED BY WRITTEN CONTRACT. THIRTY (30) DAYS NOTICE OF CANCELLATION BY THE INSURER FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM WILL BE PROVIDED TO THE CERTIFICATE HOLDER. GENERAL LIABILITY INCLUDES SEVERABILITY OF INTERESTS SUBJECT TO POLICY TERMS AND CONDITIONS.

CERTIFICATE HOLDER

21434260
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

© 1988-2015 ACORD CORPORATION. All rights reserved.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/1/2026 3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1552000 GEOSYNTEC CONSULTANTS, INC. 777 YAMATO ROAD, SUITE 600 BOCA RATON, FL 33431	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** National Union Fire Ins Co Pitts. PA — 19445 **INSURER B :** Allied World Assurance Company (U.S.) Inc. — 19489 **INSURER C :** New Hampshire Insurance Company — 23841 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 21434260 **REVISION NUMBER:** XXXXXXX

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 LOC OTHER:	Y	N	GL5268179	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 	$ 2,000,000 $ 500,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	N	CA4489673 CA4489674	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000	N	N	031373714	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below		N	WC 072-11-3264 WC 072-11-3263	4/1/2025 4/1/2025	4/1/2026 4/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	PROFESSIONAL LIAB. CONTRACTORS POLLUTION LIAB	N	N	0312-2723	4/1/2025	4/1/2026	$8,000,000 EACH ACT; $10,000,000 AGGREGATE	

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 & VOLUNTEERS ARE ADDITIONAL INSUREDS AS RESPECTS GENERAL LIABILITY AND AUTO LIABILITY, AND THESE COVERAGES ARE PRIMARY AND NON-CONTRIBUTORY, AS REQUIRED BY WRITTEN CONTRACT. THIRTY (30) DAYS NOTICE OF CANCELLATION BY THE INSURER FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM WILL BE PROVIDED TO THE CERTIFICATE HOLDER. GENERAL LIABILITY INCLUDES SEVERABILITY OF INTERESTS SUBJECT TO POLICY TERMS AND CONDITIONS.

CERTIFICATE HOLDER

21434260
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

© 1988-2015 ACORD CORPORATION. All rights reserved.

Administrative Report

H.10., **File #** 26-0328 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

AUTHORIZE STAFF TO INITIATE THE PROPOSITION 218 PROCESS TO CONSIDER PROPOSED ADJUSTMENTS TO SOLID WASTE RATES AND FEES BEGINNING IN FY 2026-27 AS PART OF THE PROPOSED SECOND AMENDMENT TO THE CITY'S SOLID WASTE HANDLING SERVICES AGREEMENT WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, AND FOR FUTURE RATE ADJUSTMENTS USING THE SPECIFIC FORMULAS LISTED IN THE SERVICES AGREEMENT

SET MAY 19, 2026 AS THE PUBLIC HEARING DATE FOR CONSIDERATION OF THE SOLID WASTE REFUSE COLLECTION RATES AND THE TABULATION OF ALL PROTESTS RECEIVED

EXECUTIVE SUMMARY

The City's solid waste hauler, Arakelian Enterprises, Inc., DBA Athens Services (Athens), has proposed a second amendment to its franchise hauling agreement with the City. An outline of the proposed changes and the impact on service rates was presented to the City Council in January 2026. The proposed changes include a bundling of services for multi-family and commercial customers, and a reclassifying of larger multifamily properties to have their services provided in line with commercial properties. It was noted that, while some customers proposed for reclassification would see rate increases, the City, on balance, would still benefit from rates across all classifications that are at or below market norms in the area. A benefit from the reclassification would be to further incentivize customers to pursue disposal practices that help the City meet its recycling compliance requirements issued by the State.

At the January meeting, the City Council agreed to the contract changes in concept and directed staff to continue negotiating the proposed second amendment for future consideration. The contract negotiations are progressing well, but are not yet complete. The proposed rate structure in the updated agreement however has been settled, and is based on the sample rates presented to the City Council in January 2026, without any substantial change. This was the first step in developing the second amendment in order to meet notification and implementation timelines. The rate tables, proposed to be effective July 1, 2026, are attached as Appendix A and include the annual adjustment (4.63% increase this year) using the methodology previously authorized in the Agreement.

With the proposed change in contract rate structure, staff is recommending the City initiate a Proposition 218 process and set May 19, 2026 as the date of the public hearing for consideration of the new solid waste refuse rates and fees. If a majority protest does not exist at that time, the City

Council may then consider approval of the second amendment, including implementation of the new rates and fees on the effective date. The updated solid waste handling services agreement will be presented to City Council for review in late April or early May, before the Prop 218 hearing date.

BACKGROUND

Athens has been the exclusive franchise hauler for solid waste handling services in the City of Redondo Beach since 2011. The first amendment to the Agreement was approved on July 1, 2019. The City is currently in the seventh year of a nine-year term with Athens.

Athens approached the City with a request to consider a second amendment to the Agreement as a result of significant and ongoing changes in the solid waste industry that have occurred since the first amendment was executed in 2019. An initial overview of the proposed amendments to the Agreement were presented to the City Council on May 20, 2025.

The City Council requested staff conduct a review and analysis of the revised second amendment proposal by Athens to include the engagement of a consultant to analyze the proposed rates and conduct a comparative survey of solid waste rates and services in neighboring cities. The subsequent report and survey findings show that, if the proposed rate restructuring is approved by the City Council, the refuse rates for Redondo Beach multifamily residence and commercial customers would increase but would remain very competitive with neighboring cities. There are no proposed changes to the residential rate structure for single family homes or properties with four or fewer units.

City Council on January 20, 2026, directed staff to move forward with second amendment language that extends the term of the Agreement, streamlines the pricing structure by moving multifamily developments (5 units or more) into the commercial category, and provides bundled service for all categories. The City Council also directed staff to work with Athens to negotiate proposed changes to other Agreement terms.

A second amendment, in some form, was first discussed over two years ago. On December 8, 2023, Athens advised the City that they anticipated significant challenges meeting their contractual diversion requirements. Specifically, they referenced an inability to meet the 13,000 tons of disposal via waste-to-energy needed to meet the City's 75% diversion target. This was due to the closure of the regional alternate waste-to-energy facility in the City of Commerce, as well as disruptions at the Southeast Resource Recovery Facility (SERRF) in Long Beach. As a result, Athens signaled they would be proposing a second amendment to the Agreement to City Council for consideration.

On March 7, 2024, Athens provided the City with an initial draft second amendment that addressed the closure of the SERRF and requested the removal of the Transformation (Waste-to-Energy) requirement, the reduction of the diversion requirement from 75% to 50%, the elimination of processing of residential trash to recover 8% recyclables, the inclusion of roll-off services in the exclusive franchise agreement, and an adjustment to the liquidated damages provision. Staff engaged Athens in conversations over the following months, with special focus on diversion requirements and the addition of exclusive roll-off service. Staff has consistently relied on the assistance of solid waste industry consultants when negotiating solid waste hauling contract terms. To ensure the City was properly represented, the City Council approved an agreement with HF&H Consultants (HF&H) to review the proposed second amendment with Athens.

On December 5, 2024, Athens advised the City that additional impacts to the solid waste industry, beyond those addressed in the March 7, 2024 communication, necessitated additional adjustments to the Agreement. Athens advised that, in addition to the closure of the SERRF, they are experiencing increased tip fees across locations and noted the State's requirement to institute three-stream collection (trash, recycling, and organics) for all customers in the City of Redondo Beach.

On March 31, 2025, Athens presented a revised draft second amendment. Following the discussion with Athens, it became clear that an amendment to the Agreement is needed to accommodate the external changes in the industry that have impacted Athens' operations in Redondo Beach. On May 20, 2025, the City Council was asked to review the proposed Agreement changes submitted by Athens and to provide direction to staff for next steps in the negotiations. City Council directed staff to bring back an expanded scope of work in a contract with HF&H to review and analyze the additional amendment changes proposed by Athens with a focus on the proposed changes to the rate structure and a survey comparing the services received by the City with surrounding cities.

On July 1, 2025, the City Council approved an amended agreement with HF&H to assist staff with review of Athens' proposed rate restructuring and to conduct a survey of solid waste rates and services in neighboring cities.

On January 20, 2026, HF&H's report and survey results were presented to City Council along with the staff recommendation to move forward with Athens' proposed second amendment, extending the term to June 30, 2036 (an eight-year extension to the current term) and re-structuring the rates as outlined in rate proposal Option 2. Option 2 proposes adjusting the current classifications to move multifamily units (5 units or more) to the commercial category (a more common industry practice), streamlining the customer classifications, and better aligning classifications with service delivery. After discussion, the City Council gave direction to staff to work with Athens to prepare a second amendment that extended the term of the Agreement, adjusted the rate structure as proposed in Option 2, and bundled services for all customers, and to negotiate other proposed changes.

Staff continues to work with Athens on the proposed changes to the terms of the second amendment and plans to bring the item to City Council for review in late April or early May prior to the proposed hearing date of May 19, 2026. This timeline is needed to facilitate having an executed second amendment in place in time for Athens to conduct all necessary operational activities as part of the roll-out, and to have new rates in effect for July 1, 2026.

The Agreement allows for new refuse collection base rates to be determined every year, in advance of the new fiscal year, according to a defined methodology contained therein. There is no change proposed to that methodology which is reflective of a cumulative cost increase across the Consumer Price Index, Producer Price Index, and other cost components plus an annual 1% increase to account for market variances in the solid waste industry. For FY 2026-27, the refuse collection rate adjustment is determined to be 4.63% for both residential and commercial customers.

No change in rate structure or service is proposed as part of the second amendment for residential customers billed annually for refuse services on the Los Angeles County Property Tax Roll. All residential cart customers continue to receive unlimited refuse recycling and green waste in their bundled service. Currently, the collected monthly refuse base rate for a single-family home is $28.54. If approved, the result of the annual rate adjustment of 4.63% will be an increase from a $28.54 to a

new base rate of $29.86 beginning July 1, 2026.

As part of the proposed changes to the amendment (Option 2 as presented at the January 2026 meeting) all other customers will receive a bundle of services for each waste stream (trash, recycling, and organics) as part of their trash container pricing. Additional options will be available for customers election in consultation with Athens Services. Multi-family developments (5 or more) will move to the commercial classification with corresponding refuse rates and fees. Appendix A outlines a complete breakdown of costs associated with all options for:

- Multi-Family Units (4 units) using Bins will be billed at Multi-Family with 4 Units or Less - Residential Bin Refuse Collection Net Rate Schedule
- All other Customers will be billed at Commercial & Multifamily With 5 Units Or More - Bin Refuse Collection Net Rate Schedule

The Proposition 218 process, which the City conducts when there is a proposed change to solid waste rates and fees, generally spans several months, including the creation of information materials and a 45-day notice period prior to holding a public hearing. It is recommended Council authorize initiation of the Proposition 218 process a this time to allow for timely consideration of the proposed adjustments to the solid waste rates and fees as directed in the January 20, 2026 meeting (outlined in Option 2) and set May 19, 2026 as the date for the public hearing to tabulate any majority protest votes. The full rate sheets as proposed by the Option 2 adjustment are included as an attachment to this report.

COORDINATION

Staff from the Public Works Department coordinated preparation of this report with the Offices of the City Attorney and City Manager.

FISCAL IMPACT

The cost of the Proposition 218 process, including the development and distribution of the noticing and informational material to all impacted customers, is estimated to be $20,000. Funding for the associated costs is provided by Athens and through existing solid waste administrative funds.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Athens Services Proposed Second Amendment Rates Sheets

Appendix A

Athens Services FY26-27 Proposed Rate Schedule (Option 2)

Bundled Rates

If approved, all Customers will receive Bundled Service as of July 1, 2026:

- Single-family and Multi-Family Units (4 units or less) using Carts will be billed at the Residential Cart Rate.
- Multi-Family Units receiving Cart service as of July 1, 2026 will be billed at the Residential Cart rate.
- Multi-Family Units (4 units) using Bins will be billed at Multi-Family with 4 Units or Less - Residential Bin Refuse Collection Net* Rate Schedule
- All other Customers will be billed at Commercial & Multifamily With 5 Units Or More - Bin Refuse Collection Net* Rate Schedule

Multi-Family Units (4 units) using Bins will be billed at Multi-Family with 4 Units or Less –

Residential Bin Refuse Collection Net Rate Schedule

City of Redondo Beach – Annual Rate Adjustment

Multi-Family with 4 Units of Less – Residential Bin Refuse Collection Net* Rate Schedule

** (Net Rates Below Do Not Include City Fees)*

Effective July 1, 2026

A. BUNDLED SERVICE

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
1 Cubic Yard Solid Waste Bin	$ 150.56	$ 260.66	$ 370.77	$ 458.44	$ 563.01	$ 667.63	$ 772.19	$ 131.99
1.5 Cubic Yard Solid Waste Bin	$ 154.65	$ 268.57	$ 382.46	$ 496.39	$ 610.23	$ 724.15	$ 838.10	$ 131.99
2 Cubic Yard Solid Waste Bin	$ 171.30	$ 301.02	$ 430.80	$ 556.16	$ 670.66	$ 785.07	$ 903.93	$ 131.99
3 Cubic Yard Solid Waste Bin	$ 192.03	$ 341.42	$ 490.76	$ 623.00	$ 751.76	$ 885.43	$ 1,048.75	$ 131.99
4 Cubic Yard Solid Waste Bin	$ 212.69	$ 381.73	$ 538.17	$ 678.80	$ 836.28	$ 983.65	$ 1,150.42	$ 131.99
6 Cubic Yard Solid Waste Bin	$ 254.13	$ 462.59	$ 639.11	$ 819.95	$ 967.21	$ 1,147.13	$ 1,314.04	$ 131.99
3 Cubic Yard Solid Waste Compactor	$ 290.25	$ 535.40	$ 780.65	$ 1,025.87	$ 1,271.11	$ 1,516.37	$ 1,761.58	$ 273.23
4 Cubic Yard Solid Waste Compactor	$ 323.86	$ 598.53	$ 873.13	$ 1,147.83	$ 1,422.48	$ 1,697.15	$ 1,971.76	$ 273.23
Locking Lids (Optional)	$ 12.48	$ 20.02	$ 27.53	$ 35.02	$ 42.49	$ 50.01	$ 57.47	$ -
Bin Scout Service (Optional)	$ 32.29	(Monthly rate per trash bin and per frequency)						
Recycling Service (Required)	$ 3.99	per unit for Recyclable Collection from Multi-family bin customers (required)						

B. ADDITIONAL RECYCLING CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 41.70	$ 82.53	$ 123.36	$ 164.21	$ 205.04	$ 245.88	$ 286.71	$ 131.99
1 Cubic Yard Recycle Waste Bin	$ 52.45	$ 99.47	$ 146.51	$ 193.54	$ 240.59	$ 287.63	$ 334.65	$ 131.99
1.5 Cubic Yard Recycle Waste Bin	$ 59.05	$ 112.29	$ 165.52	$ 218.76	$ 271.99	$ 325.22	$ 378.46	$ 131.99
2 Cubic Yard Recycle Waste Bin	$ 65.78	$ 125.21	$ 184.64	$ 244.08	$ 303.51	$ 362.94	$ 422.38	$ 131.99
3 Cubic Yard Recycle Waste Bin	$ 78.83	$ 150.66	$ 222.50	$ 294.31	$ 366.14	$ 437.97	$ 509.80	$ 131.99
4 Cubic Yard Recycle Waste Bin	$ 92.25	$ 176.47	$ 260.71	$ 344.92	$ 429.15	$ 513.38	$ 597.60	$ 131.99
6 Cubic Yard Recycle Waste Bin	$ 120.55	$ 229.57	$ 338.59	$ 447.62	$ 556.62	$ 665.65	$ 774.66	$ 131.99
3 Cubic Yard Recycle Waste Compactor	$ 197.33	$ 375.63	$ 553.93	$ 732.22	$ 910.52	$ 1,088.82	$ 1,267.11	$ 273.23
4 Cubic Yard Recycle Waste Compactor	$ 236.47	$ 451.96	$ 667.46	$ 882.94	$ 1,098.43	$ 1,313.91	$ 1,529.41	$ 273.23

C. ADDITIONAL ORGANICS CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
35 or 64 Gallon Organics Cart	$ 34.76	$ 68.85	$ 102.92	$ 137.01	$ 171.09	$ 205.18	$ 239.27	$ 131.99
96 Gallon Organics Cart	$ 36.68	$ 72.62	$ 108.56	$ 144.51	$ 180.46	$ 216.39	$ 252.33	$ 131.99

Notes: X means collection frequency per week, WK means week.

In addition to the base rates per the table above, the following monthly charges will be applied:

Recycling Service Charge: $3.99 per unit.

City Fees: Administration $0.99 per unit, Household Hazardous Waste $0.91 per unit, and 4.25% of base rate for AB 939.

All other Customers will be billed at Commercial & Multifamily With 5 Units Or More – Bin Refuse Collection Net Rate Schedule

City of Redondo Beach – Annual Rate Adjustment
Commercial & Multifamily With 5 Units Or More – Bin Refuse Collection Net* Rate Schedule
** (Net Rates Below Do Not Include City Fees)*
Effective July 1, 2026

A. BUNDLED SERVICE

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 174.06	$ 335.06	$ 496.25	$ 657.30	$ 818.41	$ 979.45	$ 1,140.50	$ 178.36
1 Cubic Yard Solid Waste Bin	$ 213.17	$ 382.74	$ 552.38	$ 687.50	$ 848.60	$ 1,009.71	$ 1,170.80	$ 178.36
1.5 Cubic Yard Solid Waste Bin	$ 219.42	$ 394.86	$ 570.40	$ 745.87	$ 921.38	$ 1,096.80	$ 1,272.32	$ 178.36
2 Cubic Yard Solid Waste Bin	$ 245.14	$ 444.99	$ 644.90	$ 837.98	$ 1,014.35	$ 1,190.68	$ 1,373.81	$ 178.36
3 Cubic Yard Solid Waste Bin	$ 277.02	$ 507.16	$ 737.30	$ 940.99	$ 1,139.28	$ 1,345.31	$ 1,596.85	$ 178.36
4 Cubic Yard Solid Waste Bin	$ 308.93	$ 569.34	$ 810.34	$ 1,026.99	$ 1,269.60	$ 1,496.55	$ 1,753.49	$ 178.36
6 Cubic Yard Solid Waste Bin	$ 372.75	$ 693.79	$ 965.85	$ 1,247.68	$ 1,471.30	$ 1,748.47	$ 2,005.55	$ 178.36
2 Cubic Yard Solid Waste Compactor	$ 264.91	$ 485.81	$ 706.74	$ 927.64	$ 1,148.63	$ 1,369.55	$ 1,590.49	$ 369.23
3 Cubic Yard Solid Waste Compactor	$ 380.01	$ 711.34	$ 1,042.73	$ 1,374.08	$ 1,705.56	$ 2,036.96	$ 2,368.34	$ 369.23
4 Cubic Yard Solid Waste Compactor	$ 425.46	$ 796.61	$ 1,167.73	$ 1,538.92	$ 1,910.06	$ 2,281.26	$ 2,652.37	$ 369.23
Locking Lids (Optional)	$ 12.48	$ 20.02	$ 27.53	$ 35.02	$ 42.49	$ 50.01	$ 57.47	$ -
Bin Scout Service (Optional)	$ 32.29	(Monthly rate per trash bin and per frequency)						

B. ADDITIONAL RECYCLING CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 64.21	$ 127.13	$ 190.02	$ 252.92	$ 315.84	$ 378.73	$ 441.63	$ 178.36
1 Cubic Yard Recycle Waste Bin	$ 80.77	$ 153.23	$ 225.69	$ 298.13	$ 370.59	$ 443.03	$ 515.48	$ 178.36
1.5 Cubic Yard Recycle Waste Bin	$ 90.97	$ 172.95	$ 254.95	$ 336.96	$ 418.95	$ 500.96	$ 582.96	$ 178.36
2 Cubic Yard Recycle Waste Bin	$ 101.31	$ 192.86	$ 284.42	$ 375.96	$ 467.50	$ 559.05	$ 650.59	$ 178.36
3 Cubic Yard Recycle Waste Bin	$ 121.41	$ 232.06	$ 342.71	$ 453.33	$ 563.98	$ 674.62	$ 785.27	$ 178.36
4 Cubic Yard Recycle Waste Bin	$ 142.09	$ 271.83	$ 401.57	$ 531.30	$ 661.03	$ 790.77	$ 920.50	$ 178.36
6 Cubic Yard Recycle Waste Bin	$ 185.69	$ 353.62	$ 521.55	$ 689.47	$ 857.39	$ 1,025.31	$ 1,193.24	$ 178.36
2 Cubic Yard Recycle Waste Compactor	$ 303.96	$ 578.59	$ 853.24	$ 1,127.87	$ 1,402.50	$ 1,677.15	$ 1,951.78	$ 369.23
3 Cubic Yard Recycle Waste Compactor	$ 364.26	$ 696.18	$ 1,028.09	$ 1,360.01	$ 1,691.93	$ 2,023.87	$ 2,355.79	$ 369.23
4 Cubic Yard Recycle Waste Compactor	$ 426.27	$ 815.48	$ 1,204.69	$ 1,593.89	$ 1,983.09	$ 2,372.30	$ 2,761.51	$ 369.23
6 Cubic Yard Recycle Waste Compactor	$ 557.08	$ 1,060.85	$ 1,564.62	$ 2,068.40	$ 2,572.16	$ 3,075.94	$ 3,579.71	$ 369.23

C. ADDITIONAL ORGANICS CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
35 or 64 Gallon Organics Cart	$ 34.76	$ 68.85	$ 102.92	$ 137.01	$ 171.09	$ 205.18	$ 239.27	$ 178.36
96 Gallon Organics Cart	$ 36.68	$ 72.62	$ 108.56	$ 144.51	$ 180.46	$ 216.39	$ 252.33	$ 178.36

Notes: X means collection frequency per week, WK means week.
In addition to the base rates per the table above, the following monthly charges will be applied:
City Fees: 9.15% of base rate for Administration and 4.25% of base rate for AB 939.

Administrative Report

H.11., **File #** 26-0357 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

APPROVE AN OPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND MARINE MAMMAL CARE CENTER LOS ANGELES PROVIDING AN EXCLUSIVE PERIOD TO FUNDRAISE FOR THE CONSTRUCTION OF A NEW MARINE MAMMAL CARE CENTER AND TO LEASE THE PROPERTY LOCATED AT 230 PORTOFINO WAY

AUTHORIZE THE MAYOR TO SIGN A LETTER OF SUPPORT REQUESTING $15 MILLION IN ONE-TIME FUNDING FROM CALIFORNIA PROPOSITION 4 TO SUPPORT CONSTRUCTION OF THE NEW MARINE MAMMAL CARE CENTER

EXECUTIVE SUMMARY

The proposed Option Agreement would provide Marine Mammal Care Center Los Angeles (MMCC/Optionee) 18 months to fundraise for the construction of a new state of the art marine mammal care and visitor center and the exclusive right to lease the property at 230 Portofino Way (Premises), subject to the completion of specific obligations, to site and operate the new facility. The cost to construct the new waterfront center is estimated to be $30M.

Staff is also requesting the City Council also authorize the Mayor to sign a letter of support requesting a one-time grant allocation of $15 million from the California Proposition 4 (2024) funding, known as the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act, to support construction of the new Center.

BACKGROUND

The property located at 230 Portofino Way is owned by the City of Redondo Beach and was most recently occupied by the Joe's Crab Shack restaurant.

The Marine Mammal Care Center Los Angeles is a nonprofit organization dedicated to the rescue, rehabilitation, and release of marine mammals along the Los Angeles County coastline. The City maintains an agreement with MMCC for marine mammal rescue and response services within the City's coastal waters. MMCC responds to stranded marine mammals throughout the region, and currently operates a facility in San Pedro where they provide veterinary care and rehabilitation services to marine mammals. MMCC is looking for a new location to build a modern working facility that also provides visitor serving amenities.

Accordingly, the City has been in discussions with the MMCC for the potential development of a new

marine mammal care center in King Harbor, specifically at the Portofino Way site. The proposed project would provide a facility for marine wildlife rescue and veterinary care while expanding opportunities for visiting serving amenities including public education, research, and engagement related to marine conservation. The facility would also meet the goal of the King Harbor Public Amenities Plan to bring an education center to the waterfront.

Given the uncertainty of project funding and the time needed to complete development planning, the proposed Option Agreement would provide MMCC the opportunity to pursue these efforts prior to entering into a long-term ground lease with the City.

Key terms of the proposed Option Agreement include:

- Option Term
  - An initial term of 18 months for MMCC to meet fundraising goals, with a potential 6-month extension, at the City's discretion, if MMCC has secured at least 80% of its initial $15 million fundraising target.
- Fundraising Requirement
  - MMCC must secure $15 million in cash donations and/or signed donation pledges to support development of the proposed facility and provide the City with monthly written updates regarding fundraising progress during the Option Term.
- Lease Negotiations
  - The City and MMCC will begin negotiating the terms of a potential ground lease during the Option Term.
- Conditions to Exercise the Option
  - Prior to exercising the option, MMCC must demonstrate sufficient fundraising commitments, provide development plans and financial documentation, execute a construction contract, and satisfy applicable regulatory requirements.
- Proposed Lease Term
  - If the option is exercised and a lease agreement is approved by the City Council, the proposed ground lease would be for a term of at least 50 years following construction of the facility.

One potential avenue for fundraising for the new MMCC is receiving a one-time allocation from California's California Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act, also known as Proposition 4. Passed in 2024, Proposition 4 supports a number of initiatives critical to the long-term health of California's diverse ecosystems, including supporting coastal resilience, marine wildlife protection, and enhancing the State's ability to react to climate-driven environmental impacts.

At this time, staff recommends the Council approve the proposed Option Agreement with MMCC and authorize the Mayor to sign a letter of support advocating for $15 million in one-time funding from proposition 4 to support construction of the new Center.

COORDINATION

The Waterfront and Economic Development Department coordinated this item with the City Attorney's Office. The City's contracted real estate attorney prepared the proposed Agreement.

FISCAL IMPACT

As part of the terms of the agreement, MMCC would reimburse the City $10,000 for the legal fees associated with preparation of the option agreement. If the conditions of the option agreement are satisfied, the final financial terms of the lease would be negotiated and presented to the City Council for consideration of approval at that time.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENT

- Agmt - Option Agreement Between the City of Redondo Beach and the Marine Mammal Care Center Los Angeles
- Letter - $15 million Proposition 4 Budget Request to Support the Marine Mammal Care Center of Los Angeles

OPTION AGREEMENT

This Option Agreement (this "**Agreement**") is made and entered into effective as of March 17, 2026 (the "**Effective Date**"), between the City of Redondo Beach, a California charter city and municipal corporation ("**Optionor**"), and Marine Mammal Care Center Los Angeles, a California nonprofit public benefit corporation ("**Optionee**"). Optionor and Optionee are sometimes individually referred to as a "**Party**" and collectively as the "**Parties**" in this Agreement.

RECITALS

A. Optionor is the owner of certain improved real property located at 230 Portofino Way, Redondo Beach, California, referred to in the Legal Description attached to this Agreement as Exhibit "A" (the "**Premises**"). The Premises consists of tidelands granted by the State in trust to the City, and for which disposal of the land is authorized or required subject to conditions established by statute.

B. In order to provide for the redevelopment and revitalization of the Premises, by this Agreement, Optionor is granting to Optionee the sole and exclusive option and right to enter into a long-term lease of the Premises, conditioned upon and subject to Optionee's performance of established criteria relating to the implementation of the agreed upon redevelopment plan for the Premises. The use and redevelopment of the Premises is consistent with valid state and federal land use restrictions applicable to development in the tidelands within which the Premises is located, including Optionor's obligations under the California Coastal Act to protect and manage coastal resources by facilitating public access, recreation, habitat protection, public education and scenic values.

NOW, THEREFORE, the Parties agree as follows:

1. Grant of Option. Optionor hereby grants to Optionee the right, privilege and option to lease the Premises (herein, the "**Option**") from Optionor on the terms and provisions to be set forth in a mutually acceptable lease agreement which will be prepared in accordance with Section 3.1 hereof (the "**Lease**"), and conditioned upon and subject to Optionee's satisfaction of the conditions and performance of its obligations regarding the implementation of the redevelopment of the Premises as set forth in Section 3 below, as reasonably determined by Optionor. Optionor understands that Optionee has and shall continue to invest resources with regards to and in reliance of the Option granted herein and as such, Optionor agrees that the Option granted herein will be exclusive to Optionee during the term of this Agreement.

1.1 Option Fee. Upon execution of this Agreement, Optionee shall pay to City a nonrefundable option fee in the amount of Five Thousand Dollars ($5,000) , and another Five Thousand Dollars ($5,000) upon the Optionee's exercise of the Option (for a total of Ten Thousand Dollars ($10,000), as consideration for the Option granted hereby (which consideration is in addition to the other consideration provided by Optionee in the performance of its obligations set forth in this Agreement, and is not applicable to any other payment obligations contained herein or in the Lease).

1.2 Fundraising. Within thirty (30) days of the Effective Date of this Agreement, Optionee shall commence a capital campaign to obtain donations and grants of funds for the construction of the improvements to the Premises ("**Improvements**"), including the formation and appointment of members to a capital campaign committee, and the commencement of outreach efforts to potential donors and funders. Optionee shall use good faith efforts through its capital campaign to obtain cash donations, signed pledges for donations and grants to be used in the construction of the Improvements for:

a. not less than Four Million Dollars ($4,000,000) of the total $15,000,000 goal within five (5) months of the Effective Date of this Agreement,

b. not less than Eight Million Dollars ($8,000,000) of the total $15,000,000 goal within eleven (11) months of the Effective Date of this Agreement, and

c. not less than Fifteen Million Dollars ($15,000,000) within eighteen (18) months of the Effective Date of this Agreement, as such time may be extended pursuant to Section 2 hereof.

For purposes hereof, cash donations, signed pledges for donations and grants shall include donation pledges and grants which have informally been approved but are pending final or formal approval, or are otherwise highly probable to be finally and formally approved and disbursed to Optionee.

Optionee shall send monthly written reports to Optionor during the fundraising period detailing its cash donations received, grants approved and donation pledges, including a description of aggregate totals of all cash donations received, grants approved and donation pledges raised against the total $15,000,000 fundraising goal, and the identities of the donors, grantors and respective donation pledges (but donors requesting anonymity may be identified as anonymous in monthly reports). The monthly written report for the fifth month shall show the total cash donations received, grants approved and donation pledges through the last day of the donation period in subparagraph (a) above. The monthly written report for the eleventh month shall show the total cash donations received, grants approved and donation pledges through the last day of the donation period in subparagraph (b) above. The monthly written report for the eighteenth month shall show the total cash donations received, grants approved and donation pledges through the last day of the donation period in subparagraph (c) above. For donation pledges and grants that have informally been approved but are pending final or formal approval, or are otherwise highly probable to be finally and formally approved and disbursed to Optionee, the monthly written report shall include a description of each pending or probable grant or donation, why it is considered to be informally approved or highly probable, and the actions that are necessary for final or formal approval. Subsequent monthly written reports shall further describe the current status of pending or probable grants or donations that have been included in prior monthly written reports, and total fundraising amounts shall be adjusted in the subsequent monthly reports to reflect the current status of such previously reported pending or probable grants and donations. The monthly written report for the eighteenth month shall provide any additional information as may be reasonably necessary for City to determine whether pending grants and donations are highly probable to be finally and formally approved and disbursed to Optionee.

2. Option Term; Exercise of Option. Upon the satisfaction of the conditions set forth below in Section 2.1 in all material respects, Optionee may exercise the Option by providing Optionor with written notice of exercise ("**Exercise Notice**") at any time during the Option Term (as defined below). The date that the Exercise Notice is given by Optionee to Optionor during the Option Term is referred to herein as the "**Exercise Date**." For purposes of this Agreement, "**Option Term**" shall mean the period commencing on the Effective Date and ending eighteen (18) months thereafter. Upon Optionee's written request, the Option Term and the time for receipt of cash donations and signed donation pledges and grants pursuant to Section 1.2(c) hereof may be extended for up to an additional six (6) months, in Optionor's sole discretion, provided that Optionee has received cash donations and obtained signed donation pledges and grants for at least eighty percent (80%) of the $15,000,000 fundraising goal (*i.e.*, at least $12,000,000) by the end of the original eighteen (18) month Option Term.

2.1 Conditions Precedent to Exercise of Option. Optionee's right to exercise the Option is contingent upon the satisfaction of the following conditions in all material respects:

a. Preparation and Submission of Elevations. Optionee shall have submitted to Optionor elevation drawings for the Improvements, and Optionor shall have approved such elevation drawings, in accordance with Section 4.1 hereof.

b. Receipt of Cash Donations, Donation Pledges and Grants. Optionee shall have received cash donations, signed pledges for donations and grants of not less than Fifteen Million Dollars ($15,000,000) for use in the construction of the Improvements in accordance with Section 1.2 hereof.

c. No Default. No event of Default of this Agreement by Optionee, as defined in Section 13 hereof, shall then exist, and no event shall then exist which, with the giving of notice or the passage of time or both, would constitute an event of Default by Optionee.

d. No Litigation. No litigation or other administrative or judicial proceeding that would materially affect Optionee's ability to carry out its obligations with respect to the Improvements, the Premises, or the Lease, shall have been filed or be pending.

3. Conditions Precedent to Execution of Lease. The Parties shall execute the Lease within thirty (30) days after the satisfaction of the conditions set forth below in this Section 3 in all material respects. In the event that all of the conditions have not been satisfied within thirty-six (36) months after the Optionee's exercise of the Option, subject to extensions for events of force majeure pursuant to Section 22 hereof, either Party shall have the right to terminate this Agreement by sending notice thereof to the other Party.

3.1 Negotiation and Preparation of Lease. The Parties shall have agreed upon a form of Lease, as follows: Beginning not later than twelve (12) months after the Effective Date, staff and consultants of the Optionor and Optionee shall meet and confer regularly, in good faith, and jointly negotiate the terms of the Lease, based upon the Proposed Lease Terms attached hereto as Exhibit "B," which the Parties agree are reasonable at this time for the proposed redevelopment and use of the Property, and subject to such changes and additions to the Proposed Lease Terms as the Parties may propose and mutually agree upon in their

reasonable discretion. Upon mutual agreement of the terms of the proposed Lease, Optionor shall prepare and submit to the Optionee a draft Lease. The Parties each covenant and agree to negotiate exclusively with the other Party during the Option Term, in order to negotiate, draft and finalize the Lease. If the Optionor and Optionee have not agreed upon a written Lease within twelve (12) months after the Optionee's exercise of the Option, this Agreement shall automatically terminate, unless the Parties mutually agree to an extension.

3.2 Preparation and Approval of Final Improvement Plans. Prior to execution and commencement of the Lease, the City shall have approved the Improvement Plans in accordance with Section 4.2 hereof, and the Applicable City Permits shall have been issued or shall be ready for issuance.

3.3 Permitting of Improvements By Other Agencies. Prior to execution and commencement of the Lease, Optionee shall have obtained all material governmental permits and approvals from all governmental agencies other than the City having jurisdiction that are necessary for the planning, design and construction of the Improvements, if any (the "**Other Governmental Permits**"). Such governmental agencies may include, but are not necessarily limited to, the California Coastal Commission and the Army Corps of Engineers. All costs associated with the permitting of the Improvements as provided in this Section 3.3 shall be paid for by Optionee. Optionor shall cooperate in all reasonable respects with the permitting of the Improvements as provided in this Section 3.3.

3.4. Financing of Improvements. Prior to execution and commencement of the Lease, Optionee shall have provided to Optionor evidence reasonably satisfactory to Optionor that adequate financing (which is anticipated to include internal equity from Optionee, received cash donations and pledged donations from private and public donors, grants, equity from third party investors, and/or construction loans by a third party lender, or a combination of the foregoing) is available to ensure the construction of the Improvements at the time and in the manner set forth in the Lease, and will be sufficient to pay for hard costs and soft costs of construction, including a reasonable contingency. Optionor shall promptly review such evidence of adequate financing and shall within thirty (30) days after receipt thereof either approve such evidence or deliver to Optionee Optionor's specific objections to such evidence together with Optionor's proposed solution to each objection. Optionor shall not unreasonably withhold, condition or delay Optionor's approval of such evidence. If Optionor duly objects to all or part of such evidence of adequate financing, Optionee shall have the right to deliver to Optionor revised evidence of adequate financing. Within thirty (30) days after receipt of the revised evidence, Optionor shall review the revised evidence and shall notify Optionee in writing of any further objections and/or information required by Optionor and the reasons therefor. The procedure set forth in this Section 3.4 will be repeated until such evidence is approved by Optionor or it is determined that reasonably satisfactory evidence of adequate financing cannot be provided. Examples of evidence of adequate financing that may be submitted for consideration may include, but are not limited to, the following:

a. A proforma statement showing hard costs and soft costs of predevelopment work and construction of the Improvements, including a reasonable contingency.

b. The amount of received cash donations, signed donation pledges, grants, and other capital, if any, to be invested by Optionee for the construction of the Improvements.

c. A firm commitment for a construction loan or loans in a form or forms reasonably acceptable to Optionor.

d. A firm commitment with respect to any permanent financing in a form reasonably acceptable to Optionor.

e. A certified statement identifying all sources of working capital projected in the pro forma statement submitted under subparagraph (a) above.

f. A financial statement of Optionee (or each separate entity or person making up the business venture of Optionee) prepared by a certified public accountant within ninety (90) days prior to its submittal.

g. A statement of all material pending litigation involving Optionee.

h. Three (3) financial references.

3.5 Demolition of Existing Improvements. The demolition and removal of the existing improvements on the Premises shall have been completed in accordance with Section 5 hereof.

3.6 Title Approval. Optionee shall have approved the condition of title to the Premises in accordance with Section 8 hereof, and the title company shall be prepared to issue Optionee, concurrently with the Lease execution, a policy of title insurance insuring Optionee's leasehold interest in the Premises.

3.7 No Default. No event of Default of this Agreement by Optionee shall then exist, and no event shall then exist which, with the giving of notice or the passage of time or both, would constitute an event of Default by Optionee.

3.8 No Litigation. No litigation or other administrative or judicial proceeding that would materially affect Optionee's ability to carry out its obligations with respect to the Improvements, the Premises, or the Lease, shall have been filed or be pending.

3.9 Construction Contract. Optionee shall have entered into, or shall provide evidence satisfactory to Optionor that it is prepared and able to enter into, a general construction contract for the Improvements, with one or more general contractors reasonably acceptable to Optionor.

3.10 Insurance. Optionee shall have submitted to Optionor certificates of the insurance policies required pursuant to the Lease.

3.11 Bonds and Security. Optionee shall have submitted to Optionor its proposed form of payment and performance bonds or alternate security, if required by the Lease, which proposed form shall be reasonably satisfactory to Optionor.

3.12 Construction to Commence. Optionor shall be reasonably satisfied that construction of the Improvements is ready to commence in the time and manner referred to in the construction schedule as provided in the Lease and thereafter will be pursued to completion in a diligent and continuous manner.

3.13 Representations and Warranties. The representations of Optionee contained in this Agreement and the Lease shall be correct in all material respects as of the Lease Commencement Date as though made on and as of that date and, if requested by Optionor, the Optionor shall have received a certificate to that effect signed by Optionee.

3.14 Surplus Land Act Requirements. Optionor shall have resolved to the satisfaction of Optionor any objection or challenge regarding compliance with the Surplus Land Act as set forth in Section 7 hereof, and there shall be no outstanding notice of violation of the Surplus Land Act from HCD.

4. Plans and Elevations for Improvements.

4.1 Preparation of Elevations. Within one hundred eighty (180) days from the Effective Date, Optionee shall cause to be prepared and shall submit to the Optionor high quality elevation drawings from an architectural firm depicting the Improvements to be made to the Premises. The elevation drawings shall include all sides of the Improvements building, and shall be accurate, detailed, and legible, with dimensions, proposed materials, and vertical heights, and shall include a representation of all exterior features such as windows, doors, finishes and rooflines. The City Council shall review and approve, disapprove, or send comments to Optionee within thirty (30) days of receipt of the elevation drawings, in the City Council's reasonable discretion. In the event that the City Council sends comments on the elevation drawings to Optionee, Optionee shall revise and resubmit the elevation drawings to Optionor for the City Council's approval within thirty (30) days after receipt of the City Council's comments. The procedure set forth in this Section 4.1 will be repeated until such elevation drawings are approved by the City Council.

4.2 Preparation of Improvement Plans. Within one hundred eighty (180) days after Optionee's exercise of the Option, Optionee shall prepare and submit to the City of Redondo Beach, in connection with the exercise of its governmental functions as the permitting agency (in such capacity, "**City**"), a complete set of final plans and specifications for the Improvements consistent with the elevation drawings approved by the City Council (the "**Improvement Plans**"). The Improvement Plans shall be in such form which may be required by the City with respect to any permits and entitlements that are required to be obtained to construct and develop the Improvements. Optionee shall submit to the Optionor such plans for the Improvements as are required by the City in order for Optionee to obtain building and other required permits for the Improvements (as reasonably determined by City). The Improvement Plans shall be accompanied by a cost estimate for the Improvements, including hard costs, soft costs and contingency, and a construction schedule for the construction of the Improvements.

Such construction schedule shall be attached to and incorporated into the Lease. All costs associated with the design of the Improvements and preparation of the Improvement Plans shall be paid for by Optionee. If the City objects to any portion of the Improvement Plans as provided above, Optionee will discuss the objections with Optionor, and Optionee and Optionor will work together in good faith to achieve approval of the Improvement Plans by the City that are acceptable to Optionee. The City, acting in its governmental capacity as the regulatory agency, shall have all rights to review and approve or disapprove all Improvement Plans, land use and entitlement matters, design review, and other required submittals in accordance with the City Municipal Code, and shall retain the same discretion over such matters as it has with respect to any other development applications submitted to City. Nothing set forth in this Agreement shall be construed as City's approval of any or all of the Improvement Plans. In no event shall City's disapproval or failure to approve the Improvement Plans and/or other required submittals be deemed a breach or Default of this Agreement. The procedure set forth in this Section 4.2 will be repeated until such Improvement Plans are approved by City. Upon such approval by City, and City's issuance of all applicable permits for the Improvements as reasonably determined by City (the "**Applicable City Permits**"), or such Applicable City Permits being ready for issuance subject only to the payment of applicable fees, the posting of required security, or both, it shall be conclusively deemed that Optionee has satisfied the condition precedent set forth in this Section 4.2. For clarity and avoidance of doubt, nothing herein is intended nor shall it be construed to restrict Optionor from waiving (in Optionor's sole discretion) the foregoing condition with respect to any Applicable City Permit that Optionor deems minor or ministerial in nature that is normally obtained during the ordinary course of the development at a later date.

5. Demolition of Existing Improvements. Optionor may, in its sole discretion, demolish and remove all of the existing improvements on the Premises prior to the commencement of the Lease. If Optionor demolishes the existing improvements, Optionee shall reimburse Optionor for the actual cost of demolition, in an amount not to exceed Four Hundred Thousand Dollars ($400,000) (in 2025 dollars), upon execution of the Lease. Optionee shall have no obligation to reimburse Optionor for the costs of such demolition if this Agreement is terminated for any reason prior to execution of the Lease.

If Optionor does not commence the demolition of the existing improvements prior to the Parties' agreement upon the form of the Lease in accordance with Section 3.1 hereof, Optionee shall demolish the improvements prior to and as a condition precedent to the commencement of the Lease. Optionee shall have the right, but not the obligation, in its discretion, to demolish the existing improvements prior to the Parties' agreement upon the form of the Lease. Prior to commencement of such demolition work, Optionee and Optionor shall enter into a mutually acceptable construction management agreement which sets forth the terms and conditions of Optionee's performance of the demolition work. Optionee shall not be entitled to payment or reimbursement for its performance of such work, whether or not the Parties ultimately execute a Lease of the Premises as provided in Section 3 hereof.

6. Use of Premises During Option Period. City may itself use the Premises, or lease or license the use of the Premises to others, at any time prior to execution of the Lease. City shall be responsible for causing all licensees, lessees, or other users and occupants to vacate the Premises prior to the commencement of the Lease. City shall be responsible for any relocation assistance which may be required in connection with any such licensees, lessees, or other occupants of the

Premises. City shall comply and shall cause all licensees, lessees, or other users and occupants to comply with all state, federal and local laws, ordinances, rules and regulations applicable to the use and maintenance of the Premises.

7. Surplus Land Act Compliance. Optionor has previously submitted to the California Department of Housing and Community Development ("HCD") a notice of Optionor's determination, together with written findings regarding Surplus Land Act compliance, that the lease of the Premises to Optionee pursuant to the Lease is exempt from the requirements of the Surplus Land Act, Government Code Section 54220, *et seq*. Optionor shall take all other actions pursuant to the Surplus Land Act and the Surplus Land Act Guidelines which are required, if any, for the lease of the Premises to the Optionee pursuant to the Lease.

8. Title. Optionor shall cause a title insurance company reasonably acceptable to the Parties to issue to Optionee a preliminary title report for the Premises ("Preliminary Report") within thirty (30) days after the Effective Date of this Agreement. Optionee shall have sixty (60) days from receipt of the Preliminary Report to approve or disapprove the condition of title to the Premises. If there are any changes to the Preliminary Report prior to the execution of the Lease, Optionee shall have sixty (60) days after receipt of the revised Preliminary Report to approve or disapprove such changes. Optionor shall not cause any adverse title exceptions or matters to be placed against or encumber title to the Premises that may adversely affect Optionee's leasehold interest in the Premises or Optionee's use and enjoyment thereof. In the event that any such title exception or matter exists, then Optionor shall use good faith reasonable efforts to promptly cure such title exception or matter.

9. Due Diligence. Optionee shall be entitled during the term of this Agreement to undertake and complete physical inspections of the Premises and due diligence related to the Lease of the Premises. Optionor shall provide to Optionee copies of all reasonably available and known documents relating to the Premises, including but not limited to plans, permits and reports (such as environmental, engineering and land surveys) that Optionor has in its possession not later than thirty (30) days following the Effective Date of this Agreement. At Optionor's request, Optionee shall provide Optionor with a copy of the results of any tests and inspections made by or for Optionee, and any reports or studies regarding the Premises made by or for Optionee, at no cost to Optionor. If any inspection or test disturbs the Premises, Optionee will restore the Premises to the substantially the same condition as existed before the inspection or test. Optionee shall defend, indemnify and hold Optionor and its officers, employees, agents and representatives harmless from and against any and all losses, costs, damages, claims or liabilities, including but not limited to, mechanic's and materialmen's liens, arising out of or in connection with Optionee's inspection of the Premises as allowed pursuant to this Section 9.

10. Notices. Any notice required or authorized to be given hereunder or any other communications between the Parties provided for under the terms of this Agreement shall be in writing and shall be served personally or by reputable express overnight courier service or by U.S. certified mail, return receipt requested, in each case addressed to the relevant Parties at the address stated below or at any other address notified by that Party to the other as its address for service. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee, as evidenced by the executed postal receipt or other receipt for delivery. Notice of change of

address shall be given by written notice in the manner detailed in this Section. Any notice shall be addressed as follows:

If to Optionor:
City of Redondo Beach
Waterfront & Economic Development Department
415 Diamond Street
Redondo Beach, CA 90277
Attention: Katherine Buck
with a copy to City Attorney

If to Optionee:
Marine Mammal Care Center Los Angeles
1536 W. 25th Street #272
San Pedro, CA 90732
Attention: John Warner, CEO

11. Assignment. Optionee shall have the right to assign its rights and obligations under this Agreement with Optionor's consent, which consent shall not be unreasonably withheld, upon written notice to Optionor, to any other entity (herein a "**Related Entity**") that is controlled by or is under common control with Optionee. For purposes of this paragraph, the term "control" means possession, directly or indirectly, of the power to direct or cause the direction of the management, affairs and policies of anyone, whether through the ownership of voting securities, by contract or otherwise. For example, a Related Entity would include a limited liability company of which Marine Mammal Care Center Los Angeles is the sole managing member, or a general or limited partnership in which Marine Mammal Care Center Los Angeles is the managing partner. A Related Entity would not include an entity, for example, in which Marine Mammal Care Center Los Angeles and another nonprofit or for-profit entity are both co-general partners or both co-managing members, or an entity in which a nonprofit or for-profit entity other than Marine Mammal Care Center Los Angeles is the sole general partner or managing member. Without limiting the foregoing, any other proposed assignment of this Agreement (or any of Optionee's rights or interests in connection with this Agreement) by Optionee, shall require the prior written consent of Optionor, which consent may be given or withheld in Optionor's sole and absolute discretion. Prior to any proposed assignment hereunder (except for permitted assignments to Related Entities), Optionee shall submit to Optionor detailed written information regarding the proposed transferee's development and operational experience as relevant to the proposed transfer, detailed information with respect to the financial capacity of the proposed transferee, and the form of a proposed assignment and assumption agreement which requires the assignee to comply with this Agreement. Upon receipt of Optionee's submission Optionor may request further information regarding the experience and financial capacity of the proposed transferee, and such requests shall not be considered an unreasonable withholding or delay of Optionor's consent. In connection with any assignment (including assignments to both Related Entities and unrelated parties), the assignee and Optionee shall execute an assignment and assumption agreement, in a form approved by Optionor, which requires the assignee to comply with this Agreement and assume all obligations and liabilities of Optionee hereunder. A copy of such executed assignment and assumption agreement shall be

delivered to Optionor. Subject to the foregoing restriction on assignment, this Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. All assignments hereunder shall be in compliance with the requirements herein for the design, construction and uses of the Improvements.

12. Entire Agreement. This Agreement, together with the Exhibits attached hereto, supersedes any prior agreement or understanding between the Parties and contains the entire agreement of the Parties concerning the subject of this Agreement together with the Exhibits attached hereto.

13. Default and Termination Rights. A Party's failure to perform any material obligation set forth in this Agreement shall constitute a "**Default**" under this Agreement unless such Party cures such failure within thirty (30) days after delivery of written notice of such failure given to such Party, or within sixty (60) days if the failure is not reasonably curable within thirty (30) days. In the event of a Default that remains uncured as provided above, the non-defaulting Party shall have the right to terminate this Agreement effective upon written notice to the defaulting Party.

The failure of Optionee to use good faith efforts to obtain cash donations and signed donation pledges by the times and at the dollar levels set forth in Section 1.2 hereof shall be a Default of this Agreement. However, if Optionee uses reasonable, good faith efforts to obtain cash donations and signed donation pledges and grants by the times and at the dollar levels set forth in Section 1.2 hereof, but fails to timely obtain such cash donations and donation pledges, Optionee shall not be in Default of this Agreement.

Without regard to whether a Default of this Agreement has or has not occurred, each Party shall nonetheless have the right in its sole discretion to terminate this Agreement, without the fault of Optionee, by delivery of written notice to the other Party if Optionee has not timely obtained either the $4,000,000 monetary level of cash donations, donation pledges and grants required by Section 1.2(a) , or the $8,000,000 monetary level of cash donations, donation pledges and grants required by Section 1.2(b), or the $15,000,000 monetary level of cash donations, donation pledges and grants required by Section 1.2(c) , as such time may be extended pursuant to Section 2 hereof.

14. Attorney's Fees. In the event of any dispute or litigation arising in relation to this Agreement, the prevailing Party shall be entitled to its reasonable attorney's fees and expenses.

15. Governing Law. This Agreement and any lease of the Premises by Optionee shall be governed by the law of the state of California.

16. No Third Parties Benefitted. The terms and provisions of this Agreement are for the sole benefit of Optionor and Optionee, and no third party is intended to benefit herefrom.

17. No Recording. This Agreement shall not be recorded.

18. Counterpart Originals. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. Facsimile of signatures and copies of signatures sent by electronic pdf shall have the same force and effect as original signatures and each Party shall be entitled to rely upon executed copies of this Agreement transmitted by facsimile and/or electronic pdf to the same and full extent as the originals.

19. Brokers. Optionor and Optionee each represent and warrant to the other that it has had no dealings with any person, firm, broker or finder in connection with the negotiation of this Agreement and/or the consummation of the transaction contemplated hereby, and that no broker or other person, firm or entity is entitled to any commission or finder's fee in connection with said transaction. Optionor and Optionee do each hereby agree to indemnify, protect, defend and hold the other harmless from and against liability for compensation or charges which may be claimed by any broker, finder or other similar party by reason of any dealings or actions of the indemnifying Party, including any costs, expenses, attorneys' fees reasonably incurred with respect thereto.

20. Authority. Optionor and Optionee hereby represent to the other that: (i) such Party validly exists and is in good standing and qualified to do business in the State of California, (ii) such Party has full right and authority to enter into this Agreement, (iii) each person signing on behalf of such Party is authorized to do so, and (iv) the execution and delivery of this Agreement by such Party will not result in any breach of, or constitute a default under any contract or instrument to which such Party is a party or by which such Party may be bound.

21. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

22. Force Majeure. Performance by either Party hereunder shall not be deemed to be a Default, and the time within which a Party shall be required to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed unavoidably and beyond the reasonable control of the Party seeking the delay, by strikes, lock-outs and other labor difficulties, Acts of God, inclement weather, failure or inability to secure materials or labor by reason of priority or similar regulations or order of any governmental or regulatory body, delays of governmental agencies (except that delays of the City of Redondo Beach shall not excuse delay of performance by Optionor), changes in local, state or federal laws or regulations, any development moratorium or any action of other public agencies that regulate land use, development or the provision of services that prevents, prohibits or delays the design and entitlement of the Improvements, enemy action, civil disturbances, wars, terrorist acts, pestilence or epidemics, fire, earthquakes, floods, storm surges, unavoidable casualties, litigation involving this Agreement, or a governmentally declared emergency or disaster ("Force Majeure Events"). Any extension of time for Force Majeure Events shall be for a reasonable period, and shall commence to run from the time of the commencement of the cause, if notice by the Party claiming such extension is sent to the other Party within thirty (30) days of the commencement of the cause. Such extension(s)

of time shall not constitute an event of Default and shall occur at the request of any Party. Notwithstanding any provision of this Agreement to the contrary, delays due to inability to obtain cash donations, donation pledges, grants or other financing, other general economic conditions, adverse market conditions, adverse interest rates, and/or the lack of funds or financing to complete the Improvements, shall not constitute Force Majeure Events.

23. Time is of the Essence. Time is of the essence in the performance of all of the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed by their respective authorized representatives as of the Effective Date.

OPTIONOR:

City of Redondo Beach,
a California charter city and municipal
corporation

By_____

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

OPTIONEE:

Marine Mammal Care Center Los Angeles,
a California nonprofit public benefit corporation

By_____

ESTHER BANDA

3/12/2026

NCO-1 ESTHER BANDA
COMM. # 2546764
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXPIRES JAN 26, 2030 NCO-1

Exhibit A

LEGAL DESCRIPTION OF PREMISES

Beginning at a point on an official Los Angeles County Surveyor's Transit Line, which line is described in Los Angeles County Surveyor's Field Book 2100, pages 21 and 22 and which point is designated as S-12, a point on said Transit Line; thence North 20° 45' 03" West 261.37 feet to a point on the said Transit Line; thence North 77° 23' 54" East 200.97 feet to a point, which point is designated H-1, said H-1 also being South 65° 43' 19" East 46.82 feet from the intersection of the center line of Hermosa Avenue and the center line of Tenth Street, as said intersection is shown on the map of Tract No. 1326, recorded in Book 18, Page 67 of Maps, records of said County and as said intersection is shown in Los Angeles County Surveyor's Field Book No. 1589, page 134, in the office of the County Engineer of said County; thence South 24° 59' 36" East 516.87 feet; thence South 24° 24' 43" East 509.95 feet to a point which point is designated H-2, thence South 27° 07' 16" East 615.37 feet to a point, which point is designated H-3; thence South 65° 54' 45" West 247.41 feet to a point, which point is designated H-8; thence South 16° 39' 50" East 956.81 feet to a point, which point is designated H-10; thence South 73° 21' 10" West 304.94 feet to the true point of beginning; thence South 73° 21' 10" West 249.75 feet; thence South 16° 38' 50" East 226.60 feet; thence North 73° 21' 10" East 72.84 feet to the beginning of a tangent curve concave to the South and having a radius of 630 feet and a central angle of 16° 18' 29" thence easterly along said curve 179.29 feet; thence North 16° 38' 50" West 251.94 feet to the true point of beginning.

Containing therein approximately 58,051 square feet.

Exhibit B

PROPOSED LEASE TERMS

Proposal: The Marine Mammal Care Center Los Angeles ("MMCC"), proposes to build, occupy, and operate a state-of-the-art marine mammal rehabilitation hospital and education center at the site of the former Joe's Crab Shack, 230 Portofino Way, Redondo Beach, CA 90277.

Facility:

- 3-story building totaling at least 18,000 SF
- First Floor and Outdoors - Animal Care, Veterinary Medicine, Research, Staff and Volunteer break room, Visitor Center, Education Programming, Offices, Gift Shop
- Second Floor – Conference rooms, Offices, Education Programming, Community Partner Space
- Third Floor – rooftop visitor and community event space
- Pools and pens for marine mammal patients – outdoor
- Quality of construction:
  - Materials and finishes of interior and exterior improvements open to visitors (visible to the public) better than the Marine Mammal Center in Sausalito.
  - Materials and finishes of back of house marine mammal care areas similar to or better than the Marine Mammal Center facilities in Sausalito
  - Materials and finishes of interior and exterior improvements which are not open to visitors similar to or better than the Marine Mammal Center facilities in Sausalito
  - Back of house marine mammal care areas and other nonpublic areas shall be adequately architecturally screened from public viewing from Seaside Lagoon, adjacent harbors, docks, walkways, piers, beaches, hotel facilities and restaurants, etc.
  - No chain link fencing will be used in any exterior area of the facility.
- Facility must offer a full range of activities serving public and visitors, such as viewing of marine mammal patients, guided visitor tours and school field trips, interactive exhibits, programs for public and school groups, marine science and conservation labs and education, and science and art workshops
- Facility must be designed to minimize impact of facility noise on surrounding neighborhoods and businesses, as well as insulate onsite marine mammals from noise and other impacts generated by existing and future waterfront uses such as BeachLife and other music festivals, Fourth of July fireworks displays, boating and other harbor activities

Location: 230 Portofino Way, Redondo Beach, CA 90277

Expected Cost: $20M – $30M construction (in 2025 dollars)

Proposed Lease Terms:

- Term ends 50 years after completion of construction. MMCC may also propose term renewal options, subject to the approval of City in its sole discretion.
- Base Rent of $60,000 per year (with annual inflation adjustments)
- Base Rent may be offset by cost of marine mammal rescue and rehabilitation services provided by MMCC for benefit of City (which shall not exceed the Base Rent amount)
- No security deposit will be required
- Rent obligations and Term of Lease will begin upon completion of construction. Upon the effective date of the Lease, MMCC will commence the provision of marine mammal rescue and rehabilitation services for the benefit of City at no charge to City, with the value of such services capped at the initial Base Rent amount.
- Percentage rent in an amount to be mutually agreed upon by the parties, not to exceed 10% of gross sales from new earned revenue sources, which may include, without limitation, parking fees, event rental fees, space rental fees, coffee shop or food sales paid by third parties to MMCC, and the incremental increase in gift shop sales.

  New earned revenue sources shall not include (i) charitable and/or campaign fundraising revenue from grants, government contracts, donations, or sponsorships, or (ii) existing revenue sources that are currently designated for or required to support animal response and rehabilitation, veterinary medicine, research, and educational activities essential to MMCC's mission.
- MMCC would be responsible at its sole expense for obtaining land use approvals and permits, for demolition of existing improvements, and for construction of new building and site improvements.
- MMCC would be responsible at its sole expense for taxes, utilities, insurance, repairs, maintenance, environmental compliance, and operating costs of the facility.
- Lease would include a use and operating plan that would include requirements for public access to the facility in accordance with Coastal Act and public trust requirements.

- MMCC will accept the Premises in its "As Is" condition, with no City representations regarding the condition of the Premises or its suitability for MMCC's use.
- City approval will be required for all subleases and assignments. Upon an unapproved sublease or assignment in violation of the Lease, the Base Rent for the Premises will be increased to 110% of fair market rent for the Premises, and all rental adjustments will be increased to 110% of the scheduled adjusted rent.
- MMCC will have no right to retain possession of the Premises past the expiration or termination of the term. In the event that MMCC holds over in violation of the Lease, the rent will be increased to 150% of the fair market rent for the Premises.
- The termination of the Lease will automatically terminate all subleases, unless City elects to continue the subtenancy.
- Lease would contain other provisions commonly found in City ground leases, including without limitation provisions relating to tenant improvements, maintenance, parking, termination rights, indemnity, representations and warranties, and force majeure provisions.

REDONDO BEACH

Jim Light, Mayor
415 Diamond Street
Redondo Beach CA 90277

Tel: 310.697.3653

Redondo.org

March 17, 2026

The Honorable Gavin Newsom
Chair, Assembly Committee on Natural Resources
1021 O Street, Room 3230
Sacramento, CA 95814

The Honorable John Laird
Chair, Senate Budget Committee
State Capitol, Room 502
Sacramento, CA 95814

The Honorable Jesse Gabriel
Chair, Assembly Budget Committee
State Capitol, Room 8230
Sacramento, CA 95814

RE: $15 Million Proposition 4 Budget Request-Marine Mammal Care Center Los Angeles

On behalf of Marine Mammal Care Center Los Angeles, we are writing to express our strong support for including a one-time $15 million investment from Proposition 4 in the 2026–27 State Budget to support the expansion and modernization of Marine Mammal Care Center Los Angeles (MMCC) facility. This funding would contribute to a $30 million project to strengthen marine mammal response and rehabilitation infrastructure in Los Angeles County.

MMCC is authorized by the National Oceanic and Atmospheric Administration to provide year-round rescue, rehabilitation, and release of stranded marine mammals along the Los Angeles County coastline. Since 1992, the organization has treated more than 10,000 sick and injured marine mammals affected by threats such as entanglement, malnourishment, infectious disease, and increasingly frequent climate-driven harmful algal blooms.

Los Angeles County experiences one of the highest concentrations of marine mammal strandings in the United States, and recent mass stranding events linked to domoic acid outbreaks highlight the growing need for expanded response capacity. MMCC's current rehabilitation facility, constructed in 1989, was designed for a much smaller operational environment and now limits the organization's ability to respond effectively during large-scale marine wildlife emergencies.

This one-time Proposition 4 investment would strengthen California's capacity to respond to marine wildlife emergencies while protecting coastal ecosystems and public safety. The project aligns directly with the goals of Proposition 4 by supporting coastal resilience, marine wildlife protection, and California's response to climate-driven environmental impacts.

For these reasons, we respectfully urge inclusion of this request in the 2026–27 State Budget. Thank you for your consideration and for your continued leadership in protecting California's coastal resources.

REDONDO BEACH

Jim Light, Mayor
415 Diamond Street
Redondo Beach CA 90277

Tel: 310.697.3653

Redondo.org

If you have any questions, please do not hesitate to contact me at James.Light@redondo.org.

Sincerely,

Jim Light

Administrative Report

H.12., **File #** 26-0358 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

APPROVE AN AGREEMENT WITH RANEY PLANNING & MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL CONSULTATION SERVICES FOR MEASURE FP PROJECTS IN AN AMOUNT NOT TO EXCEED $42,000 AND THE TERM MARCH 18, 2026 TO DECEMBER 31, 2026

EXECUTIVE SUMMARY

As part of the implementation of Measure FP, the City's public safety general obligation bond measure approved by voters during the November 5, 2024 General Election, the City has begun due diligence activities, including the investigation of physical conditions of each of the Project sites. This includes environmental documentation required under the California Environmental Quality Act (CEQA) for the redevelopment and/or expansion of additional facilities on existing City properties.

The City solicited three firms to carryout this work, and received two responses, with Raney Planning & Management, Inc. (Raney) distinguishing itself as a qualified partner capable of conducting the Project-related work at multiple critical public safety facilities, including Fire Station No. 1, Fire Station No. 2, Police Headquarters/Main Station, and the Police Annex. As such, staff is recommending the City Council approve a consulting services agreement with Raney to complete CEQA analysis and reporting for all sites related to Measure FP implementation.

BACKGROUND

Preliminary site analysis and initial due diligence activities conducted by the City's Owner's Representative, Griffin Structures, identified anticipated CEQA pathways for each of the City's public safety facilities. These preliminary findings indicate that the replacement of Fire Stations 1 and 2 are expected to qualify for CEQA categorical exemptions, while the Police Department facility improvements may require additional environmental review depending on the final Project scope.

In order to confirm the appropriate environmental clearance pathways and prepare the necessary documentation, City staff sought proposals/quotes from three consulting firms specializing in environmental review and CEQA compliance, with one firm being non-responsive. Of the responsive firms, Raney's proposal provided the best combination of pricing, approach, and completion timeline.

The proposed scope of services to be provided by Raney includes:

- Conducting an initial project kick-off meeting with City staff, reviewing available Project documentation, and identifying key environmental issues for all the Project sites

- Evaluating the appropriate CEQA pathway for each Project site
- Preparing environmental documentation consistent with CEQA requirements
- Coordinating with City staff throughout preparation, review, and final submission of environmental documentation.

For Fire Stations 1 and 2, Raney anticipates preparing a Draft Categorical Exemption Memorandum within five weeks. The overall length of time to complete the memos, following City review and responses, is estimated at two-to-three months with an anticipated cost of $15,000.

For the Police Department facilities - the Main Station/Headquarters building and the Annex site - the environmental review pathway will depend on the final scope of improvements. As such, this portion of the Project might warrant an Initial Study/Negative Declaration (IS/ND), requiring a level of effort beyond a categorical exemption. Should the Project not result in a significant increase in square footage, Raney would seek an infill exemption based on the replacement and reconstruction of existing structures located on the same site and on less than five acres in an urbanized area.

However, if the Project includes a facility expansion representing more than a 20% increase in square footage, an IS/ND would likely be necessary. Raney anticipates an that an IS/ND would take four-to-six months to complete, with an anticipated total cost of $25,000.

The proposed Consulting Services Agreement with Raney also allows for reimbursable expenses not to exceed $2,000, bringing the total not to exceed amount of the proposed Agreement to $42,000. Should the Project require more in-depth technical reporting, staff would return to Council with a contract amendment at that time, however, this is not anticipated.

As such, staff recommends the City Council approve the proposed Consulting Services Agreement with Raney for CEQA analysis and compliance related to the implementation of public safety facility replacements and improvements associated with Measure FP.

COORDINATION

This item was coordinated by the City Manager's Office with the Community Development, Financial Services, Fire, Police, and Public Works Departments. The proposed Agreement was reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

As part of the FY 2025-26 Budget adoption process, the City Council approved $422,800 in "Measure FP up-front spending" prior to bond issuance, and approved a Reimbursement Resolution on March 18, 2025, to allow the City to be reimbursed for eligible project expenses incurred prior to the City's bond issuance from future bond proceeds.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Raney Planning & Management, Inc.
- Insurance - Raney Planning & Management, Inc.

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND RANEY PLANNING & MANAGEMENT, INC.

THIS AGREEMENT FOR CONSULTING SERVICES ("Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Raney Planning & Management, Inc., a California corporation ("Consultant").

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 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 1 1/2 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 §§ 810 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

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

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

RANEY PLANNING & MANAGEMENT, INC.,
a California corporation

DocuSigned by:
Rod Stinson
372E563DAABB458...

By: _____
Name: Rod Stinson
Title: Vice President
3/12/2026 | 3:57 PM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES

The City's Measure FP Project consists of multiple public safety facility improvements, including the Fire Stations 1 and 2 Subproject and the Police Department Main Station and Annex Facility Subproject (collectively referred to as the "Subprojects"). Consultant shall perform the following environmental consultation services to prepare environmental documentation under California Environmental Quality Act ("CEQA") for the City's Measure FP Project, including but not limited to, the preparation of Categorical Exemption Memoranda and, if required, an Initial Study/Negative Declaration ("IS/ND") for the Measure FP Project.

Consultant shall perform the following tasks and deliverables.

A. Task 1: Fire Stations 1 and 2: Categorical Exemption Memorandum

Consultant shall prepare a Categorical Exemption Memorandum pursuant to CEQA Guidelines Section 15302 for the City's Measure FP Project, Fire Stations 1 and 2 Subproject.

1. Participate in a kick-off meeting with the Redondo Beach Fire Department (RBFD) to review existing documentation for the Fire Stations 1 and 2 Subproject and identify the key environmental issues.

2. Prepare a Draft Categorical Exemption Memorandum for City review and comment.

3. Revise the Draft Exemption Memorandum based on the comments from the City.

4. Produce and submit the Final Categorical Exemption Memorandum.

5. If Consultant and City determine that a Categorial Exemption, including any potentially applicable infill or related exemption, is not appropriate for this subproject, Consultant shall prepare an IS/ND. Any additional services related to the IS/ND, including refinement of scope, schedule, assumptions, and deliverables, shall require written authorization by the City and shall be performed in accordance with Task 3 of this Exhibit "A".

B. Task 2: Police Department Main Station and Annex: Categorical Exemption

Consultant shall prepare a Categorical Exemption Memorandum pursuant to CEQA Guidelines Section 15302 for the City's Measure FP Project, Police Department Main Station and Annex Facility Subproject.

1. Participate in a kick-off meeting with the Redondo Beach Police Department

(RBPD) to review existing documentation for the PD Main Station and Annex Subproject and identify the key environmental issues.

2. Prepare a Draft Categorical Exemption Memorandum for City review and comment.

3. Revise the Draft Exemption Memorandum based on the comments from the City.

4. Produce and submit the Final Categorical Exemption Memorandum.

5. If Consultant and City determine that a Categorial Exemption, including any potentially applicable infill or related exemption, is not appropriate for this subproject, Consultant shall prepare an IS/ND. Any additional services related to the IS/ND, including refinement of scope, schedule, assumptions, and deliverables, shall require written authorization by the City and shall be performed in accordance with Task 3 of this Exhibit "A".

C. Task 3: Initial Study/Negative Declaration

If the City determines that a Categorical Exemption is not appropriate for either of the Measure FP Subprojects and directs Consultant to prepare an Initial Study/Negative Declaration ("IS/ND"), Consultant shall perform the following services:

1. Prepare a Draft IS/ND evaluating potential environmental impacts of the proposed Subproject(s).

2. Submit an electronic copy of the Draft IS/ND for City review and comment.

3. Revise the Draft IS/ND based on the City's comments (as the Lead Agency) and prepare a "Screencheck Draft" IS/ND to ensure it complies with CEQA guidelines before formal public release.

4. Prepare a Public Review Draft IS/ND based on the City's comments for circulation in accordance with CEQA requirements.

5. Provide written responses to any comments received during the public review period of the IS/ND.

EXHIBIT "B"

TERM AND TIME OF COMPLETION

TERM. This Agreement shall commence on March 18, 2026 and shall continue through December 31, 2026, unless otherwise terminated as herein provided.

Consultant shall comply with the following for performance of the services described in Exhibit “A”. These timelines for completion of services may be modified by the City, in its sole discretion.

Task 1: Fire Stations 1 and 2: Categorical Exemption Memorandum

Description	Due Date
Prepare draft Categorical Exemption Memorandum	Five (5) weeks from the Agreement commencement date.
Review and revise the draft Categorical Exemption Memorandum	Two (2) weeks following City comments.
Submit the Final Exemption Memorandum	One (1) week after completion of revisions.
Final Completion of Task 1	Two (2) to three (3) months from the Agreement commencement date.

Task 2: Police Department Main Station and Annex: Categorical Exemption

Description	Due Date
Prepare draft Categorical Exemption Memorandum	Five (5) weeks from the Agreement commencement date.
Review and revise the draft Categorical Exemption Memorandum	Two (2) weeks following City comments.
Submit the Final Exemption Memorandum	One (1) week after completion of revisions.
Final Completion of Task 2	Two (2) to three (3) months from the Agreement commencement date.

Task 3: Initial Study/Negative Declaration

Description	Due Date
Completion of IS/ND	Four (4) to six (6) months from the Agreement commencement date.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

I. **AMOUNT.** Consultant shall be paid for the services rendered as described in Exhibit "A" in accordance with the schedule set forth below.

Task	Description	Amount
1	Categorical Exemption Memorandum for Fire Stations 1 & 2	$ 15,000
2	Categorical Exemption Memorandum for Police Department Main Station & Annex	$ 15,000
3	**Initial Study / Negative Declaration (IS/ND)*	*$ 10,000*
N/A	Reimbursable Expenses (Not to Exceed)	$ 2,000
	TOTAL NOT TO EXCEED AMOUNT	**$ 42,000**

*Task 3 shall only be performed if authorized in writing by the City. The IS/ND fee is in addition to the compensation for Tasks 1 and 2 and shall only apply if the City authorizes preparation of an IS/ND in writing.

II. **REIMBURSABLE EXPENSES.** In addition to professional fees, Consultant shall be reimbursed for reasonable and necessary out-of-pocket expenses incurred in connection with the performance of services under this Agreement. Out-of-pocket expenses are subject to the following conditions:

A. Approval for Expenses Over $500: Consultant shall obtain prior written approval from the City for any out-of-pocket expense exceeding $500. The City reserves the right to withhold reimbursement for any expense deemed unreasonable, unnecessary, or not properly substantiated.

B. Expense Cap: The maximum reimbursement for out-of-pocket expenses shall not exceed $2,000.

C. Documentation: Consultant shall submit receipts and documentation for all reimbursable expenses as part of the invoice.

D. Types of Reimbursable Expenses: Reimbursable expenses shall include the fee to secure a City business license and reasonable travel expenses, including lodging and airfare.

III. **NOT TO EXCEED AMOUNT**. Notwithstanding the foregoing, the amounts allocated to each task are estimates and may be reallocated among these tasks, with City approval; provided, however, that in no event shall Consultant's total compensation under this Agreement, including reimbursable expenses, exceed $42,000 during the

term of this Agreement.

IV. **METHOD OF PAYMENT.** Consultant shall submit monthly invoice(s) to the City for approval and payment by email and/or mail. Each invoice must be itemized, adequately detailed, based on accurate records, in a form reasonably satisfactory to City, and attach the prior written authorization of the City and copies of receipts to substantiate expense requests as follows:

A. Task number.
B. Title of personnel who performed work on the Task.
C. Description of the work performed.
D. Percentage of work completed
E. Fee or prorated fee (if applicable) for work performed (as described below).
F. If applicable, expenses incurred.

For services that are only partially completed within a month (or billing period), the City will make prorated payments based on the percentage of completion, as reasonably determined by the City in consultation with the Consultant. The percentage of completion is calculated as the value of satisfactorily completed work (measured by deliverables, progress reports, or other agreed-upon metrics) divided by the total value of the task. The Consultant must provide supporting documentation, which may include time logs, progress updates, or partial deliverables. Any remaining balance is payable upon full completion of the task and approval by the City in accordance with Section V below.

V. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of the City's receipt and approval of the monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction. Notwithstanding the foregoing the City may withhold amounts in good-faith dispute, to the maximum extent permitted by law.

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: Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
Attn: Rod Stinson, Vice President
Email: rods@raneymanagement.com

City: City of Redondo Beach
City Manager's Office
415 Diamond Street
Redondo Beach, CA 90277
Attn: Luke Smude, Assistant to the City Manager
Email: luke.smude@redondo.org

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing,

provided that no “bounce-back” or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

I. Minimum Scope of Insurance

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

B. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

C. Workers' Compensation insurance as required by the State of California.

D. Employer's Liability Insurance.

E. Errors and Omissions liability insurance appropriate to the Consultant's profession.

II. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

A. General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project/location.

B. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

C. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

D. Errors and Omissions liability: $1,000,000 per occurrence.

III. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or (2) the Consultant shall provide a

financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

IV. Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

A. Additional Insured Endorsement:

1. General Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

2. Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

3. For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

4. 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 mail has been given to the City.

5. 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.

6. Errors and Omissions policy, if written on a claims-made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

7. 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.

8. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

V. Acceptability of Insurers

Insurance is to 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.

VI. Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications.

Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms.

All certificates and endorsements are to 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.

VII. Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Consultant acknowledges that the project as defined in this Agreement between Consultant and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a “public work” as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code (“Chapter 1”), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations (“DIR”) implementing such statutes. Consultant shall perform all work on the project as a public work. Consultant shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Consultant shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Consultant acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Consultant shall post such rates at each job site covered by this Agreement.

5. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

6. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Consultant hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Consultant shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Consultant shall indemnify, hold harmless, and defend (at Consultant's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Consultant, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/12/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER **Pacific Unity Insurance Solutions, Inc.** **2241 Douglas Blvd, Suite 250** **Roseville, CA 95661** **License #: 0K60579**	**CONTACT NAME:** Bridgette Francis **PHONE (A/C, No, Ext):** (916)846-9555 **FAX (A/C, No):** (916)846-9558 **E-MAIL ADDRESS:** cert@pacificunity.com
INSURED **Raney Planning & Management, Inc** **1501 Sports Dr Ste A** **Sacramento, CA 95834-2036**	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hartford Underwriters Insurance Company — 30104 **INSURER B :** Hartford Accident & Indemnity Company — 22357 **INSURER C :** EMPLOYERS Preferred Insurance Company — 10346 **INSURER D :** Gemini Ins Co — 10833 **INSURER E :** ACE AMERICAN INSURANCE COMPANY — 22667 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER: 00004979-251218133458** **REVISION NUMBER: 26**

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 INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

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	Y	57SBABG7ML7	12/22/2025	12/22/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $	2,000,000 1,000,000 10,000 2,000,000 4,000,000 4,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y		57UECBA9824	12/22/2025	12/22/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $	1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			57SBABG7ML7	12/22/2025	12/22/2026	EACH OCCURRENCE AGGREGATE	$ $	2,000,000 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	EIG514956203	12/22/2025	12/22/2026	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	Professional Liab.			VNPL020622	12/22/2025	12/22/2026	Each Claim $2M		Agg. $2M
E	Cyber Incident			D98378005	12/22/2025	12/22/2026	Cyber Inc $2M		Agg. $2M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name: All Projects

The City, its officers, elected and appointed officials, employees, and volunteers are additional insured in respects to general liability and waiver of subrogation is granted in respects to general liability and workers compensation as required by written contract in accordance with policy provisions.

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

(BRF)

© 1988-2025 ACORD CORPORATION. All rights rese

The ACORD name and logo are registered marks of ACORD Printed by BRF on 03/12/2026 at 01:19PM

THE HARTFORD

BLANKET ADDITIONAL INSURED BY CONTRACT

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section **C. WHO IS AN INSURED**:

Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs **a**. through **f**. below are additional insureds when you have agreed, in a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision that such person or organization be added as an additional insured on your Coverage Part, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by any other endorsement issued by us and made a part of this Coverage Part.

The insurance afforded to such additional insured will not be broader than that which you are required by the contract, agreement, or permit to provide for such additional insured.

The insurance afforded to such additional insured only applies to the extent permitted by law.

The limits of insurance that apply to additional insureds are described in Section **D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE**. How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section **E. LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS**.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

(a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

(b) Any express warranty unauthorized by you;

(c) Any physical or chemical change in the product made intentionally by the vendor;

(d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

(f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

© 2021, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Paragraphs **(d)** or **(f)**; or

(ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

(2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

b. Lessors Of Equipment

(1) Any person or organization from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.

c. Lessors Of Land Or Premises

(1) Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:

(a) Any "occurrence" which takes place after you cease to lease that land or be a tenant in that premises; or

(b) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

d. Architects, Engineers Or Surveyors

(1) Any architect, engineer, or surveyor, 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:

(a) In connection with your premises;

(b) In the performance of your ongoing operations performed by you or on your behalf; or

(c) In connection with "your work" and included within the "products-completed operations hazard", but only if:

(i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and

(ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services, including:

(i) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or

(ii) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the “bodily injury”, “property

© 2021, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service.

e. State Or Governmental Agency Or Subdivision Or Political Subdivision Issuing Permit

(1) Any state or governmental agency or subdivision or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit.

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:

(a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

(b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

(1) Any other person or organization who is not in one of the categories or classes listed above in Paragraphs **a**. through **e**. above, 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:

(a) In the performance of your ongoing operations performed by you or on your behalf;

(b) In connection with your premises owned by or rented to you; or

(c) In connection with "your work" and included within the "products-completed operations hazard", but only if:

(i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and

(ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or

(b) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury", "property damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service described in Paragraphs **f.(2)(a)** or **f**.**(2)(b)** above.

© 2021, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section **C. WHO IS AN INSURED**:

Designated Person Or Organization

a. The person(s) or organization(s) shown in the Declarations as Additional Insured – Designated Person Or Organization is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations; or

(2) In connection with your premises owned by or rented to you.

b. If coverage provided to these additional insureds is required by a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision, the insurance afforded to these additional insureds will not be broader than that which you are required by the contract, agreement, or permit to provide for these additional insureds.

c. The insurance afforded to these additional insureds only applies to the extent permitted by law.

B. With respect to the insurance afforded such additional insured(s) by this endorsement, the following additional exclusion is added to Section **B. EXCLUSIONS**:

This insurance does not apply to "bodily injury" or "property damage" included within the "products-completed operations hazard".

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

THE HARTFORD

BUSINESS LIABILITY COVERAGE FORM

Various provisions in this Policy restrict coverage. Read the entire Policy carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Part the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the insurance company shown in the Declarations.

"Policy period", as used in this Coverage Part**,** means the period from the effective date of this Coverage Part to the expiration date of the Coverage Part as stated in the Declarations or the date of cancellation, whichever is earlier.

The word "insured" means any person or organization qualifying as such under Section **C**. Who Is An Insured.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section **F**. Liability And Medical Expenses Definitions.

A. COVERAGES

1. Business Liability Coverage (Bodily Injury, Property Damage, Personal And Advertising Injury) Insuring Agreement

a. We will pay those sums that the insured becomes legally obligated to pay as damages because of "bodily injury", "property damage" or "personal and advertising injury" to which this insurance applies. We will have the right and duty to defend the insured against any "suit" seeking those damages. However, we will have no duty to defend the insured against any "suit" seeking damages for "bodily injury", "property damage" or "personal and advertising injury" to which this insurance does not apply.

We may, at our discretion, investigate any "occurrence" or offense and settle any claim or "suit" that may result. But:

(1) The amount we will pay for damages is limited as described in Section **D.** Liability And Medical Expenses Limits Of Insurance; and

(2) Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of judgments, settlements or medical expenses to which this insurance applies.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Coverage Extension - Supplementary Payments.

b. This insurance applies:

(1) To "bodily injury" and "property damage" only if:

(a) The “bodily injury” or “property damage” is caused by an “occurrence” that takes place in the “coverage territory”;

(b) The "bodily injury" or "property damage" occurs during the policy period; and

(c) Prior to the policy period, no insured listed under Paragraph **1.** of Section **C.** Who Is An Insured and no "employee" authorized by you to give or receive notice of an "occurrence" or claim, knew that the "bodily injury" or "property damage" had occurred, in whole or in part. If such a listed insured or authorized "employee" knew, prior to the policy period, that the "bodily injury" or "property damage" occurred, then any continuation, change or resumption of such "bodily injury" or "property damage" during or after the policy period will be deemed to have been known prior to the policy period.

(2) To "personal and advertising injury" caused by an offense arising out of your business, but only if the offense was committed in the "coverage territory" during the policy period.

c. "Bodily injury" or "property damage" will be deemed to have been known to have occurred at the earliest time when any insured listed under Paragraph **1.** of Section **C.** Who Is An Insured or any "employee" authorized by you to give or receive notice of an "occurrence" or claim:

(1) Reports all, or any part, of the "bodily injury" or "property damage" to us or any other insurer;

(2) Receives a written or verbal demand or claim for damages because of the "bodily injury" or "property damage"; or

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(3) Becomes aware by any other means that "bodily injury" or "property damage" has occurred or has begun to occur.

d. Damages because of "bodily injury" include damages claimed by any person or organization for care, loss of services or death resulting at any time from the "bodily injury".

e. Incidental Medical Malpractice

(1) "Bodily injury" arising out of the rendering of or failure to render professional health care services as a physician, dentist, nurse, emergency medical technician or paramedic shall be deemed to be caused by an "occurrence", but only if:

(a) The physician, dentist, nurse, emergency medical technician or paramedic is employed by you to provide such services; and

(b) You are not engaged in the business or occupation of providing such services.

(2) For the purpose of determining the limits of insurance for incidental medical malpractice, any act or omission together with all related acts or omissions in the furnishing of these services to any one person will be considered one "occurrence".

2. Medical Expenses

Insuring Agreement

a. We will pay medical expenses as described below for "bodily injury" caused by an accident:

(1) On premises you own or rent;

(2) On ways next to premises you own or rent; or

(3) Because of your operations;

provided that:

(1) The accident takes place in the "coverage territory" and during the policy period;

(2) The expenses are incurred and reported to us within three years of the date of the accident; and

(3) The injured person submits to examination, at our expense, by physicians of our choice as often as we reasonably require.

b. We will make these payments regardless of fault. These payments will not exceed the applicable limit of insurance. We will pay reasonable expenses for:

(1) First aid administered at the time of an accident;

(2) Necessary medical, surgical, x-ray and dental services, including prosthetic devices; and

(3) Necessary ambulance, hospital, professional nursing and funeral services.

3. Coverage Extension - Supplementary Payments

a. We will pay, with respect to any claim we investigate or settle, or any "suit" against an insured we defend:

(1) All expenses we incur.

(2) Up to $1,000 for the cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which Business Liability Coverage for "bodily injury" applies. We do not have to furnish these bonds.

(3) The cost of appeal bonds or bonds to release attachments, but only for bond amounts within the applicable limit of insurance. We do not have to furnish, finance, arrange for, guarantee, or collateralize these bonds, whether the collateralization is characterized as premium or not.

(4) 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 $500 a day because of time off from work.

(5) All court costs taxed against the insured in the "suit". However, such costs do not include attorneys' fees, attorneys' expenses, witness or expert fees, or any other expenses of a party taxed against the insured.

(6) Prejudgment interest awarded against the insured on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(7) All interest on the full amount of any judgment that accrues after entry of the judgment and before we have paid, offered to pay, or deposited in court the part of the judgment that is within the applicable limit of insurance.

Any amounts paid under **(1)** through **(7)** above will not reduce the Limits of Insurance.

b. If we defend an insured against a "suit" and an indemnitee of the insured is also named as a party to the "suit", we will defend that indemnitee if all of the following conditions are met:

(1) The "suit" against the indemnitee seeks damages for which the insured has assumed the liability of the indemnitee in a contract or agreement that is an "insured contract";

(2) This insurance applies to such liability assumed by the insured;

(3) The obligation to defend, or the cost of the defense of, that indemnitee, has also been assumed by the insured in the same "insured contract";

(4) The allegations in the "suit" and the information we know about the "occurrence" are such that no conflict appears to exist between the interests of the insured and the interest of the indemnitee;

(5) The indemnitee and the insured ask us to conduct and control the defense of that indemnitee against such "suit" and agree that we can assign the same counsel to defend the insured and the indemnitee; and

(6) The indemnitee:

(a) Agrees in writing to:

(i) Cooperate with us in the investigation, settlement or defense of the "suit";

(ii) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the "suit";

(iii) Notify any other insurer whose coverage is available to the indemnitee; and

(iv) Cooperate with us with respect to coordinating other applicable insurance available to the indemnitee; and

(b) Provides us with written authorization to:

(i) Obtain records and other information related to the "suit"; and

(ii) Conduct and control the defense of the indemnitee in such "suit".

So long as the above conditions are met, attorneys' fees incurred by us in the defense of that indemnitee, necessary litigation expenses incurred by us and necessary litigation expenses incurred by the indemnitee at our request will be paid as Supplementary Payments.

Notwithstanding the provisions of Paragraph **1.b.(b)** of Section **B.** Exclusions, such payments will not be deemed to be damages for "bodily injury" and "property damage" and will not reduce the Limits of Insurance.

Our obligation to defend an insured's indemnitee and to pay for attorneys' fees and necessary litigation expenses as Supplementary Payments ends when:

(1) We have used up the applicable limit of insurance in the payment of judgments or settlements; or

(2) The conditions set forth above, or the terms of the agreement described in Paragraph **(6)** above, are no longer met.

B. EXCLUSIONS

1. Applicable To Business Liability Coverage

This insurance does not apply to:

a. Expected Or Intended Injury

(1) "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; or

(2) "Personal and advertising injury" arising out of an offense committed by, at the direction of or with the consent or acquiescence of the insured with the expectation of inflicting "personal and advertising injury".

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

b. Contractual Liability

(1) "Bodily injury" or "property damage"; or

(2) "Personal and advertising injury"

for which the insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement.

This exclusion does not apply to liability for damages because of:

(a) "Bodily injury", "property damage" or "personal and advertising injury" that the insured would have in the absence of the contract or agreement; or

(b) "Bodily injury" or "property damage" assumed in a contract or agreement that is an "insured contract", provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement. Solely for the purpose of liability assumed in an "insured contract", reasonable attorneys' fees and necessary litigation expenses incurred by or for a party other than an insured are deemed to be damages because of "bodily injury" or "property damage" provided:

(i) Liability to such party for, or for the cost of, that party's defense has also been assumed in the same "insured contract"; and

(ii) Such attorneys' fees and litigation expenses are for defense of that party against a civil or alternative dispute resolution proceeding in which damages to which this insurance applies are alleged.

c. Liquor Liability

"Bodily injury" or "property damage" for which any insured may be held liable by reason of:

(1) Causing or contributing to the intoxication of any person;

(2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol;

(3) Providing or failing to provide transportation with respect to any person that may be under the influence of alcohol; or

(4) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury" or "property damage" involved that which is described in Paragraph **(1), (2), (3)** or **(4)** above.

However, this exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages. For the purposes of this exclusion, permitting a person to bring alcoholic beverages on your premises, for consumption on your premises, whether or not a fee is charged or a license is required for such activity, is not by itself considered the business of selling, serving, or furnishing alcoholic beverages.

d. Workers' Compensation And Similar Laws

Any obligation of the insured under a workers' compensation, disability benefits or unemployment compensation law or any similar law.

e. Employer's Liability

"Bodily injury" to:

(1) An "employee" of the insured arising out of and in the course of:

(a) Employment by the insured; or

(b) Performing duties related to the conduct of the insured's business; or

(2) The spouse, child, parent, brother or sister of that "employee" as a consequence of **(1)** above.

This exclusion applies:

(1) Whether the insured may be liable as an employer or in any other capacity; and

(2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

This exclusion does not apply to liability assumed by the insured under an "insured contract".

f. Pollution

(1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

(a) At or from any premises, site or location which is or was at any time owned or occupied by, or rented or loaned to any insured. However, this paragraph does not apply to:

(i) "Bodily injury" if sustained within a building and caused by smoke, fumes, vapor or soot produced by or originating from equipment that is used to heat, cool or dehumidify the building, or equipment that is used to heat water for personal use, by the building's occupants or their guests;

(ii) "Bodily injury" or "property damage" for which you may be held liable, if you are a contractor and the owner or lessee of such premises, site or location has been added to this Coverage Part as an additional insured with respect to your ongoing operations performed for that additional insured at that premises, site or location and such premises, site or location is not and never was owned or occupied by, or rented or loaned to, any insured, other than that additional insured; or

(iii) "Bodily injury" or "property damage" arising out of heat, smoke or fumes from a "hostile fire";

(b) At or from any premises, site or location which is or was at any time used by or for any insured or others for the handling, storage, disposal, processing or treatment of waste;

(c) Which are or were at any time transported, handled, stored, treated, disposed of, or processed as waste by or for:

(i) Any insured; or

(ii) Any person or organization for whom you may be legally responsible;

(d) At or from any premises, site or location on which any insured or any contractors or subcontractors working directly or indirectly on any insured's behalf are performing operations if the "pollutants" are brought on or to the premises, site or location in connection with such operations by such insured, contractor or subcontractor. However, this paragraph does not apply to:

(i) "Bodily injury" or "property damage" arising out of the escape of fuels, lubricants or other operating fluids which are needed to perform the normal electrical, hydraulic or mechanical functions necessary for the operation of "mobile equipment" or its parts, if such fuels, lubricants or other operating fluids escape from a vehicle part designed to hold, store or receive them. This exception does not apply if the "bodily injury" or "property damage" arises out of the intentional discharge, dispersal or release of the fuels, lubricants or other operating fluids, or if such fuels, lubricants or other operating fluids are brought on or to the premises, site or location with the intent that they be discharged, dispersed or released as part of the operations being performed by such insured, contractor or subcontractor;

(ii) "Bodily injury" or "property damage" sustained within a building and caused by the release of gases, fumes or vapors from materials brought into that building in connection with operations being performed by you or on your behalf by a contractor or subcontractor; or

(iii) "Bodily injury" or "property damage" arising out of heat, smoke or fumes from a "hostile fire"; or

(e) At or from any premises, site or location on which any insured or any contractors or subcontractors working directly or indirectly on any insured's behalf are performing operations if the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants".

(2) Any loss, cost or expense arising out of any:

(a) Request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants"; or

(b) Claim or "suit" by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, "pollutants".

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

However, this paragraph does not apply to liability for damages because of "property damage" that the insured would have in the absence of such request, demand, order or statutory or regulatory requirement, or such claim or "suit" by or on behalf of a governmental authority.

g. Aircraft, Auto Or Watercraft

(1) Unmanned Aircraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft". Use includes operation and "loading or unloading".

This Exclusion **g.(1)** 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 "bodily injury" or "property damage" arises out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft".

(2) Aircraft (Other Than Unmanned Aircraft), Auto or Watercraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, use or entrustment to others of any aircraft (other than "unmanned aircraft"), "auto" or watercraft owned or operated by or rented or loaned to any insured. Use includes operation and "loading or unloading".

This Exclusion **g.(2)** 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 "bodily injury" or "property damage" arises out of the ownership, maintenance, use or entrustment to others of any aircraft (other than "unmanned aircraft"), "auto" or watercraft that is owned or operated by or rented or loaned to any insured.

This Exclusion **g.(2)** does not apply to:

(a) A watercraft while ashore on premises you own or rent;

(b) A watercraft you do not own that is:

(i) Less than 51 feet long; and

(ii) Not being used to carry persons or property for a charge;

(c) Parking an "auto" on, or on the ways next to, premises you own or rent, provided the "auto" is not owned by or rented or loaned to you or the insured;

(d) Liability assumed under any "insured contract" for the ownership, maintenance or use of aircraft (other than "unmanned aircraft") or watercraft;

(e) "Bodily injury" or "property damage" arising out of:

(i) The operation of any of the machinery or equipment listed in Paragraph **f.(2)** or **f.(3)** of the definition of "mobile equipment"; or

(ii) The operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of "mobile equipment" if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where it is licensed or principally garaged; or

(f) An aircraft (other than "unmanned aircraft") that is not owned by any insured and is hired, chartered or loaned with a paid crew. However, this exception does not apply if the insured has any other insurance for such "bodily injury" or "property damage", whether the other insurance is primary, excess, contingent or on any other basis.

h. Mobile Equipment

"Bodily injury" or "property damage" arising out of:

(1) The transportation of "mobile equipment" by an "auto" owned or operated by or rented or loaned to any insured; or

(2) The use of "mobile equipment" in, or while in practice or preparation for, a prearranged racing, speed or demolition contest or in any stunting activity.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

i. **War**

"Bodily injury", "property damage" or "personal and advertising injury", however caused, arising, directly or indirectly, out of:

(1) War, including undeclared or civil war;

(2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

j. **Professional Services**

"Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional service. This includes but is not limited to:

(1) Legal, accounting or advertising services;

(2) Preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications;

(3) Supervisory, inspection, architectural or engineering activities;

(4) Medical, surgical, dental, x-ray or nursing services, treatment, advice or instruction;

(5) Any health or therapeutic service treatment, advice or instruction;

(6) Any service, treatment, advice or instruction for the purpose of appearance or skin enhancement, hair removal or replacement or personal grooming;

(7) Optical or hearing aid services including the prescribing, preparation, fitting, demonstration or distribution of ophthalmic lenses and similar products or hearing aid devices;

(8) Optometry or optometric services including but not limited to examination of the eyes and the prescribing, preparation, fitting, demonstration or distribution of ophthalmic lenses and similar products;

(9) Any:

(a) Body piercing (not including ear piercing);

(b) Tattooing, including but not limited to the insertion of pigments into or under the skin; and

(c) Similar services;

(10) Pharmaceutical services including but not limited to:

(a) The administering, prescribing, preparing, distributing or compounding of pharmaceutical drugs, vaccinations, immunizations or any of their component parts;

(b) The providing of or failure to provide home health care or home infusion products or services; and

(c) Advising and consulting customers;

(11) Computer consulting, design or programming services, including web site design.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the “bodily injury”, “property damage”, or “personal and advertising injury” arises out of the rendering of or the failure to render any professional service.

Paragraphs **(4)** and **(5)** of this exclusion do not apply to the Incidental Medical Malpractice coverage afforded under Paragraph **1.e.** in Section **A.** Coverages.

k. **Damage To Property**

"Property damage" to:

(1) Property you own, rent or occupy, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

(2) Premises you sell, give away or abandon, if the "property damage" arises out of any part of those premises;

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(3) Property loaned to you;

(4) Personal property in the care, custody or control of the insured;

(5) That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations; or

(6) That particular part of any property that must be restored, repaired or replaced because "your work" was incorrectly performed on it.

Paragraphs **(1)**, **(3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire) to premises, including the contents of such premises, rented to you for a period of 7 or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section **D.** Limits Of Insurance.

Paragraph **(2)** of this exclusion does not apply if the premises are "your work" and were never occupied, rented or held for rental by you.

Paragraphs **(3)** and **(4)** of this exclusion do not apply to the use of elevators.

Paragraphs **(3)**, **(4)**, **(5)** and **(6)** of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraphs **(3)** and **(4)** of this exclusion do not apply to "property damage" to borrowed equipment while not being used to perform operations at a job site.

Paragraph **(6)** of this exclusion does not apply to "property damage" included in the "products-completed operations hazard".

l. Damage To Your Product

"Property damage" to "your product" arising out of it or any part of it.

m. Damage To Your Work

"Property damage" to "your work" arising out of it or any part of it and included in the "products-completed operations hazard".

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor.

n. Damage To Impaired Property Or Property Not Physically Injured

"Property damage" to "impaired property" or property that has not been physically injured, arising out of:

(1) A defect, deficiency, inadequacy or dangerous condition in "your product" or "your work"; or

(2) A delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms.

This exclusion does not apply to the loss of use of other property arising out of sudden and accidental physical injury to "your product" or "your work" after it has been put to its intended use.

o. Recall Of Products, Work Or Impaired Property

Damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

(1) "Your product";

(2) "Your work"; or

(3) "Impaired property";

if such product, work or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it.

p. Personal And Advertising Injury

"Personal and advertising injury":

(1) Arising out of oral, written, electronic, or any other manner of publication of material, if done by or at the direction of the insured with knowledge of its falsity;

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(2) Arising out of oral, written, electronic, or any other manner of publication of material whose first publication took place before the beginning of the policy period;

(3) Arising out of a criminal act committed by or at the direction of the insured;

(4) Arising out of any breach of contract, except an implied contract to use another's "advertising idea" in your "advertisement";

(5) Arising out of the failure of goods, products or services to conform with any statement of quality or performance made in your "advertisement";

(6) Arising out of the wrong description of the price of goods, products or services;

(7) Arising out of:

(a) Any actual or alleged infringement or violation of any intellectual property rights, such as copyright, patent, right of publicity, trademark, trade dress, trade name, trade secret, service mark or other designation of origin or authenticity; or

(b) Any injury or damage alleged in any claim or "suit" that also alleges an infringement or violation of any intellectual property right, whether such allegation of infringement or violation is made against you, or by you or by any other party involved in the claim or "suit", regardless of whether this insurance would otherwise apply.

However, this exclusion does not apply if the only allegation in the claim or "suit" involving any intellectual property right is limited to:

(i) Infringement, in your "advertisement", of:

a. Copyright;

b. Slogan; unless the slogan is also a trademark, trade dress, trade name, service mark or other designation of origin or authenticity; or

c. Title of any literary or artistic work; or

(ii) Copying, in your "advertisement", a person's or organization's "advertising idea" or style of "advertisement".

Paragraph **(7)(b)ii** above shall not apply to claims or "suits" alleging infringement or violation of trademark, trade dress, trade name, service mark or other designation of origin or authenticity.

(8) Arising out of an offense committed by an insured whose business is:

(a) Advertising, broadcasting, publishing or telecasting;

(b) Designing or determining content of web sites for others; or

(c) An Internet search, access, content or service provider.

However, this exclusion does not apply to Paragraphs **a., b.** and **c.** under the definition of "personal and advertising injury" in Section **F.** Liability And Medical Expenses Definitions.

For the purposes of this exclusion, the placing of frames, borders, or links, or advertising, for you or others anywhere on the Internet, is not by itself, considered the business of advertising, broadcasting, publishing or telecasting;

(9) Arising out of an electronic chat room or bulletin board the insured hosts, owns, or over which the insured exercises control;

(10) Arising out of the unauthorized use of another's name or product in your e-mail address, domain name or metatags, or any other similar tactics to mislead another's potential customers;

(11) Arising out of the violation of a person's right of privacy created by any state or federal act.

However, this exclusion does not apply to liability for damages that the insured would have in the absence of such state or federal act;

(12) Arising out of:

(a) Advertising content for others on your web site;

(b) Placing a link to a web site of others on your web site;

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(c) Content from a web site of others displayed within a frame or border on your web site. Content includes information, code, sounds, text, graphics or images; or

(d) Computer code, software or programming used to enable:

(i) Your web site; or

(ii) The presentation or functionality of an "advertisement" or other content on your web site;

(13) Arising out of a violation of any anti-trust law;

(14) Arising out of the fluctuation in price or value of any stocks, bonds or other securities;

(15) Arising out of any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of any access to or disclosure of any person's or organization's confidential or personal information; or

(16) Arising out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft". Use includes operation and "loading or unloading".

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 "personal and advertising injury" arises out of the ownership, maintenance, use or entrustment to others of any aircraft that is an "unmanned aircraft".

However, this exclusion does not apply if the only allegation in the claim or "suit" involves an intellectual property right which is limited to:

(a) Infringement, in your "advertisement", of:

(i) Copyright;

(ii) Slogan; or

(iii) Title of any literary or artistic work; or

(b) Copying, in your "advertisement", a person's or organization's "advertising idea" or style of "advertisement".

q. Access Or Disclosure Of Confidential Or Personal Information And Data-Related Liability

(1) Damages because of “bodily injury” or “property damage” arising out of any access to or disclosure of any person’s or organization’s confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information; or

(2) Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data".

This exclusion applies even if such damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in Paragraphs **(1)** or **(2)** above.

However, unless Paragraph **(1)** above applies, this exclusion does not apply to damages because of “bodily injury”.

r. Employment-Related Practices

"Bodily injury" or "personal and advertising injury" to:

(1) A person arising out of any:

(a) Refusal to employ that person;

(b) Termination of that person's employment; or

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(c) Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination, malicious prosecution or false arrest directed at that person; or

(2) The spouse, child, parent, brother or sister of that person as a consequence of "bodily injury" or "personal and advertising injury" to that person at whom any of the employment-related practices described in Paragraphs **(a)**, **(b)**, or **(c)** above is directed.

This exclusion applies:

(1) Whether the injury-causing event described in Paragraphs **(a)**, **(b)**, or **(c)** above occurs before employment, during employment or after employment of that person;

(2) Whether the insured may be liable as an employer or in any other capacity; and

(3) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

s. Asbestos

(1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of the "asbestos hazard".

(2) Any damages, judgments, settlements, loss, costs or expenses that:

(a) May be awarded or incurred by reason of any claim or “suit” alleging actual or threatened injury or damage of any nature or kind to persons or property which would not have occurred in whole or in part but for the "asbestos hazard";

(b) Arise out of any request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, encapsulate, contain, treat, detoxify or neutralize or in any way respond to or assess the effects of an "asbestos hazard"; or

(c) Arise out of any claim or “suit” for damages because of testing for, monitoring, cleaning up, removing, encapsulating, containing, treating, detoxifying or neutralizing or in any way responding to or assessing the effects of an "asbestos hazard".

t. Recording And Distribution Of Material Or Information In Violation Of Law

"Bodily injury", "property damage", or "personal and advertising injury" arising directly or indirectly out of any action or omission that violates or is alleged to violate:

(1) The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;

(2) The CAN-SPAM Act of 2003, including any amendment of or addition to such law;

(3) The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transaction Act (FACTA); or

(4) Any federal, state or local statute, ordinance or regulation, other than the TCPA, CAN-SPAM Act of 2003 or FCRA and their amendments and additions, that addresses, prohibits or limits the printing, dissemination, disposal, collecting, recording, sending, transmitting, communicating or distribution of material or information.

Damage To Premises Rented To You – Exception For Damage By Fire, Lightning Or Explosion

Exclusions **c.** through **h.** and **k.** through **o.** do not apply to damage by fire, lightning or explosion to premises 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 **D.** Liability And Medical Expenses Limits Of Insurance.

2. Applicable To Medical Expenses Coverage

We will not pay expenses for "bodily injury":

a. Any Insured

To any insured, except "volunteer workers".

b. Hired Person

To a person hired to do work for or on behalf of any insured or a tenant of any insured.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)



c. Injury On Normally Occupied Premises

To a person injured on that part of premises you own or rent that the person normally occupies.

d. Workers' Compensation And Similar Laws

To a person, whether or not an "employee" of any insured, if benefits for the "bodily injury" are payable or must be provided under a workers' compensation or disability benefits law or a similar law.

e. Athletics Activities

To a person injured while practicing, instructing or participating in any physical exercises or games, sports or athletic contests.

f. Products-Completed Operations Hazard

Included with the "products-completed operations hazard".

g. Business Liability Exclusions

Excluded under Business Liability Coverage.

C. WHO IS AN INSURED

1. If you are designated in the Declarations as:

a. An individual, you and your spouse are insureds, but only with respect to the conduct of a business, other than that described in **b.** through **e.** below, of which you are the sole owner.

b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.

c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.

d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.

e. A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.

2. Each of the following is also an insured:

a. Employees And Volunteer Workers

Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business.

However, none of these "employees" or "volunteer workers" are insureds for:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), or to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or that "volunteer worker" as a consequence of Paragraph **(1)(a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1)(a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

If you are not in the business of providing professional health care services, Paragraph **(d)** does not apply to any nurse, emergency medical technician or paramedic employed by you to provide such services.

(2) "Property damage" to property:

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(a) Owned, occupied or used by:

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by you, any of your "employees", "volunteer workers", any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).

b. Real Estate Manager

Any person (other than your "employee" or "volunteer worker"), or any organization while acting as your real estate manager.

c. Temporary Custodians Of Your Property

Any person or organization having proper temporary custody of your property if you die, but only:

(1) With respect to liability arising out of the maintenance or use of that property; and

(2) Until your legal representative has been appointed.

d. Legal Representative If You Die

Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this insurance.

e. Unnamed Subsidiary

Any subsidiary and subsidiary thereof, of yours which is a legally incorporated entity of which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Part.

The insurance afforded herein for any subsidiary not shown in the Declarations as a named insured does not apply to injury or damage with respect to which an insured under this insurance is also an insured under another policy or would be an insured under such policy but for its termination or upon the exhaustion of its limits of insurance.

3. Newly Acquired Or Formed Organization

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain financial interest of more than 50% of the voting stock, 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 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier; and

b. Coverage under this provision does not apply to:

(1) "Bodily injury" or "property damage" that occurred; or

(2) "Personal and advertising injury" arising out of an offense committed

before you acquired or formed the organization.

4. Operator Of Mobile Equipment

With respect to "mobile equipment" any person is an insured while driving such equipment along a public highway with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the equipment, and only if no other insurance of any kind is available to that person or organization for this liability. However, no person or organization is an insured with respect to:

a. "Bodily injury" to a co-"employee" of the person driving the equipment; or

b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

5. Operator Of Nonowned Watercraft

With respect to watercraft you do not own that is less than 51 feet long and is not being used to carry persons or property for a charge, any person is an insured while operating such watercraft with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the watercraft, and only if no other insurance of any kind is available to that person or organization for this liability.

However, no person or organization is an insured with respect to:

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)



a. "Bodily injury" to a co-"employee" of the person operating the watercraft; or

b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

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.

D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE

1. The Most We Will Pay

The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

2. Aggregate Limits

The most we will pay for:

a. Damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" is the Products-Completed Operations Aggregate Limit shown in the Declarations.

b. Damages because of all other "bodily injury", "property damage" or "personal and advertising injury", including medical expenses, is the General Aggregate Limit shown in the Declarations.

This General Aggregate limit does not apply to "property damage" to premises while rented to you or temporarily occupied by you with permission of the owner, arising out of fire, lightning or explosion.

3. Each Occurrence Limit

Subject to **2.a.** or **2.b** above, whichever applies, the most we will pay for the sum of all damages because of all "bodily injury", "property damage" and medical expenses arising out of any one "occurrence" is the Liability and Medical Expenses Limit shown in the Declarations.

The most we will pay for all medical expenses because of "bodily injury" sustained by any one person is the Medical Expenses Limit shown in the Declarations.

4. Personal And Advertising Injury Limit

Subject to **2.b.** above, the most we will pay for the sum of all damages because of all "personal and advertising injury" sustained by any one person or organization is the Personal and Advertising Injury Limit shown in the Declarations.

5. Damage To Premises Rented To You Limit

The Damage To Premises Rented To You Limit is the most we will pay under Business Liability Coverage for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner.

In the case of damage by fire, lightning or explosion, the Damage to Premises Rented To You Limit applies to all damage proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of these.

6. How Limits Apply To Additional Insureds

The most we will pay on behalf of a person or organization who is an additional insured under this Coverage Part is the lesser of:

a. The limits of insurance required in a written contract, written agreement or permit; or

b. The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to the Limits of Insurance shown in the Declarations and described in this Section.

If more than one limit of insurance under this Policy and any endorsements attached thereto applies to any claim or "suit", the most we will pay under this Policy and the endorsements is the single highest limit of liability of all

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

coverages applicable to such claim or "suit". However, this paragraph does not apply to the Medical Expenses limit set forth in Paragraph **3.** above.

The Limits of Insurance of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

E. LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS

1. Bankruptcy

Bankruptcy or insolvency of the insured or of the insured's estate will not relieve us of our obligations under this Coverage Part.

2. Duties In The Event Of Occurrence, Offense, Claim Or Suit

a. Notice Of Occurrence Or Offense

You or any additional insured under this Coverage Part must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, notice should include:

(1) How, when and where the "occurrence" or offense took place;

(2) The names and addresses of any injured persons and witnesses; and

(3) The nature and location of any injury or damage arising out of the "occurrence" or offense.

b. Notice Of Claim

If a claim is made or "suit" is brought against any insured, you or any additional insured under this Coverage Part must:

(1) Immediately record the specifics of the claim or "suit" and the date received; and

(2) Notify us as soon as practicable.

You or any additional insured under this Coverage Part must see to it that we receive a written notice of the claim or "suit" as soon as practicable.

c. Assistance And Cooperation Of The Insured

You and any other involved insured must:

(1) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or “suit”;

(2) Authorize us to obtain records and other information;

(3) Cooperate with us in the investigation, settlement of the claim or defense against the "suit"; and

(4) Assist us, upon our request, in the enforcement of any right against any person or organization that may be liable to the insured because of injury or damage to which this insurance may also apply.

d. Obligations At The Insured's Own Cost

No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

e. Additional Insured's Other Insurance

If we cover a claim or "suit" under this Coverage Part that may also be covered by other insurance available to an additional insured under this Coverage Part, such additional insured must submit such claim or "suit" to the other insurer for defense and indemnity.

However, this provision does not apply to the extent that you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with such additional insured's own insurance.

f. Knowledge Of An Occurrence, Offense, Claim Or Suit

Paragraphs **a.** and **b.** apply to you or to any additional insured under this Coverage Part only when such "occurrence", offense, claim or "suit" is known to:

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(1) You or any additional insured under this Coverage Part that is an individual;

(2) Any partner, if you or an additional insured under this Coverage Part is a partnership;

(3) Any manager, if you or an additional insured under this Coverage Part is a limited liability company;

(4) Any "executive officer" or insurance manager, if you or an additional insured under this Coverage Part is a corporation;

(5) Any trustee, if you or an additional insured under this Coverage Part is a trust; or

(6) Any elected or appointed official, if you or an additional insured under this Coverage Part is a political subdivision or public entity.

This Paragraph **f.** applies separately to you and any additional insured under this Coverage Part.

3. Legal action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Policy to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a claim is made or "suit" is brought.

5. Representations

a. When You Accept This Policy

By accepting this Policy, you agree:

(1) The statements in the Declarations are accurate and complete;

(2) Those statements are based upon representations you made to us; and

(3) We have issued this Policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

6. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk, Owner Controlled Insurance Program or OCIP, Contractor Controlled Insurance Program or CCIP, Wrap Up Insurance or similar coverage for "your work";

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **B.** Exclusions.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion **k.** of Section **B.** Exclusions.

(6) When You Are Added As An Additional Insured To Other Insurance

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(a)** and **(b)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

7. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

F. LIABILITY AND MEDICAL EXPENSES DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purpose of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding web sites, only that part of a web site that is about your goods, products or services for the purpose of attracting customers or supporters is considered an advertisement.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means:

a. A land motor vehicle, trailer or semi-trailer designed for travel on public roads, including any attached machinery or equipment; or

b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

a. Injury;

b. Sickness; or

c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

a. The United States of America (including its territories and possessions), Puerto Rico and Canada;

b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in **a.** above;

c. All other parts of the world if the injury or damage arises out of:

(1) Goods or products made or sold by you in the territory described in **a.** above;

(2) The activities of a person whose home is in the territory described in **a.** above, but is away for a short time on your business; or

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(3) "Personal and advertising injury" offenses that take place through the Internet or similar electronic means of communication.

provided the insured's responsibility to pay damages is determined in the United States of America (including its territories and possessions), Puerto Rico or Canada, in a "suit" on the merits according to the substantive law in such territory, or in a settlement we agree to.

7. "Electronic data" means information, facts or computer programs stored as or on, created or used on, or transmitted to or from computer software (including systems and applications software), on hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other repositories of computer software which are used with electronically controlled equipment. The term computer programs, referred to in the foregoing description of "electronic data", means a set of related electronic instructions which direct the operations and functions of a computer or device connected to it, which enable the computer or device to receive, process, store, retrieve or send data.

8. "Employee" includes a "leased worker". "Employee" does not include a "temporary worker".

9. "Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document.

10. "Hostile fire" means one which becomes uncontrollable or breaks out from where it was intended to be.

11. "Impaired property" means tangible property, other than "your product" or "your work", that cannot be used or is less useful because:

a. It incorporates "your product" or "your work" that is known or thought to be defective, deficient, inadequate or dangerous; or

b. You have failed to fulfill the terms of a contract or agreement;

if such property can be restored to use by:

a. The repair, replacement, adjustment or removal of "your product" or "your work"; or

b. Your fulfilling the terms of the contract or agreement.

12. "Insured contract" means:

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 or explosion to premises while rented to you or temporarily occupied by you with permission of the owner is subject to the Damage To Premises Rented To You limit described in Section **D.** Liability And Medical Expenses Limits Of Insurance.

b. A sidetrack agreement;

c. Any easement or license agreement, including an easement or license agreement in connection with construction or demolition operations on or within 50 feet of a railroad;

d. Any obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

e. An elevator maintenance agreement; or

f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** includes that part of any contract or agreement that indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road-beds, tunnel, underpass or crossing.

However, Paragraph **f.** does not include that part of any contract or agreement:

(1) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

(a) Preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or

(b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

(2) Under which the insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in **(1)** above and supervisory, inspection, architectural or engineering activities.

13. "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".

14. "Loading or unloading" means the handling of property:

a. After it is moved from the place where it is accepted for movement into or onto an aircraft, watercraft or "auto";

b. While it is in or on an aircraft, watercraft or "auto"; or

c. While it is being moved from an aircraft, watercraft or "auto" to the place where it is finally delivered;

but "loading or unloading" does not include the movement of property by means of a mechanical device, other than a hand truck, that is not attached to the aircraft, watercraft or "auto".

15. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

a. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;

b. Vehicles maintained for use solely on or next to premises you own or rent;

c. Vehicles that travel on crawler treads;

d. Vehicles, whether self-propelled or not, on which are permanently mounted:

(1) Power cranes, shovels, loaders, diggers or drills; or

(2) Road construction or resurfacing equipment such as graders, scrapers or rollers;

e. Vehicles not described in **a., b., c.,** or **d.** above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:

(1) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

(2) Cherry pickers and similar devices used to raise or lower workers;

f. Vehicles not described in **a., b., c.,** or **d.** above maintained primarily for purposes other than the transportation of persons or cargo.

However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":

(1) Equipment, of at least 1,000 pounds gross vehicle weight, designed primarily for:

(a) Snow removal;

(b) Road maintenance, but not construction or resurfacing; or

(c) Street cleaning;

(2) Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and

(3) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment.

However, “mobile equipment” does not include any land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance or motor vehicle registration law where they are licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law or motor vehicle registration law are considered “autos”.

16. "Occurrence" means an accident, including continuous or repeated exposure to substantially the same general harmful conditions.

17. "Personal and advertising injury" means injury, including consequential "bodily injury", arising out of one or more of the following offenses:

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

THE HARTFORD

a. False arrest, detention or imprisonment;

b. Malicious prosecution;

c. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person or organization occupies, committed by or on behalf of its owner, landlord or lessor;

d. Oral, written, electronic, or any other manner of publication of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services;

e. Oral, written, electronic, or any other manner of publication of material that violates a person's right of privacy;

f. Copying, in your "advertisement", a person's or organization's "advertising idea" or style of "advertisement"; or

g. Infringement of copyright, slogan, or title of any literary or artistic work, in your "advertisement".

18. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

19. "Products-completed operations hazard";

a. Includes all "bodily injury" and "property damage" occurring away from premises you own or rent and arising out of "your product" or "your work" except:

(1) Products that are still in your physical possession; or

(2) Work that has not yet been completed or abandoned. However, "your work" will be deemed to be completed at the earliest of the following times:

(a) When all of the work called for in your contract has been completed.

(b) When all of the work to be done at the job site has been completed if your contract calls for work at more than one job site.

(c) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

The "bodily injury" or "property damage" must occur away from premises you own or rent, unless your business includes the selling, handling or distribution of "your product" for consumption on premises you own or rent.

b. Does not include "bodily injury" or "property damage" arising out of:

(1) The transportation of property, unless the injury or damage arises out of a condition in or on a vehicle not owned or operated by you, and that condition was created by the "loading or unloading" of that vehicle by any insured; or

(2) The existence of tools, uninstalled equipment or abandoned or unused materials.

20. "Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of "occurrence" that caused it.

As used in this definition, "electronic data" is not tangible property.

21. "Suit" means a civil proceeding in which damages because of "bodily injury", "property damage" or "personal and advertising injury" to which this insurance applies are alleged. "Suit" includes:

a. An arbitration proceeding in which such damages are claimed and to which the insured must submit or does submit with our consent; or

b. Any other alternative dispute resolution proceeding in which such damages are claimed and to which the insured submits with our consent.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

22. "Temporary worker" means a person who is furnished to you to substitute for a permanent "employee" on leave or to meet seasonal or short-term workload conditions.

23. "Unmanned aircraft" means an aircraft that is not:

a. Designed;

b. Manufactured; or

c. Modified after manufacture;

to be controlled directly by a person from within or on the aircraft.

24. "Volunteer worker" means a person who:

a. Is not your "employee";

b. Donates his or her work;

c. Acts at the direction of and within the scope of duties determined by you; and

d. Is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

25. "Your product":

a. Means:

(1) Any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:

(a) You;

(b) Others trading under your name; or

(c) A person or organization whose business or assets you have acquired; and

(2) Containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.

b. Includes:

(1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your product"; and

(2) The providing of or failure to provide warnings or instructions.

c. Does not include vending machines or other property rented to or located for the use of others but not sold.

26. "Your work":

a. Means:

(1) Work or operations performed by you or on your behalf; and

(2) Materials, parts or equipment furnished in connection with such work or operations.

b. Includes:

(1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your work"; and

(2) The providing of or failure to provide warnings or instructions.

© 2018, The Hartford
(May include copyrighted material of Insurance Services Office, Inc., with its permission)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL AUTOMOBILE BROAD FORM ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

To the extent that the provisions of this endorsement provide broader benefits to the "insured" than other provisions of the Coverage Form, the provisions of this endorsement apply.

1. BROAD FORM INSURED

Paragraph .1. - WHO IS AN INSURED - of Section II - Liability Coverage is amended to add the following:

d. Subsidiaries and Newly Acquired or Formed Organizations

The Named Insured shown in the Declarations is amended to include:

(1) Any legal business entity other than a partnership or joint venture, formed as a subsidiary in which you have an ownership interest of more than 50% on the effective date of the Coverage Form. However, the Named Insured does not include any subsidiary that is an "insured" under any other automobile policy or would be an "insured" under such a policy but for its termination or the exhaustion of its Limit of Insurance.

(2) Any organization that is acquired or formed by you and over which you maintain majority ownership. However, the Named Insured does not include any newly formed or acquired organization:

(a) That is a partnership or joint venture,

(b) That is an "insured" under any other policy,

(c) That has exhausted its Limit of Insurance under any other policy, or

(d) 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation.

Coverage does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

e. Employees as Insureds

(1). Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

f. Lessors as Insureds

(1). The lessor of a covered "auto" while the "auto" is leased to you under a written agreement if:

(a) The agreement requires you to provide direct primary insurance for the lessor and

(b) The "auto" is leased without a driver.

Such a leased "auto" will be considered a covered "auto" you own and not a covered "auto" you hire.

g. Additional Insured if Required by Contract

(1) When you have agreed, in a written contract or written agreement, that a person or organization be added as an additional insured on your business auto policy, such person or organization is an "insured", but only to the extent such person or organization is liable for "bodily injury" or "property damage" caused by the conduct of an "insured" under paragraphs a. or b. of Who Is An Insured with regard to the ownership, maintenance or use of a covered "auto."

The insurance afforded to any such additional insured applies only if the "bodily injury" or "property damage" occurs:

(a) During the policy period, and

(b) Subsequent to the execution of such written contract, and

© 2021, The Hartford
(Includes copyrighted material of Insurance Services Office, Inc. with its permission.)

(c) Prior to the expiration of the period of time that the written contract requires such insurance be provided to the additional insured.

(2) How Limits Apply

If you have agreed in a written contract or written agreement that another person or organization be added as an additional insured on your policy, the most we will pay on behalf of such additional insured is the lesser of:

(a) The limits of insurance specified in the written contract or written agreement; or

(b) The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to Limits of Insurance shown in the Declarations and described in this Section.

(3) Additional Insureds Other Insurance

If we cover a claim or "suit" under this Coverage Part that may also be covered by other insurance available to an additional insured, such additional insured must submit such claim or "suit" to the other insurer for defense and indemnity.

However, this provision does not apply to the extent that you have agreed in a written contract or written agreement that this insurance is primary and non-contributory with the additional insured's own insurance.

(4) Duties in The Event Of Accident, Claim, Suit or Loss

If you have agreed in a written contract or written agreement that another person or organization be added as an additional insured on your policy, the additional insured shall be required to comply with the provisions in LOSS CONDITIONS 2. - DUTIES IN THE EVENT OF ACCIDENT, CLAIM , SUIT OR LOSS – OF SECTION IV – BUSINESS AUTO CONDITIONS, in the same manner as the Named Insured.

2. Primary and Non-Contributory if Required by Contract

Only with respect to insurance provided to an additional insured in A.1.g. - Additional Insured If Required by Contract, the following provisions apply:

(1) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract or written agreement that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in Other Insurance 5.d.

(2) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract or written agreement that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(1)** and **(2)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, by the method described in SECTION IV- Business Auto Conditions, B. General Conditions, Other Insurance 5.d.

3. AUTOS RENTED BY EMPLOYEES

Any "auto" hired or rented by your "employee" on your behalf and at your direction will be considered an "auto" you hire.

The SECTION IV- Business Auto Conditions, B. General Conditions, 5. OTHER INSURANCE Condition is amended by adding the following:

e. If an "employee's" personal insurance also applies on an excess basis to a covered "auto" hired or rented by your "employee" on your behalf and at your direction, this insurance will be primary to the "employee's" personal insurance.

4. AMENDED FELLOW EMPLOYEE EXCLUSION

EXCLUSION 5. - FELLOW EMPLOYEE - of SECTION II - LIABILITY COVERAGE does not apply if you have workers' compensation insurance in-force covering all of your "employees".

Coverage is excess over any other collectible insurance.

5. HIRED AUTO PHYSICAL DAMAGE COVERAGE

If hired "autos" are covered "autos" for Liability Coverage and if Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form for any "auto" you own, then the Physical Damage Coverages provided are extended to "autos" you hire or borrow, subject to the following limit.

The most we will pay for "loss" to any hired "auto" is:

(1) $100,000;

(2) The actual cash value of the damaged or stolen property at the time of the "loss"; or

(3) The cost of repairing or replacing the damaged or stolen property,

whichever is smallest, minus a deductible. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning. Hired Auto Physical Damage coverage is excess over any other collectible insurance. Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will also cover loss of use of the hired "auto" if it results from an "accident", you are legally liable and the lessor incurs an actual financial loss, subject to a maximum of $1000 per "accident".

This extension of coverage does not apply to any "auto" you hire or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company), or members of their households.

6. PHYSICAL DAMAGE - ADDITIONAL TEMPORARY TRANSPORTATION EXPENSE COVERAGE

Paragraph A.4.a. of SECTION III - PHYSICAL DAMAGE COVERAGE is amended to provide a limit of $50 per day and a maximum limit of $1,000.

7. LOAN/LEASE GAP COVERAGE

Under SECTION III - PHYSICAL DAMAGE COVERAGE, in the event of a total "loss" to a covered "auto", we will pay your additional legal obligation for any difference between the actual cash value of the "auto" at the time of the "loss" and the "outstanding balance" of the loan/lease.

"Outstanding balance" means the amount you owe on the loan/lease at the time of "loss" less any amounts representing taxes; overdue payments; penalties, interest or charges resulting from overdue payments; additional mileage charges; excess wear and tear charges; lease termination fees; security deposits not returned by the lessor; costs for extended warranties, credit life Insurance, health, accident or disability insurance purchased with the loan or lease; and carry-over balances from previous loans or leases.

8. AIRBAG COVERAGE

Under Paragraph B. EXCLUSIONS - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

The exclusion relating to mechanical breakdown does not apply to the accidental discharge of an airbag.

9. ELECTRONIC EQUIPMENT - BROADENED COVERAGE

a. The exceptions to Paragraphs B.4 - EXCLUSIONS - of SECTION III - PHYSICAL DAMAGE COVERAGE are replaced by the following:

Exclusions **4.c.** and **4.d.** do not apply to equipment designed to be operated solely by use of the power from the "auto's" electrical system that, at the time of "loss", is:

(1) Permanently installed in or upon the covered "auto";

(2) Removable from a housing unit which is permanently installed in or upon the covered "auto";

(3) An integral part of the same unit housing any electronic equipment described in Paragraphs (1) and (2) above; or

(4) Necessary for the normal operation of the covered "auto" or the monitoring of the covered "auto's" operating system.

b. Section III, Physical Damage Coverage, Limit of Insurance, Paragraph C.2. is amended to add the following:

$1,500 is the most we will pay for "loss" in any one "accident" to all electronic equipment (other than equipment designed solely for the reproduction of sound, and accessories used with such equipment) that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:

(1) Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment;

(2) Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or

(3) An integral part of such equipment.

c. For each covered "auto", should loss be limited to electronic equipment only, our obligation to pay for, repair, return or replace damaged or stolen electronic equipment will be reduced by the applicable deductible shown in the Declarations, or $250, whichever deductible is less.

10. EXTRA EXPENSE - BROADENED COVERAGE

Under Paragraph A. - COVERAGE - of SECTION III - PHYSICAL DAMAGE COVERAGE, we will pay for the expense of returning a stolen covered "auto" to you.

11. GLASS REPAIR - WAIVER OF DEDUCTIBLE

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

12. TWO OR MORE DEDUCTIBLES

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

If another Hartford Financial Services Group, Inc. company policy or coverage form that is not an automobile policy or coverage form applies to the same "accident", the following applies:

(1) If the deductible under this Business Auto Coverage Form is the smaller (or smallest) deductible, it will be waived;

(2) If the deductible under this Business Auto Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

13. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The requirement in LOSS CONDITIONS 2.a. - DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS - of SECTION IV - BUSINESS AUTO CONDITIONS that you must notify us of an "accident" applies only when the "accident" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

14. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure.

15. HIRED AUTO - COVERAGE TERRITORY

SECTION IV, BUSINESS AUTO CONDITIONS, PARAGRAPH B. GENERAL CONDITIONS, 7. - POLICY PERIOD, COVERAGE TERRITORY - is added to include the following:

(6) For short-term hired "autos", the coverage territory with respect to Liability Coverage is anywhere in the world provided that if the "insured's" responsibility to pay damages for "bodily injury" or "property damage" is determined in a "suit," the "suit" is brought in the United States of America, the territories and possessions of the United States of America, Puerto Rico or Canada or in a settlement we agree to.

16. WAIVER OF SUBROGATION

Paragraph 5. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - of SECTION IV - BUSINESS AUTO CONDITIONS A. Loss Conditions is amended by adding the following:

We waive any right of recovery we may have against any person or organization with whom you have a written contract that requires such waiver because of payments we make for damages under this Coverage Form.

17. RESULTANT MENTAL ANGUISH COVERAGE

The definition of "bodily injury" in SECTION V-DEFINITIONS, C. is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by any person, including mental anguish or death resulting from any of these.

18. EXTENDED CANCELLATION CONDITION

Paragraph 2. of the COMMON POLICY CONDITIONS - CANCELLATION - applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the first Named Insured written notice of cancellation at least 60 days before the effective date of cancellation.

19. HYBRID, ELECTRIC, OR NATURAL GAS VEHICLE PAYMENT COVERAGE

In the event of a total loss to a "non-hybrid" auto for which Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form, then such Physical Damage Coverages are amended as follows:

a. If the auto is replaced with a "hybrid" auto or an auto powered solely by electricity or natural gas, we will pay an additional 10%, to a maximum of $2,500, of the "non-hybrid" auto's actual cash value or replacement cost, whichever is less,

b. The auto must be replaced and a copy of a bill of sale or new lease agreement received by us within 60 calendar days of the date of "loss,"

c. Regardless of the number of autos deemed a total loss, the most we will pay under this Hybrid, Electric, or Natural Gas Vehicle Payment Coverage provision for any one "loss" is $10,000.

For the purposes of the coverage provision,

a. A "non-hybrid" auto is defined as an auto that uses only an internal combustion engine to move the auto but does not include autos powered solely by electricity or natural gas.

b. A "hybrid" auto is defined as an auto with an internal combustion engine and one or more electric motors; and that uses the internal combustion engine and one or more electric motors to move the auto, or the internal combustion engine to charge one or more electric motors, which move the auto.

20. VEHICLE WRAP COVERAGE

In the event of a total loss to an "auto" for which Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form, then such Physical Damage Coverages are amended to add the following:

In addition to the actual cash value of the "auto", we will pay up to $1,000 for vinyl vehicle wraps which are displayed on the covered "auto" at the time of total loss. Regardless of the number of autos deemed a total loss, the most we will pay under this Vehicle Wrap Coverage provision for any one "loss" is $5,000. For purposes of this coverage provision, signs or other graphics painted or magnetically affixed to the vehicle are not considered vehicle wraps.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-CALIFORNIA

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be ___2___% of the California workers' compensation premium otherwise due on such remuneration.

Schedule

Person or Organization	**Job Description**
With respect to all employees subject to the workers' compensation laws of the state of California, any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.	

This policy is subject to a minimum charge of $250 for the issuance of waivers of subrogation

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.)

This endorsement, effective 12/22/2025 at 12:01 AM standard time, forms a part of

Policy No. EIG 5149562 03 Of the EMPLOYERS PREFERRED INS. CO.

Carrier Code 00920

Issued to RANEY PLANNING & MANAGEMENT IN Endorsement No.

Premium $5,097

Countersigned at _____ on _____ By: _____
Authorized Representative

WC 04 03 06
(Ed. 4-84) © 1998 by the Workers' Compensation Insurance Rating Bureau of California. All rights reserved.

Administrative Report

H.12., **File #** 26-0358 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

APPROVE AN AGREEMENT WITH RANEY PLANNING & MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL CONSULTATION SERVICES FOR MEASURE FP PROJECTS IN AN AMOUNT NOT TO EXCEED $42,000 AND THE TERM MARCH 18, 2026 TO DECEMBER 31, 2026

EXECUTIVE SUMMARY

As part of the implementation of Measure FP, the City's public safety general obligation bond measure approved by voters during the November 5, 2024 General Election, the City has begun due diligence activities, including the investigation of physical conditions of each of the Project sites. This includes environmental documentation required under the California Environmental Quality Act (CEQA) for the redevelopment and/or expansion of additional facilities on existing City properties.

The City solicited three firms to carryout this work, and received two responses, with Raney Planning & Management, Inc. (Raney) distinguishing itself as a qualified partner capable of conducting the Project-related work at multiple critical public safety facilities, including Fire Station No. 1, Fire Station No. 2, Police Headquarters/Main Station, and the Police Annex. As such, staff is recommending the City Council approve a consulting services agreement with Raney to complete CEQA analysis and reporting for all sites related to Measure FP implementation.

BACKGROUND

Preliminary site analysis and initial due diligence activities conducted by the City's Owner's Representative, Griffin Structures, identified anticipated CEQA pathways for each of the City's public safety facilities. These preliminary findings indicate that the replacement of Fire Stations 1 and 2 are expected to qualify for CEQA categorical exemptions, while the Police Department facility improvements may require additional environmental review depending on the final Project scope.

In order to confirm the appropriate environmental clearance pathways and prepare the necessary documentation, City staff sought proposals/quotes from three consulting firms specializing in environmental review and CEQA compliance, with one firm being non-responsive. Of the responsive firms, Raney's proposal provided the best combination of pricing, approach, and completion timeline.

The proposed scope of services to be provided by Raney includes:

- Conducting an initial project kick-off meeting with City staff, reviewing available Project documentation, and identifying key environmental issues for all the Project sites

- Evaluating the appropriate CEQA pathway for each Project site
- Preparing environmental documentation consistent with CEQA requirements
- Coordinating with City staff throughout preparation, review, and final submission of environmental documentation.

For Fire Stations 1 and 2, Raney anticipates preparing a Draft Categorical Exemption Memorandum within five weeks. The overall length of time to complete the memos, following City review and responses, is estimated at two-to-three months with an anticipated cost of $15,000.

For the Police Department facilities - the Main Station/Headquarters building and the Annex site - the environmental review pathway will depend on the final scope of improvements. As such, this portion of the Project might warrant an Initial Study/Negative Declaration (IS/ND), requiring a level of effort beyond a categorical exemption. Should the Project not result in a significant increase in square footage, Raney would seek an infill exemption based on the replacement and reconstruction of existing structures located on the same site and on less than five acres in an urbanized area.

However, if the Project includes a facility expansion representing more than a 20% increase in square footage, an IS/ND would likely be necessary. Raney anticipates an that an IS/ND would take four-to-six months to complete, with an anticipated total cost of $25,000.

The proposed Consulting Services Agreement with Raney also allows for reimbursable expenses not to exceed $2,000, bringing the total not to exceed amount of the proposed Agreement to $42,000. Should the Project require more in-depth technical reporting, staff would return to Council with a contract amendment at that time, however, this is not anticipated.

As such, staff recommends the City Council approve the proposed Consulting Services Agreement with Raney for CEQA analysis and compliance related to the implementation of public safety facility replacements and improvements associated with Measure FP.

COORDINATION

This item was coordinated by the City Manager's Office with the Community Development, Financial Services, Fire, Police, and Public Works Departments. The proposed Agreement was reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

As part of the FY 2025-26 Budget adoption process, the City Council approved $422,800 in "Measure FP up-front spending" prior to bond issuance, and approved a Reimbursement Resolution on March 18, 2025, to allow the City to be reimbursed for eligible project expenses incurred prior to the City's bond issuance from future bond proceeds.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Raney Planning & Management, Inc.
- Insurance - Raney Planning & Management, Inc.

Administrative Report

H.13., **File #** 26-0359 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

RECEIVE AND FILE THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS TO BE SUBMITTED TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE STATE OFFICE OF PLANNING AND RESEARCH

EXECUTIVE SUMMARY

State law (Government Code Section 65400), effective January 1, 2018, requires all cities, including charter cities (which had been exempt prior to 2017), to provide an annual progress and status report to the legislative body (Mayor and City Council) on its General Plan. A separate report is also now required on the City's progress implementing its Housing Element. These reports are required to be submitted to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year. This administrative report presents a summary of the 2025 Housing Element Annual Progress Report. The City's 2025 General Plan Annual Progress Report and the 2025 Housing Element Annual Progress Report are included as attachments to this report.

BACKGROUND

Housing Element Annual Progress Report 2025 (Summary)

California Government Code section 65400 requires that each city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and progress in its implementation using specific forms and definitions adopted by HCD.

There are a series of tables attached to this report that constitute the State's required format for a Housing Element APR and will be submitted to HCD via email. The Housing Element APR is also required to be submitted to the State's OPR. The following is a basic description of each of the tables that comprise the Annual Housing Element Progress Report:

- **Table A:** Housing Development Applications Submitted (Planning Division) as Planning Entitlements
- **Table A2:** Annual Building Activity Report Summary - New Construction, Entitled, Permits Issued, and Completed Units
- **Table B:** Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability
- **Table C:** Sites Identified or Rezoned to Accommodate Shortfall Housing Need **(N/A to City of**

Redondo Beach currently)

- **Table D:** Housing Element Program Implementation Status pursuant to Government Code section 65583
    - A brief summary of an example of a Housing Element Program is provided below
- **Table E:** Commercial Development Bonus Approved pursuant to Government Code section 65915.7 **(N/A to City of Redondo Beach during current year)**
- **Table F:** Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1, subdivision (c)(2) **(N/A to City of Redondo Beach during current year)**
- **Table F2:** Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2 **(N/A to City of Redondo Beach during current year)**
- **Table G:** Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of during the reporting year. **(NA to City of Redondo Beach during current year)**
- **Table H:** Locally owned surplus sites **(N/A to City of Redondo Beach during current year)**
- **Table J:** Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 **(N/A to City of Redondo Beach during current year)**
- **Table K:** Tenant Preference Policy **(N/A to City of Redondo Beach during current year)**
- **Table L:** Historical Resources
- **LEAP Reporting:** Local Early Action Planning (LEAP) Reporting. This table provides an update and status of the proposed tasks listed in the City's LEAP grant award

Housing Element Program Implementation

Within the City's adopted and HCD certified 6th Cycle Housing Element 2021-2029 are 18 "Programs" that seek to preserve and enhance the City's residential programs and opportunities to better serve all segments of the City's population. Below is a brief summary of just one of the "Programs" (Program 9). For a comprehensive listing and description (with status) of all the City's Housing Element Programs see "Table D" attached.

At their public hearings on November 5 and 12 2024, the City Council adopted an ordinance that served to implement all the City's Housing Element Programs. One example is Program 9, in which the City amended the zoning standards to allow by-right approval of housing development when 20% of the units are dedicated to affordable/lower income households. By-right means that the City review is administrative and must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

Housing Units Permitted and Income Category Information - Table B

Table B summarizes by income category and calendar year all the housing units issued building permits since October 2021.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level		1 RHNA Allocation by Income Level	Projection Period Projection Period - 06/30/2021-10/14/2021	2 2021	2022	2023	2024	2025	2026	2027	2028	2029	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	24	912
	Non-Deed Restricted		-	-	6	8	6	4	-	-	-	-		
Low	Deed Restricted	508	-	-	-	-	-	-	-	-	-	-	71	437
	Non-Deed Restricted		7	3	15	21	14	11	-	-	-	-		
Moderate	Deed Restricted	490	-	-	-	-	-	-	-	-	-	-	15	475
	Non-Deed Restricted		-	-	2	3	2	8	-	-	-	-		
Above Moderate		556	31	15	220	125	92	62	-	-	-	-	545	11
Total RHNA		2,490												
Total Units			38	18	243	157	114	85	-	-	-	-	655	1,835

Table B further breaks down the total number of new residential building permits into the various "income levels" per the State's affordability categories. In calendar year 2025, there were a total of 85 new residential building permits issued, four are within the "Very Low" income category, 11 are within the "Low" income category, 8 are classified as "Moderate" and the remaining 62 are "market rate". None of the new residential units are deed restricted affordable units, however, in the case where a new residential unit is an Accessory Dwelling Unit, that unit can be assigned as an affordable unit per a SCAG analysis that has been approved HCD.

Below is SCAG's approved affordability assumptions for ADU's that Redondo Beach shall utilize for purposes of Regional Housing Needs Allocation (RHNA) and Housing Element APRs going forward.

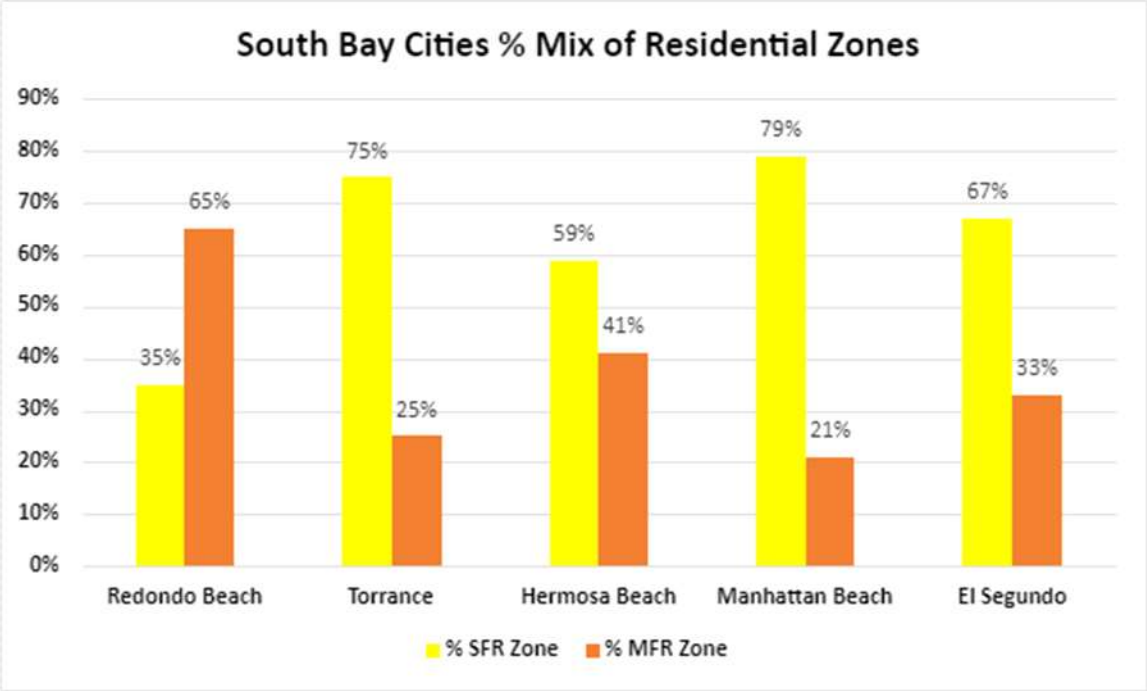
SCAG's Final Affordability Assumptions - Accessory Dwelling Units*	
Income Category	**LA County I (Includes Redondo Beach)**
Extremely Low-Very Low	17.0%

Low	43.0%
Moderate	6.0%
Above Moderate	34%

* Approved by HCD

Housing in Redondo Beach

An important goal of the City continues to be the maintenance of a balanced mix of housing types while simultaneously preserving the character of existing single-family residential neighborhoods and improving the low, medium, and higher density multiple family residential neighborhoods.



As demonstrated in the graph above, Redondo Beach is an uncommon example of a medium-sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach's current mix of residentially zoned neighborhoods is 65% multiple family densities/zoning designations and only 35% single family residentially zoned densities.

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, multiple family housing, single family housing, assisted living, independent senior living, and accessory dwelling units (approximately 25-35 are expected annually). 50% of the housing units in the community are rentals. Redondo Beach also operates a Housing Authority with nearly 500 vouchers issued for Section 8 housing. In addition to the Section 8 housing portfolio, the City's Housing Authority also manages nearly 200 existing affordable housing units, many of which are senior living complexes located throughout the City.

Redondo Beach is dedicated to specifically identifying ways in which the housing needs of existing and future resident populations can be met. Pursuant to the City's adopted 6th Cycle Housing Element, the City continues to identify strategies and programs that focus upon:

- Conserving and improving existing affordable housing;
    - The City is considering a city-wide inclusionary housing ordinance with additional discussions expected in 2026/2027
- Providing adequate housing sites;
    - The recently adopted General Plan land use map, zoning map, and zoning ordinance amendments implement the adopted and certified 6th Cycle Housing Element and includes numerous sites for additional housing as required to meet the City's RHNA obligation
- Assisting in the development of affordable housing;
    - Additional high-density residential overlay zones (that can accommodate affordable housing) were included in the recently approved and the adopted 6th Cycle Housing Element and implemented with recent amendments to the City's General Plan land use map and zoning ordinances.
- Removing governmental and other constraints to housing development;
    - Article XXVII of the City's Charter was amended by a vote of the Citizens of Redondo Beach on November 5, 2024. The amendment exempts from future votes proposed amendments to the City's General Plan and/or zoning designations that serve to implement State Housing law

Housing Element Draft Update 2026

The City adopted the 2021-2029 Housing Element (6th Cycle) on July 5, 2022. To clarify the City's implementation of its strategy for meeting its RHNA, the City is proposing an amendment to the adopted Housing Element. Specifically, this proposed amendment replaces the use of "overlay" zoning standards on the City's identified "housing sites" with High Density Multi-Family Residential (65 du/ac) and Mixed-Use zoning designations (MU-H and MU-TCH) that require future redevelopment to include a minimum of 50% of the floor area be developed as residential. Additionally, the proposed MU zoning designations of the "housing sites" will increase the allowed residential densities from 55 dwelling units per acre (du/ac) to 65 du/ac and 80 du/ac, depending on location.

Staff recommends the City Council receive and file the Annual Progress Report on the status of the General Plan Housing Element, which will be submitted to the appropriate State agencies.

COORDINATION

Information related to development projects was coordinated with all divisions within the Community Development Department. Items relating to housing programs were reviewed by the City's Housing Manager, staff in the Recreation and Community Services Department, and the City's Housing Consultant, Veronica Tam.

FISCAL IMPACT

Preparation of the General Plan Annual Progress Report and the attached Housing Element Annual Report (Tables) is part of the FY 2025-26 work program for the Community Development Department and was included in the FY 2025-26 budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- 2025 General Plan Annual Progress Report
- 2025 Annual Housing Element Progress Report - Tables A, A2, B, C, D, E, F, F2, G, H, J, K, L, and LEAP Reporting
- City of Redondo Beach - ACFR FY 2023-24 Link
- City of Redondo Beach - Housing Successor Addendum 2024
- City of Redondo Beach - FY 2024-25 Recognized Obligation Payment Schedule (ROPS)

REDONDO BEACH

City of Redondo Beach General Plan Annual Progress Report 2025

The General Plan Annual Progress Report (APR), excluding Housing Element information, is not required to be prepared in any particular format or on any standardized forms. OPR has issued general guidelines (July 11, 2007) to assist local governments with the development of the General Plan APR but the guidelines are intentionally general to allow maximum flexibility in form and content. OPR's stated purpose of the General Plan APR is to "… explain how land use decisions (during the 12-month reporting period) relate to adopted goals, policies, and implementation measures of the General Plan. The General Plan APR is not required to incorporate all of the elements and "need not be an elaborate and time-consuming task."

In keeping with the general parameter's outlined in OPR's "Guidelines", the scope of the "2025 General Plan APR" briefly presents a summary of the following topics:

1. Status of the City's Current General Plan
2. Prior updates to the General Plan since 1992
3. Current General Plan updates (Ongoing)
4. Development Projects Summary 2025 (Planning Division)

This report demonstrates that the existing General Plan continues to be applied and implemented while an update of the City's General Plan nears completion.

1. Status of the City's Current General Plan

The City's current General Plan was largely adopted on May 26, 1992. As measured against all applicable General Plan statutory requirements, the City of Redondo Beach's current General Plan is legally compliant, internally consistent, complete, and adequate. This includes the City's Housing Element. The City's Housing Element was adopted by City Council on July 5, 2022. In a letter dated September 1, 2022, the California Department of Housing and Community Development affirmed that the City's Housing Element is in full compliance with state law.

2. Prior updates to the General Plan since 1992

To remain compliant with General Plan statutory requirements, both the Housing and Circulation Elements have been updated since their original 1992 adoption. The Housing Element and Circulation Elements were comprehensively updated in November 2009, and the Housing Element was further updated and certified by the state in 2014 and 2017, and again most recently on July 5, 2022.

3. Current General Plan updates (Ongoing)

On October 4, 2016, the City Council authorized updates to the "Land Use Element" and the "Open Space and Conservation Elements" of the City's General Plan and the preparation of the required environmental documents (EIR). The scope of the General Plan update has since been broadened to also include an update of the City's Safety and Noise Elements, the City's Local Hazard Mitigation Plan (adopted 2020), and the development of the "Artesia/Aviation Corridor Area Plan" (adopted 2020).

On November 15, 2016 the City Council adopted a Resolution forming a 27-member General Plan Advisory Committee (GPAC) which set forth its composition, duties, and responsibilities in support of the General Plan Update. Since their initial meeting on April 27, 2017, the GPAC conducted twenty-eight (28) meetings, with their final meeting on January 31, 2024.

Following the GPAC's work, multiple community wide public workshops, and multiple Planning Commission public hearings the City Council directed staff to separate out and prioritize the General Plan land use, zoning map, and zoning ordinance amendments required to implement the City's certified 6th cycle 2021-2029 Housing Element and other amendments regarding residentially designated properties ahead of the overall General Plan update in order to ensure schedules as required by State Housing Law were met.

At their meeting on November 5, 2024, the City Council approved and adopted the following "Resolutions" and "Ordinances" intended to implement the City's 6th Cycle Housing Element and other residential amendments:

- Resolution Certifying the GPU FEIR;
- Resolution Amending the existing Land Use Element and Land Plan to implement the City's Certified 6th Cycle Housing Element and other Residential amendments not identified as program actions in the Housing Element;
- Resolution Amending the Local Coastal Program to implement the City's Certified 6th Cycle Housing Element and other Residential amendments not identified as program actions in the Housing Element; and
- Zoning Ordinances Amending Title 10 Chapters 1, 2, and 5 of the Redondo Beach Municipal Code intended to implement the City's 6th Cycle Housing Element.

In the fall of 2025, the City Council conducted multiple public meetings concerning the Floor Area Ratios (FARs) for the Public/Institutional land use designation and the Artesia and Aviation Corridors (AACAP) and provided the following directions.

- Public/Institutional (PI)
    - Max. FAR 0.75 for all properties except:
        - Max. FAR of 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St; the Annex site on Northeast Corner of PCH and Vincent St; and the Beach Cities Health District (BCHD) Campus
- Artesia and Aviation Corridors (AACAP)
    - Max. FAR of 1.25
    - No parking required for new development
        - If provided, locate in rear if feasible
    - Study appropriate development standards to limit impacts on surrounding residential neighborhoods
    - Study roof top dining standards

In late 2025, City Council also provided policy directions concerning the City's Historic Preservation efforts that included establishing future outreach and education promoting historic preservation in the City and ensuring the City's continued preservation efforts are voluntary. City Councils directions will be implemented with the adoption of the Land Use Element Update in 2026.

The following "tasks" are the remaining outstanding General Plan update action items that will occur in 2026:

- The formal adoption of a consistently formatted comprehensive General Plan document with a new Introduction, updated text, Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements;
- The implementation of all non-residential amendments to the City's General Plan land use map, zoning map, zoning ordinance, and local coastal program;
    - This includes the formal adoption of directed FAR increases for the "PI" and AACAP land uses.
- Additional residential amendments to the City's General Plan land use map, zoning map, and zoning ordinance required for consistency with a proposed Housing Element update;
    - Includes the change in the General Plan land use designations and zoning for the City's designated "Housing Sites" from an "overlay" zone to a "mixed-use" zone
    - Also includes increased densities at designated "Housing Sites".
- Additional Article XXVII required tasks that include traffic impact analysis, buildout data reporting, and land use mitigation recommendations to address the implementation of all non-residential amendments proposed with the General Plan update;
- Potentially, additional CEQA related work (Addendum to the certified Final Program Environmental Impact Report is anticipated).

Upcoming GPU schedule milestones are noted below:

- April-June 2026 – City Council Pubic Hearings
    - Land Use Element Adoption – To Include:
        - PI FAR increases
        - Artesia and Aviation FAR increases
        - Revised/Updated Housing Element "Housing Site" designations/densities
        - Historic Preservation policies promoting education/outreach and voluntary participation
        - Other Land Use Element Policies
    - Safety Element Adoption
    - Open Space & Conservation Element Adoption
    - Noise Element Adoption
    - Consistency Zoning Ordinance Adoption
        - Nonconforming Use/Structure Standards
- June 2026 – Article XXVII Analysis/EIR Addendum if Necessary
- September 2026 – Special Election Ballot
    - PI FAR
    - AACAP FAR/Other Amendments

4. Development Projects Summary 2024 (Planning Division)

Over (120) projects were formally processed and approved by the Planning Division (lead agency) during calendar year 2025 (127 in 2024, 150 in 2023, 146 in 2022, 207 in 2021, 172 in 2020, 161 in 2019 and 145 in 2018). All of the 2025 projects were deemed consistent with applicable General Plan and Zoning Ordinance requirements.

In addition to the formally processed projects noted above, hundreds of other projects were reviewed by the Planning Division in 2025 as part of its support of ministerial permits issued by other departments, most notably the City's Finance Department (Business License reviews), Building Division, and the Public Works Department. Additionally, the Planning Division responds to 10-15 daily general inquiries from residents, business owners/operators, and the general public (via phone, in person at the Planning Division front counter, and emails submitted to **planningredondo@redondo.org**) in their provision of public information services.

In support of the City's issuance of business licenses, building, and encroachment permits, and the provision of public information services, the Planning Division routinely applies the applicable policies and development regulations within the General Plan and Zoning Ordinance.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		62
Total Units		**85**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	12	0	0
Single-family Detached	63	60	46
2 to 4 units per structure	0	0	0
5+ units per structure	393	0	0
Accessory Dwelling Unit	51	25	22
Mobile/Manufactured Home	0	0	0
Total	**519**	**85**	**68**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	65	85

Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	109
Number of Proposed Units in All Applications Received:	203
Total Housing Units Approved:	203
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	109	203
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	18
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5											6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915 approved?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	28	0	0	0	16	0	0	0	7	152	203	203	0							
	4155011020	2015 CURTIS AVE		PDSCC2024-1678	ADU	R	1/3/2025										2		2	2		NONE	No	No	N/A	Approved	Ministerial	
	7503018002	403 N GERTRUDA AVE		PADR2025-1983	ADU	R	1/16/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153001009	2608 VAIL AVE		PDSCC2024-1888	ADU	R	1/17/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4159020002	503 GREEN LN		PDSCC2025-2011	ADU	R	1/21/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	7504021058	1126 VINCENT PARK		PDSCC2025-2032	ADU	R	2/5/2025						1						1	1		NONE	Yes - Local	No	N/A	Approved	Ministerial	
	7509008002	232 AVENUE C		20250003	ADU	R	2/18/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4155002003	2118 ROBINSON ST		20250012	ADU	R	3/4/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151019002	3506 MCBAIN AVE		20250013	ADU	R	3/4/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156027009	1906 HARRIMAN LN		20250022	ADU	R	3/26/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4157011049	2305 ROCKEFELLER LN A		20250026	ADU	R	3/27/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151004018	2826 MAY AVE		20250052	ADU	R	3/31/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151018004	2610 MANHATTAN BEACH BLVD		20250049	ADU	R	3/31/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	7506026028	427 S JUANITA AVE		20250050	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7508008026	719 S BROADWAY		20250046	ADU	R	3/31/2025										2		2	2		NONE	No	No	N/A	Approved	Ministerial	
	4160010029	1739 SPRECKELS LN		20250035	ADU	R	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7502023031	501 N PAULINA AVE		20250078	ADU	R	4/10/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156014002	1920 ROCKEFELLER LN		20250107	ADU	R	4/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151003011	3108 VAIL AVE		20250109	ADU	R	4/22/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158029009	2517 RALSTON LN		20250122	ADU	R	4/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7510020037	1026 AVENUE H		20250123	ADU	R	4/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4160016020	1642 HAVEMEYER LN		20250180	ADU	R	5/27/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4159008027	2219 BELMONT LN		20250185	ADU	R	5/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7510018010	1209 S IRENA AVE		20250218	ADU	R	6/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158019019	2503 ARMOUR LN		20250224	ADU	R	6/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158030007	2503 184TH ST		20250244	ADU	R	6/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156003016	1921 VANDERBILT LN		20250256	ADU	R	6/30/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4158005001	1101 HIGH LN		20250259	ADU	R	7/2/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153010068	2423 CURTIS AVE		20250262	ADU	R	7/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7509003028	221 AVENUE B		20250274	ADU	R	7/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4160010039	1704 CARLSON LN		20250282	ADU	R	7/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4151007029	3205 JOHNSTON AVE		20250312	ADU	R	7/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156010017	2007 ROCKEFELLER LN		20250315	ADU	R	8/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156003008	1902 FLAGLER LN		20250317	ADU	R	8/4/2025		3										3	3		NONE	No	No	N/A	Pending	Ministerial	
	4155006030	2020 GRAHAM AVE		20250327	ADU	R	8/6/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	
	7504012025	812 Spencer Street		20250341	ADU	R	8/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7506006004	523 GARNET ST		20250357	ADU	R	8/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7504012025	116 N HELBERTA AVE		20250368	ADU	R	9/4/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial	
	4153027019	2615 GATES AVE		20250369	ADU	R	9/8/2025		2										2	2		NONE	No	No	N/A	Approved	Ministerial	
	7510019050	1469 S IRENA AVE		20250371	ADU	R	9/9/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial	
	4156017007	2108 GRANT AVE UNIT A		20250372	ADU	R	9/9/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial	
	4157011002	2320 CARNEGIE LN		20250385	ADU	R	9/22/2025		2										2	2		NONE	No	No	N/A	Approved	Ministerial	
	7505007021	108 N BROADWAY APT 0002		20250422	ADU	R	10/9/2025		6										6	6		NONE	Yes - Local	No	N/A	Approved	Ministerial	
	7508017029	602 ELVIRA AVE		20250435	ADU	R	10/16/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial	
	7508023023	532 S FRANCISCA AVE		20250438	ADU	R	10/20/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial	
	7502023030	503 N PAULINA AVE		20250439	ADU	R	10/20/2025		1										1	1		NONE	No	No	N/A	Pending	Ministerial	

	4151020015	2806 MCBAIN AVE		20250440	ADU	R	10/21/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	7508005006	519 S CATALINA AVE		20250452	ADU	R	11/2/2025		1										1	1		NONE	Yes - Local	No	N/A	Approved	Ministerial				
	7509012035	541 AVENUE A		20250477	ADU	R	11/19/2025		1										1	1		NONE	No	No	N/A	Pending	Ministerial				
	4158023014	2513 FISK LN		20250480	ADU	R	11/20/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	7510010010	309 AVENUE H APT 000A		20250508	ADU	R	12/15/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	4150013016	1911 FARRELL AVE		20250506	ADU	R	12/15/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	4150032036	2201 ROBINSON ST		20250507	ADU	R	12/15/2025		1										1	1		NONE	No	No	N/A	Pending	Ministerial				
	4155001019	2205 GRAHAM AVE		20250525	ADU	R	12/19/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	4151012005	3503 GIBSON PL		20250529	ADU	R	12/26/2025		1										1	1		NONE	No	No	N/A	Approved	Ministerial				
	4082009013	2700 CARNEGIE LN		20250287	SFA	O	3/20/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial				
	7508013017	308 RUBY ST		20250038	SFA	O	3/31/2025											2	2	2		NONE	No	No	N/A	Pending	Ministerial				
	7511008020	1604 ESPLANADE		20250088	SFA	O	4/14/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4156009009	2106 CARNEGIE LN		20250186	SFA	O	5/29/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial				
	4153019006	2512 NELSON AVE		20250237	SFA	O	6/24/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial				
	7507003018	410 S GERTRUDA AVE		20250356	SFA	O	8/27/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4153002006	2410 VAIL AVE		20250498	SFA	O	12/9/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4150022054	2004 ERNEST AVE		20250155	SFD	O	5/13/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial				
	4156025018	2111 CLARK LN		PDSCC2024-1949	SFD	O	1/6/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7502020014	604 N PAULINA AVE		PDSCC2025-1978	SFD	O	1/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4159012005	1914 Belmont		PDSCC2025-1984	SFD	O	1/27/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4159029001	2215 HALL CT		PDSCC2024-1929	SFD	O	2/6/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4155027028	2001 MATHEWS AVE		PDSCC2025-2039	SFD	O	2/12/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7507001009	555 S HELBERTA AVE		20250008	SFD	O	2/26/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7508020006	409 S GUADALUPE AVE		20250014	SFD	O	3/4/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4150009025	2217 BATAAN RD		20250018	SFD	O	3/20/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4156030020	2115 MarshallField		PDSCC2024-1955	SFD	O	3/24/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4155010022	2121 CURTIS AVE		20250031	SFD	O	3/27/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7510011010	318 AVENUE F		20250036	SFD	O	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7510012007	336 AVENUE E		20250103	SFD	O	4/18/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7506015010	225 S JUANITA AVE		20250106	SFD	O	4/21/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4157030014	2303 MARSHALLFIELD LN		20250120	SFD	O	4/23/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7509029023	1059 AVENUE C		20250126	SFD	O	4/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4150016034	3201 VAIL AVE		20250136	SFD	O	5/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4153010068	2503 Phelan Ln		20250157	SFD	O	5/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4160016019	1644 HAVEMEYER LN		20250158	SFD	O	5/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4160016018	1646 HAVEMEYER LN		20250159	SFD	O	5/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4159009013	2202 BELMONT LN		20250169	SFD	O	5/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4161001017	1811 CLARK LN		20250179	SFD	O	5/26/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4153010030	2413 CURTIS AVE		20250182	SFD	O	5/28/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7507009014	526 S HELBERTA AVE		20250215	SFD	O	6/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7504013040	201 N JUANITA AVE		20250234	SFD	O	6/24/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4157021022	2223 HARRIMAN LN		20250248	SFD	O	6/27/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4158030007	2503 184TH ST		20250280	SFD	O	7/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7506012022	218 S HELBERTA AVE		20250289	SFD	O	7/18/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4156027012	1900 HARRIMAN LN		20250291	SFD	O	7/19/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	4160002006	1822 HAVEMEYER LN		20250295	SFD	O	7/21/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7508021020	416 S FRANCISCA AVE		20250305	SFD	O	7/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4158005002	1103 HIGH LN		20250311	SFD	O	7/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4156018021	2019 HUNTINGTON LN		20250319	SFD	O	8/5/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	7504011002	103 N HELBERTA AVE		20250334	SFD	O	8/14/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4161014022	1224 HARPER AVE		20250348	SFD	O	8/21/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial				
	7507022029	1021 CAMINO REAL		20250351	SFD	O	8/25/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	4155028005	1926 NELSON AVE		20250361	SFD	O	9/2/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4153002011	2307 VOORHEES AVE		20250384	SFD	O	9/18/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4153010027	2407 CURTIS AVE		20250404	SFD	O	10/3/2025											2	2	2		NONE	No	No	N/A	Pending	Ministerial				
	7503005006	709 N IRENA AVE		20250413	SFD	O	10/6/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
	4156026025	2023 CLARK LN		20250445	SFD	O	10/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7509018037	653 AVE C #A		20250471	SFD	O	11/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	7507005020	509 S JUANITA AVE		20250479	SFD	O	11/20/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	4161022012	1306 CARMELITA AVE		20250496	SFD	O	12/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				

	4161004007	1814 PULLMAN LN		20250505	SFD	O	12/13/2025											2	2	2		NONE	No	No	N/A	Pending	Ministerial	
	7509025008	714 AVENUE D		20250511	SFD	O	12/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7505007021	108 N BROADWAY APT 0002		20250422	SFD	O	10/9/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7508012013	401 S PACIFIC COAST HWY		20250074	5+	O	3/13/2025						5				3	41	49	49		AB 2011 (2022)	No	No	N/A	Approved	Ministerial	

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4										5	6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low- Income Deed Restricted**	**Extremely Low- Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Entitlement Date Approved**	**# of Units issued Entitlements**
Summary Row: Start Data Entry Below							0	0	0	0	38	9	0	22	0	3	447		519
	4155011020	2015 CURTIS AVE		PDSCC2024-1678	ADU	R						2						2/18/2025	2
	7503018002	403 N GERTRUDA AVE		PADR2025-1983	ADU	R						1						2/1/2025	1
	4153001009	2608 VAIL AVE		PDSCC2024-1888	ADU	R						1						1/17/2025	1
	4159020002	503 GREEN LN		PDSCC2025-2011	ADU	R						1						2/12/2025	1
	7504021058	1126 VINCENT PARK		PDSCC2025-2032	ADU	R						1						2/6/2025	1
	7509008002	232 AVENUE C		20250003	ADU	R						1						3/31/2025	1
	4155002003	2118 ROBINSON ST		20250012	ADU	R						1						3/31/2025	1
	4151019002	3506 MCBAIN AVE		20250013	ADU	R						1						3/31/2025	1
	4156027009	1906 HARRIMAN LN		20250022	ADU	R								1				3/31/2025	1
	4157011049	2305 ROCKEFELLER LN A		20250026	ADU	R								1				3/27/2025	1
	4151004018	2826 MAY AVE		20250052	ADU	R								1				3/31/2025	1
	4151018004	2610 MANHATTAN BEACH BLVD		20250049	ADU	R								1				3/31/2025	1
	7506026028	427 S JUANITA AVE		20250050	ADU	R								1				3/31/2025	1
	7508008026	719 S BROADWAY		20250046	ADU	R								2				3/31/2025	2
	4160010029	1739 SPRECKELS LN		20250035	ADU	R								1				3/31/2025	1
	7502023031	501 N PAULINA AVE		20250078	ADU	R								1				4/15/2025	1
	4156014002	1920 ROCKEFELLER LN		20250107	ADU	R								1				5/8/2025	1
	4151003011	3108 VAIL AVE		20250109	ADU	R								1				5/15/2025	1
	4158029009	2517 RALSTON LN		20250122	ADU	R								1				5/20/2025	1
	7510020037	1026 AVENUE H		20250123	ADU	R								1				5/21/2025	1
	4160016020	1642 HAVEMEYER LN		20250180	ADU	R								1				5/29/2025	1
	4159008027	2219 BELMONT LN		20250185	ADU	R								1				6/18/2025	1
	7510018010	1209 S IRENA AVE		20250218	ADU	R								1				7/3/2025	1
	4158019019	2503 ARMOUR LN		20250224	ADU	R								1				7/18/2025	1
	4158030007	2503 184TH ST		20250244	ADU	R								1				7/3/2025	1
	4156003016	1921 VANDERBILT LN		20250256	ADU	R								1				7/7/2025	1
	4158005001	1101 HIGH LN		20250259	ADU	R								1				9/22/2025	1
	4153010068	2423 CURTIS AVE		20250262	ADU	R								1				7/23/2025	1
	7509003028	221 AVENUE B		20250274	ADU	R								1				7/28/2025	1
	4160010039	1704 CARLSON LN		20250282	ADU	R										1		7/18/2025	1
	4151007029	3205 JOHNSTON AVE		20250312	ADU	R										1		11/6/2025	1

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	4156010017	2007 ROCKEFELLER LN		20250315	ADU	R										1		8/11/2025	1
	4155006030	2020 GRAHAM AVE		20250327	ADU	R											2	8/27/2025	2
	7504012025	812 Spencer Street		20250341	ADU	R											1	8/25/2025	1
	7506006004	523 GARNET ST		20250357	ADU	R											1	9/25/2025	1
	7504012025	116 N HELBERTA AVE		20250368	ADU	R											1	9/8/2025	1
	4153027019	2615 GATES AVE		20250369	ADU	R											2	10/20/2025	2
	7510019050	1469 S IRENA AVE		20250371	ADU	R											1	9/15/2025	1
	4156017007	2108 GRANT AVE UNIT A		20250372	ADU	R											1	10/16/2025	1
	4157011002	2320 CARNEGIE LN		20250385	ADU	R											2	10/1/2025	2
	7508017029	602 ELVIRA AVE		20250435	ADU	R											1	11/6/2025	1
	7508023023	532 S FRANCISCA AVE		20250438	ADU	R											1	12/3/2025	1
	4151020015	2806 MCBAIN AVE		20250440	ADU	R											1	11/17/2025	1
	7508005006	519 S CATALINA AVE		20250452	ADU	R											1	11/10/2025	1
	4158023014	2513 FISK LN		20250480	ADU	R											1	12/3/2025	1
	7510010010	309 AVENUE H APT 000A		20250508	ADU	R											1	12/16/2025	1
	4082009013	2700 CARNEGIE LN		20250287	SFA	O											3	12/19/2025	3
	7511008020	1604 ESPLANADE		20250088	SFA	O											2	5/9/2025	2
	4156009009	2106 CARNEGIE LN		20250186	SFA	O											3	10/10/2025	3
	4153019006	2512 NELSON AVE		20250237	SFA	O											3	8/7/2025	3
	7507003018	410 S GERTRUDA AVE		20250356	SFA	O											1	9/15/2025	1
	4150022054	2004 ERNEST AVE		20250155	SFD	O											4	8/5/2025	4
	4156025018	2111 CLARK LN		PDSCC2024-1949	SFD	O											2	3/17/2025	2
	7502020014	604 N PAULINA AVE		PDSCC2025-1978	SFD	O											1	2/26/2025	1
	4159012005	1914 Belmont		PDSCC2025-1984	SFD	O											2	3/17/2025	2
	4159029001	2215 HALL CT		PDSCC2024-1929	SFD	O											1	3/13/2025	1
	4155027028	2001 MATHEWS AVE		PDSCC2025-2039	SFD	O											1	2/14/2025	1
	7507001009	555 S HELBERTA AVE		20250008	SFD	O											1	3/31/2025	1
	7508020006	409 S GUADALUPE AVE		20250014	SFD	O											2	3/31/2025	2
	4150009025	2217 BATAAN RD		20250018	SFD	O											2	5/8/2025	2
	4156030020	2115 MarshallField		PDSCC2024-1955	SFD	O											2	4/1/2025	2
	4155010022	2121 CURTIS AVE		20250031	SFD	O											2	5/28/2025	2
	7510011010	318 AVENUE F		20250036	SFD	O											1	3/31/2025	1
	7510012007	336 AVENUE E		20250103	SFD	O											1	6/25/2025	1
	7506015010	225 S JUANITA AVE		20250106	SFD	O											2	7/17/2025	2
	4157030014	2303 MARSHALLFIELD LN		20250120	SFD	O											2	6/16/2025	2
	7509029023	1059 AVENUE C		20250126	SFD	O											1	6/9/2025	1
	4150016034	3201 VAIL AVE		20250136	SFD	O											1	5/12/2025	1
	4153010068	2503 Phelan Ln		20250157	SFD	O											1	5/28/2025	1
	4160016019	1644 HAVEMEYER LN		20250158	SFD	O											1	5/20/2025	1
	4160016018	1646 HAVEMEYER LN		20250159	SFD	O											1	5/20/2025	1
	4159009013	2202 BELMONT LN		20250169	SFD	O											1	6/5/2025	1
	4161001017	1811 CLARK LN		20250179	SFD	O											2	11/25/2025	2
	4153010030	2413 CURTIS AVE		20250182	SFD	O											2	7/8/2025	2
	7507009014	526 S HELBERTA AVE		20250215	SFD	O											1	8/1/2025	1
	7504013040	201 N JUANITA AVE		20250234	SFD	O											1	7/3/2025	1
	4157021022	2223 HARRIMAN LN		20250248	SFD	O											2	10/14/2025	2
	4158030007	2503 184TH ST		20250280	SFD	O											1	7/28/2025	1

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	7506012022	218 S HELBERTA AVE		20250289	SFD	O											2	9/23/2025	2
	4160002006	1822 HAVEMEYER LN		20250295	SFD	O											2	10/16/2025	2
	7508021020	416 S FRANCISCA AVE		20250305	SFD	O											1	9/8/2025	1
	4158005002	1103 HIGH LN		20250311	SFD	O											1	11/6/2025	1
	4156018021	2019 HUNTINGTON LN		20250319	SFD	O											2	9/16/2025	2
	7504011002	103 N HELBERTA AVE		20250334	SFD	O											2	11/6/2025	2
	4161014022	1224 HARPER AVE		20250348	SFD	O											3	9/10/2025	3
	7507022029	1021 CAMINO REAL		20250351	SFD	O											1	9/11/2025	1
	4155028005	1926 NELSON AVE		20250361	SFD	O											2	12/5/2025	2
	4153002011	2307 VOORHEES AVE		20250384	SFD	O											2	11/6/2025	2
	7503005006	709 N IRENA AVE		20250413	SFD	O											2	11/10/2025	2
	4156026025	2023 CLARK LN		20250445	SFD	O											1	11/5/2025	1
	7509018037	653 AVE C #A		20250471	SFD	O											1	12/4/2025	1
	4082018010	1815 HAWTHORNE BLVD		20250068	5+	O					35						315	8/21/2025	350

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	7505010036	122 N PACIFIC COAST HWY		20250075	5+	O					3						40	2/20/2025	43

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

mary - New Construction, E

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits												
1					2	3	7										8	9	
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Building Permits Date Issued**	**# of Units Issued Building Permits**	
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	11	0	8	62		85
	4155011020	2015 CURTIS AVE		PDSCC2024-1678	ADU	R						2						11/7/2025	2
	4151003011	3108 VAIL AVE		20250109	ADU	R								1				6/5/2025	1
	4159008027	2219 BELMONT LN		20250185	ADU	R								1				11/24/2025	1
	7510018010	1209 S IRENA AVE		20250218	ADU	R								1				11/18/2025	1
	7508023023	532 S FRANCISCA AVE		20250438	ADU	R											1	7/17/2025	1
	4156025018	2111 CLARK LN		PDSCC2024-1949	SFD	O											2	8/5/2025	2
	7502020014	604 N PAULINA AVE		PDSCC2025-1978	SFD	O											1	12/9/2025	1
	4159012005	1914 Belmont		PDSCC2025-1984	SFD	O											2	5/19/2025	2
	4150009025	2217 BATAAN RD		20250018	SFD	O											2	9/6/2025	2
	4156030020	2115 MarshallField		PDSCC2024-1955	SFD	O											2	12/2/2025	2
	4153010030	2413 CURTIS AVE		20250182	SFD	O											2	10/2/2025	2
	4156018021	2019 HUNTINGTON LN		20250319	SFD	O											2	12/18/2025	2
	7506004023	106 S HELBERTA AVE		141963	SFD	O											2	8/25/2025	2
	7506025028	813 PEARL ST		2500065	SFD	O											1	10/1/2025	1
	4150019061	2021 ERNEST AVE		138132	SFD	O											1	3/4/2025	1
	7503024014	524 N HELBERTA AVE		138200	SFD	O											1	6/30/2025	1
	7510017017	1204 S GERTRUDA AVE		138284	SFD	O											1	9/23/2025	1
	7506014011	203 S JUANITA AVE		138660	SFD	O											1	4/2/2025	1
	4160001011	1802 SPEYER LN		138960	SFD	O											2	11/3/2025	2
	4153015010	2500 PHELAN LN		139224	SFD	O											1	3/14/2025	1
	7507001004	607 SAPPHIRE ST		138819	SFD	O											1	6/12/2025	1
	7502025005	520 N LUCIA AVE		139367	SFD	O											2	1/16/2025	2
	7507016007	812 PEARL ST		139177	SFD	O											1	6/26/2025	1
	4153015039	2501 CURTIS AVE		139225	SFD	O											1	3/14/2025	1
	7508009004	627 S BROADWAY		139461	SFD	O											2	1/9/2025	2
	7502025005	520 N LUCIA AVE		139366	SFD	O											1	1/16/2025	1
	4156025071	1304 BLOSSOM LN prev. 2100 Harriman		140536	SFD	O											1	3/6/2025	1
	4162031006	1626 GOODMAN AVE		139647	SFD	O											1	9/2/2025	1
	4159007019	2113 BELMONT LN		139871	SFD	O											2	8/25/2025	2
	4156025012	2100 HARRIMAN LN		140535	SFD	O											1	3/6/2025	1
	4162031047	1624 goodman		139645	SFD	O											1	9/2/2025	1
	7509025029	1308 S IRENA AVE		140166	SFD	O											1	5/21/2025	1
	4157019016	2307 HUNTINGTON LN		141180	SFD	O											2	10/13/2025	2

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	7510018008	1205 S IRENA AVE		141388	SFD	O											1	3/11/2025	1
	7509021018	705 AVENUE D		142416	SFD	O											1	7/8/2025	1
	4150018016	2107 ERNEST AVE		142440	SFD	O											1	6/11/2025	1
	4160020038	1625 LOMAX LN		141107	SFD	O											1	5/21/2025	1
	7503031022	220 N CATALINA AVE		142843	SFD	O											1	10/27/2025	1
	4161008001	1708 PULLMAN LN		142879	SFD	O											1	12/2/2025	1
	4160020040	1629 LOMAX LN		141333	SFD	O											1	5/21/2025	1
	7503022011	621 N JUANITA AVE		141773	SFD	O											2	7/1/2025	2
	7503024009	517 N IRENA AVE		142033	SFD	O											2	3/10/2025	2
	4158029021	2504 W 185TH ST		142129	SFD	O											1	7/28/2025	1
	4160020015	1627 LOMAX LN		141330	SFD	O											1	5/21/2025	1
	4157005016	2205 CARNEGIE LN		141730	SFD	O											3	11/21/2025	3
	4082001043	2705 VANDERBILT LN		142542	SFD	O											3	9/12/2025	3
	4161008001	1007 HARKNESS LN		145883	SFD	O											1	12/2/2025	1
	7506025028	813 PEARL ST		2500064	ADU	R								1				10/1/2025	1
	7510015015	1249 S GERTRUDA AVE		2500083	ADU	R								1				8/28/2025	1
	7506006020	103 S GUADALUPE AVE		2500540	ADU	R								1				5/14/2025	1
	7510017011	1211 S HELBERTA AVE		137932	ADU	R								1				1/22/2025	1
	4157027059	2323 CLARK LN		139186	ADU	R								1				11/19/2025	1
	4155002015	2109 GRAHAM AVE		140386	ADU	R								1				12/5/2025	1
	7502030027	431 N PAULINA AVE #A		141384	ADU	R								1				4/25/2025	1
	7502023011	508 N MARIA AVE		141800	ADU	R								1				12/18/2025	1
	4158013007	2410 ALVORD LN A		141311	ADU	R										1		10/23/2025	1
	7510021019	1314 S HELBERTA AVE		142583	ADU	R										1		10/29/2025	1
	4158026006	2611 RALSTON LN #A		141293	ADU	R										1		8/29/2025	1
	7502030009	420 N MARIA AVE		141897	ADU	R											1	4/3/2025	1
	4159002016	2107 PULLMAN LN		142081	ADU	R						2						7/2/2025	2
	7509030003	1030 AVENUE A		142018	ADU	R										1		5/21/2025	1
	7510019047	1059 AVENUE H		142374	ADU	R										1		11/19/2025	1
	7503015031	308 N CATALINA AVE		142426	ADU	R										1		2/20/2025	1
	4158009006	2316 RALSTON LN		2500955	ADU	R										1		6/5/2025	1
	7508012028	426 S BROADWAY		2502564	ADU	R										1		12/22/2025	1

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

mary - New Construction, E

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy												
1					2	3	10											11	12
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure R=Renter O=Owner**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Certificates of Occupancy or other forms of readiness (see instructions) Date Issued**	**# of Units issued Certificates of Occupancy or other forms of readiness**
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	9	0	1	54		68
	4151003011	3108 VAIL AVE		20250109	ADU	R								1				11/19/2025	1
	7503015031	308 N CATALINA AVE		142426	ADU	R										1		3/24/2025	1
	4151023039	2901 BLAISDELL AVE		134627	ADU	R						1						7/9/2025	1
	4083026010	2700 184TH ST		136800	ADU	R						1						6/6/2025	1
	7511004025	209 AVENUE F #A		136533	ADU	R						1						9/18/2025	1
	4158032017	2607 183RD ST		137046	ADU	R						1						4/21/2025	1
	7510026001	400 AVENUE E		137087	ADU	R								1				6/10/2025	1
	7507024055	616 FAYE LN		137258	ADU	R								1				10/8/2025	1
	7502010068	1211 BERYL ST		139369	ADU	R								1				12/2/2025	1
	4161021021	1105 Stanford Unit B		139162	ADU	R								1				7/15/2025	1
	7502023020	523 N PAULINA AVE		139744	ADU	R								1				4/1/2025	1
	7502030041	403 N PAULINA AVE		140388	ADU	R								1				7/17/2025	1
	7502022002	628 N MARIA AVE		140576	ADU	R								1				5/8/2025	1
	4151024017	2906 PERKINS LN		139971	ADU	R								1				4/24/2025	1
	7502015043	1303 BERYL ST		140177	ADU	R											1	9/2/2025	1
	4155004011	1914 ROBINSON ST		141559	ADU	R											1	6/20/2025	1
	4155017003	2226 VOORHEES AVE		142334	ADU	R											1	12/8/2025	1
	7507016001	800 PEARL ST		142538	ADU	R											1	4/22/2025	1
	4156013020	1809 GRANT AVE		142726	ADU	R											1	4/2/2025	1
	4159005060	1916 PULLMAN LN A		142866	ADU	R											1	12/10/2025	1
	4151012025	3502 DOW AVE		2501238	ADU	R											1	7/8/2025	1
	4159009019	2209 SPEYER LN		2502136	ADU	R											1	10/22/2025	1
	4150014065	3202 GREEN LN		135260	SFD	O											2	1/2/2025	2
	7509019008	738 AVENUE B		135793	SFD	O											1	2/12/2025	1
	4150031054	2110 PLANT AVE		135050	SFD	O											1	8/7/2025	1
	7509020002	1007 S PROSPECT AVE		136099	SFD	O											2	7/22/2025	2
	4158006040	2420 IVES LN		136519	SFD	O											3	6/9/2025	3
	7509020001	1003 S PROSPECT AVE		136097	SFD	O											2	7/22/2025	2
	7509020003	1011 S PROSPECT AVE		136101	SFD	O											1	7/30/2025	1
	7510012025	341 AVENUE F		136537	SFD	O											1	6/26/2025	1
	7511004025	209 AVENUE F		136534	SFD	O											1	9/18/2025	1
	4157029029	2203 MARSHALLFIELD LN		136546	SFD	O											2	11/24/2025	2
	4162027053	1737 Goodman Ave		137988	SFD	O											1	4/2/2025	1
	4155009102	2206 GATES AVE #A		137705	SFD	O											1	10/30/2025	1

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

	4082005011	2604 GRANT AVE		137897	SFD	O											3	9/17/2025	3
	4162027052	1739 GOODMAN AVE		137989	SFD	O											1	4/2/2025	1
	4082009073	2701 ROCKEFELLER LN		138293	SFD	O											3	3/20/2025	3
	7510026001	400 AVENUE E		137086	SFD	O											1	6/10/2025	1
	7502020009	614 N PAULINA AVE		137962	SFD	O											1	4/29/2025	1
	4150010071	2100 DUFOUR AVE		138619	SFD	O											1	7/22/2025	1
	4151017004	2612 159TH ST		138911	SFD	O											1	8/25/2025	1
	4155012018	1904 GATES AVE		139291	SFD	O											2	8/13/2025	2
	4150010071	3310 BLOSSOM LN		138621	SFD	O											1	7/22/2025	1
	4157022008	2306 HUNTINGTON LN		139476	SFD	O											1	6/5/2025	1
	4151004002	2803 PINCKARD AVE		139840	SFD	O											1	10/2/2025	1
	4150019003	2016 FARRELL AVE		139996	SFD	O											1	11/19/2025	1
	4150009004	2224 DUFOUR AVE		139631	SFD	O											1	7/10/2025	1
	4150022026	2023 PERRY AVE		139909	SFD	O											1	6/6/2025	1
	4159011076	2006 Belmont Unit B		141147	SFD	O											2	7/10/2025	2
	4153006079	2405 Mathews Ave Units A, B, C		2500858	SFD	O											3	6/24/2025	3
	4082005070	2619 HUNTINGTON LN		2500859	SFD	O											2	7/29/2025	2
	4157029074	2205 MARSHALLFIELD LN		2500942	SFD	O											2	12/4/2025	2

Jurisdiction	Redondo Beach
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ummary - New Construction, Entit

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below													29							
	4155011020	2015 CURTIS AVE	PDSCC2024-1678	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7503018002	403 N GERTRUDA AVE	PADR2025-1983	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4153001009	2608 VAIL AVE	PDSCC2024-1888	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4159020002	503 GREEN LN	PDSCC2025-2011	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7504021058	1126 VINCENT PARK	PDSCC2025-2032	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7509008002	232 AVENUE C	20250003	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4155002003	2118 ROBINSON ST	20250012	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4151019002	3506 MCBAIN AVE	20250013	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4156027009	1906 HARRIMAN LN	20250022	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4157011049	2305 ROCKEFELLER LN A	20250026	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4151004018	2826 MAY AVE	20250052	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4151018004	2610 MANHATTAN BEACH BLVD	20250049	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7506026028	427 S JUANITA AVE	20250050	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7508008026	719 S BROADWAY	20250046	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4160010029	1739 SPRECKELS LN	20250035	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7502023031	501 N PAULINA AVE	20250078	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4156014002	1920 ROCKEFELLER LN	20250107	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4151003011	3108 VAIL AVE	20250109	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158029009	2517 RALSTON LN	20250122	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510020037	1026 AVENUE H	20250123	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4160016020	1642 HAVEMEYER LN	20250180	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4159008027	2219 BELMONT LN	20250185	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510018010	1209 S IRENA AVE	20250218	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158019019	2503 ARMOUR LN	20250224	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158030007	2503 184TH ST	20250244	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4156003016	1921 VANDERBILT LN	20250256	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158005001	1101 HIGH LN	20250259	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4153010068	2423 CURTIS AVE	20250262	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7509003028	221 AVENUE B	20250274	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4160010039	1704 CARLSON LN	20250282	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4151007029	3205 JOHNSTON AVE	20250312	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4156010017	2007 ROCKEFELLER LN	20250315	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4155006030	2020 GRAHAM AVE	20250327	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7504012025	812 Spencer Street	20250341	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7506006004	523 GARNET ST	20250357	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7504012025	116 N HELBERTA AVE	20250368	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4153027019	2615 GATES AVE	20250369	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510019050	1469 S IRENA AVE	20250371	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4156017007	2108 GRANT AVE UNIT A	20250372	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4157011002	2320 CARNEGIE LN	20250385	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7508017029	602 ELVIRA AVE	20250435	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7508023023	532 S FRANCISCA AVE	20250438	ADU	R	NONE	No	Y												
	4151020015	2806 MCBAIN AVE	20250440	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7508005006	519 S CATALINA AVE	20250452	ADU	R	NONE	Yes - Local	Y			SCAG PERCENTAGES									
	4158023014	2513 FISK LN	20250480	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510010010	309 AVENUE H APT 000A	20250508	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4082009013	2700 CARNEGIE LN	20250287	SFA	O	NONE	No	Y			SCAG PERCENTAGES									

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

	7511008020	1604 ESPLANADE	20250088	SFA	O	NONE	No	Y			SCAG PERCENTAGES										
	4156009009	2106 CARNEGIE LN	20250186	SFA	O	NONE	No	Y			SCAG PERCENTAGES										
	4153019006	2512 NELSON AVE	20250237	SFA	O	NONE	No	Y			SCAG PERCENTAGES										
	7507003018	410 S GERTRUDA AVE	20250356	SFA	O	NONE	No	Y			SCAG PERCENTAGES		3	Demolished	O						
	4150022054	2004 ERNEST AVE	20250155	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4156025018	2111 CLARK LN	PDSCC2024-1949	SFD	O	NONE	No	Y					1	Demolished	O						
	7502020014	604 N PAULINA AVE	PDSCC2025-1978	SFD	O	NONE	No	Y					1	Demolished	O						
	4159012005	1914 Belmont	PDSCC2025-1984	SFD	O	NONE	No	Y					1	Demolished	O						
	4159029001	2215 HALL CT	PDSCC2024-1929	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4155027028	2001 MATHEWS AVE	PDSCC2025-2039	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7507001009	555 S HELBERTA AVE	20250008	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7508020006	409 S GUADALUPE AVE	20250014	SFD	O	NONE	No	Y			SCAG PERCENTAGES		1	Demolished	O						
	4150009025	2217 BATAAN RD	20250018	SFD	O	NONE	No	Y					1	Demolished	O						
	4156030020	2115 MarshallField	PDSCC2024-1955	SFD	O	NONE	No	Y					1	Demolished	O						
	4155010022	2121 CURTIS AVE	20250031	SFD	O	NONE	No	Y			SCAG PERCENTAGES		1	Demolished	O						
	7510011010	318 AVENUE F	20250036	SFD	O	NONE	No	Y			SCAG PERCENTAGES		1	Demolished	O						
	7510012007	336 AVENUE E	20250103	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7506015010	225 S JUANITA AVE	20250106	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4157030014	2303 MARSHALLFIELD LN	20250120	SFD	O	NONE	No	Y			SCAG PERCENTAGES		2	Demolished	O						
	7509029023	1059 AVENUE C	20250126	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4150016034	3201 VAIL AVE	20250136	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4153010068	2503 Phelan Ln	20250157	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4160016019	1644 HAVEMEYER LN	20250158	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4160016018	1646 HAVEMEYER LN	20250159	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4159009013	2202 BELMONT LN	20250169	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4161001017	1811 CLARK LN	20250179	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4153010030	2413 CURTIS AVE	20250182	SFD	O	NONE	No	Y					2	Demolished	O						
	7507009014	526 S HELBERTA AVE	20250215	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7504013040	201 N JUANITA AVE	20250234	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4157021022	2223 HARRIMAN LN	20250248	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4158030007	2503 184TH ST	20250280	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7506012022	218 S HELBERTA AVE	20250289	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4160002006	1822 HAVEMEYER LN	20250295	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7508021020	416 S FRANCISCA AVE	20250305	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4158005002	1103 HIGH LN	20250311	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4156018021	2019 HUNTINGTON LN	20250319	SFD	O	NONE	No	Y													
	7504011002	103 N HELBERTA AVE	20250334	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4161014022	1224 HARPER AVE	20250348	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7507022029	1021 CAMINO REAL	20250351	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4155028005	1926 NELSON AVE	20250361	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4153002011	2307 VOORHEES AVE	20250384	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7503005006	709 N IRENA AVE	20250413	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	4156026025	2023 CLARK LN	20250445	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7509018037	653 AVE C #A	20250471	SFD	O	NONE	No	Y			SCAG PERCENTAGES										
	7506004023	106 S HELBERTA AVE	141963	SFD	O	NONE	No	Y													
	7506025028	813 PEARL ST	2500065	SFD	O	NONE	No	Y													
	4150019061	2021 ERNEST AVE	138132	SFD	O	NONE	No	Y													
	7503024014	524 N HELBERTA AVE	138200	SFD	O	NONE	No	Y					1	Demolished	O						
	7510017017	1204 S GERTRUDA AVE	138284	SFD	O	NONE	No	Y					1	Demolished	O						
	7506014011	203 S JUANITA AVE	138660	SFD	O	NONE	No	Y					1	Demolished	O						
	4160001011	1802 SPEYER LN	138960	SFD	O	NONE	No	Y					1	Demolished	O						
	4153015010	2500 PHELAN LN	139224	SFD	O	NONE	No	Y													
	7507001004	607 SAPPHIRE ST	138819	SFD	O	NONE	No	Y													
	7502025005	520 N LUCIA AVE	139367	SFD	O	NONE	No	Y													
	7507016007	812 PEARL ST	139177	SFD	O	NONE	No	Y					1	Demolished	O						
	4153015039	2501 CURTIS AVE	139225	SFD	O	NONE	No	Y													
	7508009004	627 S BROADWAY	139461	SFD	O	NONE	No	Y													
	7502025005	520 N LUCIA AVE	139366	SFD	O	NONE	No	Y													
	4156025071	1304 BLOSSOM LN prev. 2100 Harriman	140536	SFD	O	NONE	No	Y													
	4162031006	1626 GOODMAN AVE	139647	SFD	O	NONE	No	Y					1	Demolished	O						
	4159007019	2113 BELMONT LN	139871	SFD	O	NONE	No	Y													
	4156025012	2100 HARRIMAN LN	140535	SFD	O	NONE	No	Y													
	4162031047	1624 goodman	139645	SFD	O	NONE	No	Y													
	7509025029	1308 S IRENA AVE	140166	SFD	O	NONE	No	Y													

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

	4082018010	1815 HAWTHORNE BLVD	20250068	5+	O	NONE	No	Y	Other	DB	SCAG PERCENTAGES					0.0%	4	Development Standards Modification	Yes	**Height: Approved at 89 feet, 6 inches, where 60 feet is typically required by the Regional Commercial (CR) zone.Number of Stories: Approved for 8 stories, where the code requires a maximum of 4 stories.Outdoor Living Space: Approved for 110 out of 350 units to not provide the required 200 square feet of private outdoor living space.Private Storage Space: Approved for studio and one-bedroom units to not include the required 400 cubic feet of private storage space per unit.**
	4157019016	2307 HUNTINGTON LN	141180	SFD	O	NONE	No	Y					1	Destroyed	O					
	7510018008	1205 S IRENA AVE	141388	SFD	O	NONE	No	Y												
	7509021018	705 AVENUE D	142416	SFD	O	NONE	No	Y												
	4150018016	2107 ERNEST AVE	142440	SFD	O	NONE	No	Y					1	Demolished	O					
	4160020038	1625 LOMAX LN	141107	SFD	O	NONE	No	Y												
	7505010036	122 N PACIFIC COAST HWY	20250075	5+	O	NONE	No	Y	Other	DB	SCAG PERCENTAGES					0.0%	7	Development Standards Modification	Yes	**Side Setback (RH-2 Zone): Approved at 4 feet, 8 inches on the western property line, where 15 feet is required.Front Setback (R-3 Zone): Approved at 8 feet on the western property line, where 14 feet is required.Side Setback (R-3 Zone): Approved at 5 feet, 2 inches on the southern property line, where 7 feet is required.Open Space (RH-2 Zone): Approved at approximately 164 square feet per unit, where 200 square feet is required.Open Space (R-3 Zone): Approved at approximately 164 square feet per unit,**
	7503031022	220 N CATALINA AVE	142843	SFD	O	NONE	No	Y												
	4161008001	1708 PULLMAN LN	142879	SFD	O	NONE	No	Y					1	Demolished	O					
	4160020040	1629 LOMAX LN	141333	SFD	O	NONE	No	Y												
	7503022011	621 N JUANITA AVE	141773	SFD	O	NONE	No	Y					2	Demolished	O					
	7503024009	517 N IRENA AVE	142033	SFD	O	NONE	No	Y												
	4158029021	2504 W 185TH ST	142129	SFD	O	NONE	No	Y					1	Demolished	O					
	4160020015	1627 LOMAX LN	141330	SFD	O	NONE	No	Y												
	4157005016	2205 CARNEGIE LN	141730	SFD	O	NONE	No	Y					2	Demolished	O					
	4082001043	2705 VANDERBILT LN	142542	SFD	O	NONE	No	Y												
	4161008001	1007 HARKNESS LN	145883	SFD	O	NONE	No	Y												
	7506025028	813 PEARL ST	2500064	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510015015	1249 S GERTRUDA AVE	2500083	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7506006020	103 S GUADALUPE AVE	2500540	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510017011	1211 S HELBERTA AVE	137932	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4157027059	2323 CLARK LN	139186	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4155002015	2109 GRAHAM AVE	140386	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7502030027	431 N PAULINA AVE #A	141384	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7502023011	508 N MARIA AVE	141800	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158013007	2410 ALVORD LN A	141311	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7510021019	1314 S HELBERTA AVE	142583	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	4158026006	2611 RALSTON LN #A	141293	ADU	R	NONE	No	Y			SCAG PERCENTAGES									
	7502030009	420 N MARIA AVE	141897	ADU	R	NONE	No	Y												

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

	4159002016	2107 PULLMAN LN	142081	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7509030003	1030 AVENUE A	142018	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7510019047	1059 AVENUE H	142374	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7503015031	308 N CATALINA AVE	142426	ADU	R	NONE	Yes - Local	Y			SCAG PERCENTAGES										
	4158009006	2316 RALSTON LN	2500955	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7508012028	426 S BROADWAY	2502564	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	4151023039	2901 BLAISDELL AVE	134627	ADU	R	NONE	No	Y	Other	Other	SCAG PERCENTAGES										
	4083026010	2700 184TH ST	136800	ADU	R	NONE	No	Y	Other	Other	SCAG PERCENTAGES										
	7511004025	209 AVENUE F #A	136533	ADU	R	NONE	No	Y	Other	Other	SCAG PERCENTAGES										
	4158032017	2607 183RD ST	137046	ADU	R	NONE	No	Y	Other	Other	SCAG PERCENTAGES										
	7510026001	400 AVENUE E	137087	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7507024055	616 FAYE LN	137258	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7502010068	1211 BERYL ST	139369	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	4161021021	1105 Stanford Unit B	139162	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7502023020	523 N PAULINA AVE	139744	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7502030041	403 N PAULINA AVE	140388	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7502022002	628 N MARIA AVE	140576	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	4151024017	2906 PERKINS LN	139971	ADU	R	NONE	No	Y			SCAG PERCENTAGES										
	7502015043	1303 BERYL ST	140177	ADU	R	NONE	No	Y													
	4155004011	1914 ROBINSON ST	141559	ADU	R	NONE	No	Y													
	4155017003	2226 VOORHEES AVE	142334	ADU	R	NONE	No	Y													
	7507016001	800 PEARL ST	142538	ADU	R	NONE	No	Y													
	4156013020	1809 GRANT AVE	142726	ADU	R	NONE	No	Y													
	4159005060	1916 PULLMAN LN A	142866	ADU	R	NONE	No	Y													
	4151012025	3502 DOW AVE	2501238	ADU	R	NONE	No	Y													
	4159009019	2209 SPEYER LN	2502136	ADU	R	NONE	No	Y													
	4150014065	3202 GREEN LN	135260	SFD	O	NONE	No	Y													
	7509019008	738 AVENUE B	135793	SFD	O	NONE	No	Y													
	4150031054	2110 PLANT AVE	135050	SFD	O	NONE	No	Y													
	7509020002	1007 S PROSPECT AVE	136099	SFD	O	NONE	No	Y													
	4158006040	2420 IVES LN	136519	SFD	O	NONE	No	Y													
	7509020001	1003 S PROSPECT AVE	136097	SFD	O	NONE	No	Y													
	7509020003	1011 S PROSPECT AVE	136101	SFD	O	NONE	No	Y													
	7510012025	341 AVENUE F	136537	SFD	O	NONE	No	Y													
	7511004025	209 AVENUE F	136534	SFD	O	NONE	No	Y													
	4157029029	2203 MARSHALLFIELD LN	136546	SFD	O	NONE	No	Y													
	4162027053	1737 Goodman Ave	137988	SFD	O	NONE	No	Y													
	4155009102	2206 GATES AVE #A	137705	SFD	O	NONE	No	Y													
	4082005011	2604 GRANT AVE	137897	SFD	O	NONE	No	Y													
	4162027052	1739 GOODMAN AVE	137989	SFD	O	NONE	No	Y													
	4082009073	2701 ROCKEFELLER LN	138293	SFD	O	NONE	No	Y													
	7510026001	400 AVENUE E	137086	SFD	O	NONE	No	Y													
	7502020009	614 N PAULINA AVE	137962	SFD	O	NONE	No	Y													
	4150010071	2100 DUFOUR AVE	138619	SFD	O	NONE	No	Y													
	4151017004	2612 159TH ST	138911	SFD	O	NONE	No	Y													
	4155012018	1904 GATES AVE	139291	SFD	O	NONE	No	Y													
	4150010071	3310 BLOSSOM LN	138621	SFD	O	NONE	No	Y													
	4157022008	2306 HUNTINGTON LN	139476	SFD	O	NONE	No	Y													
	4151004002	2803 PINCKARD AVE	139840	SFD	O	NONE	No	Y													
	4150019003	2016 FARRELL AVE	139996	SFD	O	NONE	No	Y													
	4150009004	2224 DUFOUR AVE	139631	SFD	O	NONE	No	Y													
	4150022026	2023 PERRY AVE	139909	SFD	O	NONE	No	Y													
	4159011076	2006 Belmont Unit B	141147	SFD	O	NONE	No	Y													
	4153006079	2405 Mathews Ave Units A, B, C	2500858	SFD	O	NONE	No	Y													
	4082005070	2619 HUNTINGTON LN	2500859	SFD	O	NONE	No	Y													
	4157029074	2205 MARSHALLFIELD LN	2500942	SFD	O	NONE	No	Y													

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	**24**	**912**
	Non-Deed Restricted		-	-	6	8	6	4	-	-	-	-		
Low	Deed Restricted	508	-	-	-	-	-	-	-	-	-	-	**71**	**437**
	Non-Deed Restricted		7	3	15	21	14	11	-	-	-	-		
Moderate	Deed Restricted	490	-	-	-	-	-	-	-	-	-	-	**15**	**475**
	Non-Deed Restricted		-	-	2	3	2	8	-	-	-	-		
Above Moderate		556	31	15	220	125	92	62	-	-	-	-	**545**	**11**
Total RHNA		**2,490**												
Total Units			**38**	**18**	**243**	**157**	**114**	**85**	**-**	**-**	**-**	**-**	**655**	**1,835**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1: Mobility	**Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.** **Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly newsletters.** **Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.**	10/14/2029	6th Cycle	Continuous	This program is ongoing. In 2025 ? grants were awarded.	Households	45	The City's Housing Division in the Community Services Department manages this program. The City's current program manager is Imelda Delgado. https://cms2.revize.com/revize/redondobeachca/departments/community_services/community_development_block_grant.php
Program 2: Preservation of Affordable Housing	**Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.** **Monitor the status of Seaside Villa and Seasons Senior Apartments annually.** **Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.** **Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of low income use is filed.** **Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving existing affordable housing.**	10/14/2029	6th Cycle	Continuous	All existing affordable housing developments are managed as necessary.	Units	50	The City's Housing Division in the Community Services Department manages this program. The City's current program manager is Imelda Delgado.
Program 3: Inclusionary Housing	**Pursue adoption of an inclusionary housing program by 2022.**	10/14/2029	6th Cycle	In Progress	Inclusionary housing remains a program the current City Council is interested in pursuing.	Other	1	None.

Program 4: Housing Choice Voucher (Section 8)	**Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.** **Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.** **By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.** **Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.**	10/14/2029	6th Cycle	Continuous	Currently the waiting list is at 917 applicants for the program. The current number of participants is at 455.	Households	455	Here is a link to the Housing Authority's Administrative Plan for the Housing Choice Voucher Program. https://redondo.org/departments/community_services/housing/housing_choice_voucher_program/administrative_plan_.php
Program 5: Response to Homelessness	**Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.** **Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.**	10/14/2029	6th Cycle	Continuous	The City's "Response to Homelessness" program continues to provide multiple services in support of the City's homeless population. With CDBG funding the program serves to transition the City's homeless population to permanent supportive housing.	Other	1	The City Attorney's Office manages this program. Here is a link to the Homeless Program information. https://www.redondo.org/departments/city_attorney/enhanced_response_to_homelessness_program.php

Program 6: Affordable Housing Development	**Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.** **At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite.** **Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.** **Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.** **By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO)**	10/14/2029	6th Cycle	Continuous	The development of affordable housing continues to be a priority for the City. Multiple recent amendments to the City's Zoning Ordinance as part of the implementation of the City's Housing Element were completed in November of 2024 that provide incentives through administrative/ministerial processes with a projects inclusion of additional affordable units.	Other	1	A link to the Ordinance amendments implementing the City's Housing Element is provided. https://ecode360.com/RE4995/laws/LF2236044.pdf Additionally a link is provided to a docment that summarizes all the Zoning Ordinance Amendments required by the HE. https://cms2.revize.com/revize/redondobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&t=202602182036130
Program 7: Green Task Force	**Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments**	10/14/2029	6th Cycle	Continuous	The City's Building Division is managing the processing and promotion of Green Building development in the City. As an example, solar permits are now issued over the website exclusively in order to streamline and incentivize the development of more solar projects.	Other	1	Here is a Link to the City's Building Division which outlines some Green Building incentives. https://www.redondo.org/departments/community_development/building_and_safety/index.php
Program 8: Residential Sites Inventory and Monitoring of No Net LossFor the 6th cycle Housing Element	**Adopt the Recommended Land Use Plan that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least 1,924 units, with 1,395 lower income units to be accommodated through the Residential Overlays that establish a minimum density of 20 units per acre and a maximum density of 55 units per acre.** **Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech, South of Transit Center, South Bay Marketplace Residential, and FedEx Overlays establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units.** **Specifically, policies and zoning development standards will be developed to facilitate:** **• Subdividing, if necessary, of the parking areas as developable parcels** **• Clustering of densities on portions of the parking areas** **• Shared access to existing structures** **Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).** **Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites**	10/14/2029	6th Cycle	Continuous	With the approval of any project on an identified HE-Housing Site the City makes the required finding ensuring the City has remaining capacity to accomodate the City's RHNA.	Other	1	Here is copy of the finding recently made with the approval of HE-Housing Site. In accordance with Government Code Section 65863(b)(2) (No Net Loss Provisions of State Housing Element Law), the remaining sites identified in the City's Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the its regional housing need pursuant to Section 65584. The following table quantifies the remaining unmet need for the City's share of its regional housing need for each income level and the remaining capacity of sites as identified in the City's Housing Element to accommodate need by income level. As demonstrated below, the City has remaining capacity to accommodate its share of very low-income households with the development of the project as proposed. The table referenced illustrates that remaining capacity with the approval of this project and can be provided on request.

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units	**Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.**	10/14/2029	6th Cycle	Completed	The City has adopted all Ordinances implementing the City's Housing Element.	Other	1	A link to the Ordinance amendments implementing the City's Housing Element is provided. https://ecode360.com/RE4995/laws/LF2236044.pdf Additionally a link is provided to a docment that summarizes all the Zoning Ordinance Amendments required by the HE. https://cms2.revize.com/revize/redondobeach
Program 10: Replacement HousingDevelopment on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397.	**Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.**	10/14/2029	6th Cycle	Completed	This "Program" has been implemented through the updates to the City's Zoning Ordinance as part of the HE implementation. A specific "Article" in the City's Zoning Ordinance was added.	Other	1	A link to the Ordinance amendments implementing the City's Housing Element is provided. https://ecode360.com/RE4995/laws/LF2236044.pdf Additionally a link is provided to a docment that summarizes all the Zoning Ordinance Amendments required by the HE. https://cms2.revize.com/revize/redondobeach
Program 11: Small Lot Development/Lot ConsolidationThis residential sites inventory for the 6th cycle	**By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for lot consolidation may include:** **• Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications** **• Expedited review process** **• Deferral or waiver of fees for affordable housing project** **• Lot consolidation bonus (potentially in density, setbacks, or other incentives)** **• Ongoing outreach to property owners regarding lot consolidation incentives.** **Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.**	10/14/2029	6th Cycle	Completed	The City has adopted all Ordinances implementing the City's Housing Element.	Other	1	A link to the Ordinance amendments implementing the City's Housing Element is provided. https://ecode360.com/RE4995/laws/LF2236044.pdf Additionally a link is provided to a docment that summarizes all the Zoning Ordinance Amendments required by the HE. https://cms2.revize.com/revize/redondobeach ca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=202602182036130&t=202602182036130
Program 12: Accessory Dwelling Units (ADUs)	**• Facilitate the development of 240 ADUs over eight years.** **• Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.** **• In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability. • In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years. • In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.**	10/14/2029	6th Cycle	Completed	The City has completed it's update to the Objective Residential Standards to include ADUs.	Units	23	Here is a link to the City's ADU information page. https://www.redondo.org/departments/community_development/planning/accessory_dwelling_unit.php

Program 13: Amendments to the Zoning Ordinance	**• Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:** **• By the end of 2022:** **- Density Bonus** **- Transitional and Supportive Housing** **- Emergency Shelter** **- Low Barrier Navigation Center** **- Employee Housing** **- Reasonable Accommodation** **- Definition of Family** **• By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.** **- Affordable Housing Streamlined Approval** **- Single Room Occupancy Housing** **- Parking Requirements** **- Unlicensed Group Homes** **- Conditional Use Permit** **- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.**	10/14/2029	6th Cycle	Completed	All required amendments to the City's Zoning Ordinance implementing this program have been completed.	Other	1	A link to the Ordinance amendments implementing the City's Housing Element is provided. https://ecode360.com/RE4995/laws/LF2236044.pdf Additionally a link is provided to a docment that summarizes all the Zoning Ordinance Amendments required by the HE. https://cms2.revize.com/revize/redondobeachca/Community%20Development/Documents/Community%20Development/PLANredondo/Zoning/Zoning_PublicReviewDraft_DescriptionOfChanges_July2024.pdf?t=20260218203613030&t=202602182036130
Program 14: Objective Design Standards	**Develop objective design standards through the Residential Design Guidelines update by the end of 2022.** **Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, South Bay Marketplace, and FedEx) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.**	10/14/2029	6th Cycle	Completed	The City's Objective Residential Development Standards have been adopted.	Other	356	Here is the link to the City's Objective Residential Development Standards. https://www.redondo.org/departments/community_development/planning/residential_design_guidelines.php
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	**Given the statutory requirement to encourage a variety of housing types, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.**	10/14/2029	6th Cycle	Completed	An ballot measure exempting the development of housing on the City's identified "Housing Element-Housing Sites" from the requirements of a vote within Measure DD was passed by the voters of Redondo Beach in November 2024.	Other	1	Here is a link to the "Exceptions" section of Measure DD. https://ecode360.com/42653206#42653206
Program 16: Fee Schedule	**Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.**	10/14/2029	6th Cycle	In Progress	A comprehensive fee study is underway. Anticipated to be adopted in 2026.	Other	1	None.
Program 17: Redondo Beach Unified School District (RBUSD) Coordination	**Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations. Annual coordination with RBUSD regarding enrollment status and safe routes to school.**	10/14/2029	6th Cycle	Continuous	Ongoing coordination with RBUSD occurs with the developement of any new larger residential developments.	Other	1	None.
Program 18: Fair Housing Program	**Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. Promote fair housing awareness in City's quarterly newsletter and website.**	10/14/2029	6th Cycle	Continuous	The City's Housing Division manages this program and provides support for this service.	Other	1	Provided here is a link to the City's "Fair Housing Programs". https://www.redondo.org/departments/community_services/housing/fair_housing.php

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Redondo Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							
7511004029	217 AVENUE F	11/4/2025	Local	1900 to Present	Planning	0.1384	
7505007023	102 N BROADWAY	11/4/2025	Local	1900 to Present	Planning	0.2425	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	38
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		447
Total Units		**519**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		62
Total Units		**85**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		54
Total Units		**68**

Jurisdiction	Redondo Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 300,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	$47,080.00	$0.00	Completed	Local General Fund	
~~New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd~~	$0.00	$0.00	Other (Please Specify in Notes)	Other	The City submitted and HCD approved a revised LEAP form for the reallocation of funds ($179,599.00) that were awarded to the "New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd" to support the ongoing update to the City's General Plan and Zoning Ordinance in support of housing, SF330, RHNA Allocation. The City has adopted all the General Plan Land Use Map, Zoning Ordinance/Map, Coastal Zoning Ordinance/Map, and Local Coastal Program amendments that serve to implement the City's 6th Cycle Housing Element.
ADU Ordinance Update	$40,000.00	$40,000.00	Completed	Local General Fund	New ADU ordinances adopted by City Council on 1/12/2021
General Plan Environmental Impact Report	$18,321.00	$0.00	Completed	Local General Fund	
Administrative Costs	$15,000.00	$2,115.00	Completed	None	
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	$179,599.00	$0.00	Completed	Other	The City submitted and HCD approved a revised LEAP form for the reallocation of funds that were awarded to the "New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd" to support the ongoing update to the City's General Plan and Zoning Ordinance in support of housing, SB330, RHNA Allocation. The City has adopted all the General Plan Land Use Map, Zoning Ordinance/Map, Coastal Zoning Ordinance/Map, and Local Coastal Program amendments that serve to implement the City's 6th Cycle Housing Element.

Please find the City of Redondo Beach's Annual Comprehensive Financial Report for the year ending June 30, 2024 at the following link:

https://www.redondo.org/departments/financial_services/annual_comprehensive_financial_report_(acfr).php

Please note that the City of Redondo Beach's Annual Comprehensive Financial Report for the year ending June 30, 2025 is delayed but will be posted to this same location as the "link" above.

Housing Successor of the City of Redondo Beach
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2025

Please note that the City of Redondo Beach's Addendum to the Annual Progress Report for Fiscal Year Ending June 30, 2025 is delayed but will be provided prior to April 1, 2026.

Recognized Obligation Payment Schedule (ROPS 24-25) - Summary
Filed for the July 1, 2024 through June 30, 2025 Period

Successor Agency: Redondo Beach

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D)	**$ -**	**$ -**	**$ -**
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	**$ 145,293**	**$ 850,293**	**$ 995,586**
F RPTTF	66,006	771,007	837,013
G Administrative RPTTF	79,287	79,286	158,573
H Current Period Enforceable Obligations (A+E)	**$ 145,293**	**$ 850,293**	**$ 995,586**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Jayme Wilson — Name

Chair — Title

/s/ — Signature

1-31-2024 — Date

Redondo Beach
Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail
July 1, 2024 through June 30, 2025

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$12,200,685		$995,586	$-	$-	$-	$66,006	$79,287	$145,293	$-	$-	$-	$771,007	$79,286	$850,293
2	1996 Tax Allocation Bonds	Revenue Bonds Issued On or Before 12/31/10	07/01/1996	07/01/2026	US Bank	Improvements within South Bay Center project area	All	1,675,928	N	$837,013	-	-	-	66,006	-	$66,006	-	-	-	771,007	-	$771,007
4	County Deferral Loans	Third-Party Loans	02/14/1984	06/30/2032	County of Los Angeles	Aviation Project Areas	All	4,902,572	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
8	Administration Costs	Admin Costs	07/01/2023	06/30/2025	City of Redondo Beach	Annual amount estimated to be paid to the City for Agency administration services	All	158,573	N	$158,573	-	-	-	-	79,287	$79,287	-	-	-	-	79,286	$79,286
9	County Deferral Loans	Third-Party Loans	11/15/1983	06/30/2028	County of Los Angeles	South Bay Center	All	3,770,950	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
13	Supplemental Educational Revenue Augmentation Fund Loan	SERAF/ ERAF	06/15/2010	06/30/2025	Redondo Beach Housing Authority	Funding for local school districts	All	1,403,671	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
14	Supplemental Educational Revenue Augmentation Fund Loan	SERAF/ ERAF	05/03/2011	06/30/2025	Redondo Beach Housing Authority	Funding for local school districts	All	288,991	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

Redondo Beach
Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
1	**Beginning Available Cash Balance (Actual 07/01/21)** RPTTF amount should exclude "A" period distribution amount.				807,777	(16)	
2	**Revenue/Income (Actual 06/30/22)** RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				240,871	124,984	
3	**Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)**				961,802	124,968	
4	**Retention of Available Cash Balance (Actual 06/30/22)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	**ROPS 21-22 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required				
6	**Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$-**	**$86,846**	**$-**	

Redondo Beach
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes
July 1, 2024 through June 30, 2025

Item #	Notes/Comments
2	
4	
8	
9	
13	
14	

Administrative Report

H.14., **File #** 26-0344 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: JOY A. FORD, CITY ATTORNEY

TITLE

APPROVE THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF REDONDO BEACH AND RICHARD F. ANTHONY LAW, LTD

EXECUTIVE SUMMARY

The City maintains a list of approved law firms and attorneys from which to select outside counsel when special expertise or representation is required in legal matters, or when an attorney conflict of interest arises. This Agreement for Legal Services ("Agreement") will allow Richard F. Anthony Law to perform limited outside counsel legal services on an as-needed basis.

BACKGROUND

Attorney Richard Anthony has over two decades of municipal law experience. Mr. Anthony served as a Deputy City Attorney for the City of Long Beach for 20 years, where he managed a team of 12 attorneys and assistants. He has extensive experience with real estate, public-private partnerships and complex legal transactions, and is intimately familiar with local government operations and policy. After his career with City of Long Beach, Mr. Anthony opened his private practice which includes all aspects of municipal and transactional law with a focus on real estate and finance.

The City has an immediate need to utilize outside counsel with specialized expertise in these areas. Attorneys that the City have previously used in these areas have retired or are nearing retirement. The Agreement will allow Mr. Anthony to begin such legal services.

COORDINATION

This Agreement has been approved by Richard F. Anthony of Richard F. Anthony Law, Ltd., and the City Attorney's Office. The Agreement was negotiated and reviewed by the City Attorney's Office.

FISCAL IMPACT

Funds are set aside in the City Attorney's and the Human Resource Department's budget for use of outside counsel. The approval of this Agreement will not increase the use of outside counsel, but will allow Mr. Anthony to represent the City on an as-needed basis on specialized municipal law matters.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Agreement for Legal Services between the City of Redondo Beach and Richard F. Anthony Law, Ltd.

AGREEMENT FOR LEGAL SERVICES
WITH
RICHARD F. ANTHONY LAW, LTD.

THIS AGREEMENT is made this 17th day of March, 2026, by the CITY OF REDONDO BEACH, a chartered municipal corporation, ("CITY"), and RICHARD F. ANTHONY LAW, LTD., a California corporation ("ATTORNEY").

RECITALS

The following recitals are a substantive part of this Agreement:

A. This Agreement is entered into pursuant to Redondo Beach City Council authorization on March 17, 2026.

B. The CITY is a chartered municipal corporation duly organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of the CITY.

C. ATTORNEY is qualified to do business, and is doing business, in the State of California. ATTORNEY represents it has the background, knowledge, experience and expertise necessary to provide the legal services set forth in this Agreement.

D. The CITY and ATTORNEY desire to enter into an Agreement for legal services upon the terms and conditions herein.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term of Agreement**. This Agreement shall cover legal services rendered from March 17, 2026 and until terminated.

2. **Attorney's Services**. The services to be performed by ATTORNEY shall consist of any legal services as assigned by the City Attorney's Office.

3. **CITY's Services**. CITY agrees to:

   3.1. Make available to ATTORNEY any currently existing documents, data or information required for the performance of the services.

   3.2. Designate a representative authorized to act on behalf of CITY.

   3.3. Promptly examine and render findings on all documents submitted for staff review by the ATTORNEY.

4. **Compensation**. ATTORNEY shall be compensated as follows:

   4.1. Amount.

4.1.1. ATTORNEY shall receive compensation in the amount of $295.00 per hour for all legal services rendered. This rate applies to all time spent on matters related to the representation, including but not limited to, research, drafting, meetings, correspondence, and court appearances.

4.1.2. A reduced travel rate of half the applicable rate described in section 4.1.1 shall be applied for time spent in travel related to the case, excluding commuting to and from the primary office location.

4.1.3. Reasonable expenses, including airfare and lodging will be reimbursed. For air travel, economy class tickets are expected unless otherwise justified. In no event shall meals or mileage be reimbursed. Prior to incurring any travel expense, ATTORNEY must obtain CITY's prior written approval of the charge to ensure its reasonableness. Costs, such as court fees, litigation costs, messenger and delivery services, copy expense and other similar costs will be reimbursed.

4.1.4. Compensation under this Agreement is contingent upon the assignment of work by CITY, acceptance of the work by ATTORNEY, and subsequent approval of the submitted hourly billing statement by the City Attorney. No payment shall be made for work performed without prior authorization.

4.2. Payment.

4.2.1. Payments under this Agreement shall be made based on monthly invoices submitted by ATTORNEY. Each invoice must itemize the services rendered in detail, including the date, nature of the work, and time spent.

4.2.2. CITY agrees to pay the undisputed amount of each invoice within sixty (60) days of its receipt.

4.2.3. Invoices submitted to CITY for payment must be comprehensive and include the following details:

- Hourly rate charged.
- Number of hours worked, specifying the dates and duration of services rendered.
- Detailed description of the services performed, including the matter name or case reference.
- Itemization of all expenses incurred, with a clear description of each expense, the cost associated with it, and a subtotal of expenses.
- The total amount due, clearly stated.

4.2.4. All invoices must be accompanied by supporting documentation for each expense claimed. This includes, but is not limited to, receipts, billing statements, and any other relevant documents that substantiate the expenses.

4.2.5. Invoices must be itemized and detailed to provide a clear and transparent

account of the services rendered and expenses incurred.

4.2.6. CITY reserves the right to request additional backup material or documentation for any charges or expenses billed by ATTORNEY. ATTORNEY is obliged to provide such material upon CITY's request.

4.2.7. ATTORNEY acknowledges that failure to attach all necessary supporting documentation may result in delayed payment or denial of the respective invoice until such documentation is provided and verified.

4.3. Records of Expenses.

4.3.1. ATTORNEY shall maintain accurate and detailed records of time spent and expenses incurred in connection with services under this Agreement for a period of four (4) years following the completion of the services.

4.3.2. Upon CITY's request, ATTORNEY shall provide copies of these records. CITY shall have the right to audit these records to verify the accuracy of billing and expenses.

4.4. Hours. No specific number of hours of work is guaranteed. It is expected that Attorney's services will be on an as needed basis depending upon the work load.

5. **Default and Termination**.

5.1. Default. If ATTORNEY fails or refuses to perform any of the provisions of this Agreement, and if the default is not cured within a period of five days after the CITY's written notice of default specifying the nature of the default, CITY may immediately terminate this Agreement by written notice to the ATTORNEY.

5.2. Convenience. The CITY has the option, at its sole discretion and without cause, of terminating this Agreement by giving fifteen (15) days written notice to the ATTORNEY. Upon termination of this Agreement, CITY will pay the ATTORNEY any compensation earned and unpaid up to the effective date of termination.

5.3. Post Termination. Upon termination of this Agreement:

5.3.1. ATTORNEY shall cease all services immediately, except as directed in writing by CITY to conclude pending matters.

5.3.2. ATTORNEY shall submit a final statement of services rendered and expenses incurred up to the termination date.

5.3.3. ATTORNEY shall promptly return all CITY documents, materials, and any other CITY property in their possession. ATTORNEY shall also ensure the secure return or destruction of confidential information, as directed by CITY.

5.3.4. ATTORNEY's duty to maintain the confidentiality of information, as stipulated in the Confidentiality Clause of this Agreement, shall persist

beyond the termination of this Agreement.

5.3.5. ATTORNEY shall provide a concluding report to CITY, summarizing services rendered and highlighting any pending issues or areas requiring further attention.

5.3.6. Any disputes arising from or related to the services rendered under this Agreement shall be addressed through negotiation in good faith between the parties.

5.3.7. Obligations accrued prior to the termination of this Agreement shall survive its termination. This includes, but is not limited to, obligations pertaining to indemnification, confidentiality, and compliance with applicable laws.

5.3.8. ATTORNEY shall provide a list of any unresolved matters to CITY, and the parties shall mutually agree upon a method for resolution.

6. **Records and Work Product**.

6.1. Records Maintenance. ATTORNEY must maintain complete and accurate records with respect to costs, expenses, receipts, and other such information required by CITY for services where compensation is based on hourly rates, subcontractor costs, or other direct costs. Records must be kept separate from other documents and maintained for four (4) years after final payment or as required by law.

6.2. Accessibility and Audit Rights. These records should be accessible to CITY upon request. CITY reserves the right to audit these records to verify billing and expenses. ATTORNEY agrees to provide any necessary supporting documentation.

6.3. Work Product Ownership. All documents or other information developed or received by ATTORNEY in the course and scope of work for the City shall be the property of CITY. ATTORNEY shall provide CITY with copies of these items upon demand or upon termination of this Agreement. No work product may be released by ATTORNEY without prior written approval by CITY.

6.4. Access for Inspection. CITY shall have free access to ATTORNEY's books, records, and all work, data, documents, proceedings, and activities related to this Agreement.

7. **Non-Liability of Officials and Employees of the CITY**. No official or employee of CITY shall be personally liable for any default or liability under this Agreement.

8. **Confidentiality**. ATTORNEY agrees to maintain the confidentiality of all confidential information obtained in the course of providing the services under this Agreement. This includes, but is not limited to, CITY's proprietary information, trade secrets, and any other information designated as confidential by CITY. ATTORNEY shall not disclose, disseminate, or use such confidential information, except as required for the performance of services under this Agreement or as required by law. This obligation of confidentiality shall survive the termination or expiration of this Agreement and continue for a period of five (5) years thereafter. Any breach of this confidentiality clause may result in immediate termination of this Agreement and potential legal action for damages.

9. **Non-Discrimination**. ATTORNEY covenants there shall be no discrimination based upon race, color, creed, religion, sex, sexual orientation, marital status, age, national origin, ancestry, AIDS, disability, or any other legally protected characteristic in any activity pursuant to this Agreement.

10. **Independent Parties**. Both parties to this Agreement will be acting in an independent capacity and not as agents, employees, partners, or joint venturers of one another. Neither the CITY nor its officers or employees will have any control over the conduct of the ATTORNEY or any of the ATTORNEY's agents, employees, or subcontractors, except as otherwise provided in this Agreement.

11. **Defense and Indemnification**. ATTORNEY shall indemnify, defend, and hold harmless CITY, including but not limited to, its officials, officers, employees, agents, contractors, and volunteers against any or all loss, damages, liability, claims, suits, costs, expenses, and judgments, whatsoever, including reasonable attorney's fees, to the extent caused by the negligent or willful acts, errors or omissions of ATTORNEY or ATTORNEY's officers, agents, employees, or subcontractors, in the performance of services, activities or work conducted pursuant to this Agreement, excepting claims of professional negligence or malpractice.

12. **Insurance Requirements**. Prior to commencing work, the ATTORNEY must procure, maintain and pay for insurance against claims for injuries to persons or damage to property that may arise from or in connection with the performance of the legal services by ATTORNEY or ATTORNEY's agents, representatives, employees or subcontractors for the duration of this Agreement. ATTORNEY must obtain insurance that, at a minimum, meets the requirements for insurance set forth in Exhibit A, Insurance Requirements.

13. **Compliance with Law**. ATTORNEY shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.

14. **Nuisance**. ATTORNEY may not maintain, commit, or permit the maintenance or commission of any nuisance in connection with the performance of services under this Agreement.

15. **Conflict of Interest and Reporting**. ATTORNEY shall at all times avoid conflict of interest or appearance of conflict of interest in performance of this Agreement unless such conflict is waived by CITY. ATTORNEY agrees to complete and file a California State Form 730 disclosure statement if required by the City Attorney.

    For avoidance of doubt, ATTORNEY shall promptly notify the CITY in writing upon becoming aware of any actual or potential conflict of interest arising from the provision of services under this Agreement. Such notice shall describe the nature of the potential conflict and the steps ATTORNEY proposes to take to mitigate the conflict.

    ATTORNEY shall implement reasonable measures designed to protect the CITY's confidential information and avoid conflicts of interest, including the assignment of separate attorneys or teams where appropriate and internal procedures in accordance with applicable

ethical obligations and professional requirements, including but not limited to, the California Rules of Professional Conduct.

The CITY retains the sole discretion to determine whether to consent to any potential conflict. Nothing in this Agreement shall be construed as a blanket waiver of conflicts of interest by the CITY. If the CITY determines that ATTORNEY's continued representation presents an unacceptable conflict of interest, the CITY may require ATTORNEY to withdraw from the affected matter.

16. **Notices**. Written notices to CITY and ATTORNEY shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties:

16.1. To CITY:

City of Redondo Beach
City Attorney's Office
415 Diamond Street
Redondo Beach, California 90277
Attention: City Attorney

16.2. To ATTORNEY:

Richard F. Anthony Law
2275 Huntington Drive, #134
San Marino, California 91108

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.

17. **Licenses, Permits, and Fees**. ATTORNEY, at its sole expense, shall obtain and maintain a current California State Bar License, and all permits, fees, or licenses as may be required by this Agreement during the term of this Agreement.

18. **Familiarity with Work**. By executing this Agreement, ATTORNEY warrants that: (1) he has investigated the work to be performed, (2) he has investigated the site of the work and is aware of all conditions there; and (3) he understands the difficulties, and restrictions of the work under this Agreement. Should ATTORNEY discover any conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY and shall not proceed, except at ATTORNEY'S risk, until instructions are received from CITY.

19. **Standard of Care**. ATTORNEY agrees to provide all legal services, including services performed by any subcontractor, in a manner consistent with the level of care and skill ordinarily exercised by members of the ATTORNEY's profession currently practicing in the same locality under similar conditions.

20. **Time of Essence**. Time is of the essence in the performance of this Agreement.

21. **Limitations Upon Subcontracting and Assignment**.

    21.1. ATTORNEY may not assign, hypothecate, or transfer this Agreement or any interest therein directly or indirectly, by operation of law or otherwise without the prior written consent of CITY. Any attempt to do so without the CITY's consent will be null and void, and any assignee, hypothecatee or transferee acquires no right or interest by reason of such attempted assignment, hypothecation or transfer.

    21.2. The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of ATTORNEY or of any general partner or joint venture or syndicate member of ATTORNEY, if a partnership or joint venture or syndicate exists, which results in changing the control of the ATTORNEY, will be construed as an assignment of this Agreement. Control means 50% or more of the voting power of the corporation.

22. **Subcontractors**.

    22.1. If ATTORNEY proposes to have any subcontractor perform any part of the services, ATTORNEY must submit a request for approval in writing, describing the scope of work to be subcontracted, the name of the proposed subcontractor, and the total price or hourly rates used in preparing an estimated cost for the subcontractor's services. CITY, in its sole discretion, may grant or deny the request.

    22.2. The ATTORNEY will be responsible for the quality of any subcontractor's work.

23. **Integration**. This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties. Any preliminary negotiations and agreements of any kind or nature are merged into this Agreement. No oral agreement or implied covenant may be held to vary the provisions of this Agreement. This Agreement may be modified only by written agreement signed by CITY and ATTORNEY, and approved as to form by the City Attorney.

24. **Authority to Execute**. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

25. **Modification**. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may be modified on provisions waived only by subsequent mutual written agreement executed by CITY and ATTORNEY.

26. **California Law**. This Agreement shall be construed in accordance with the laws of the State of California. Any action commenced about this Agreement shall be filed in the central branch of the Los Angeles County Superior Court.

27. **Interpretation**. This Agreement shall be interpreted as though prepared by both parties.

28. **Waiver**. A waiver of any breach of this Agreement may not be deemed a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.

29. **Governing Law**. The laws of the State of California, without regard to any choice of law provisions, will govern this Agreement.

30. **Venue and Jurisdiction**. CITY and ATTORNEY agree that the Services will take place in Los Angeles County. Any litigation arising out of this Agreement may only be brought in the Superior Court of the County of Los Angeles, Southwest Judicial District. The parties agree that venue exists in either court, and each party expressly waives any right to transfer to another venue. The parties further agree that either court will have personal jurisdiction over the parties to this Agreement.

31. **Survival of Provisions and Obligations**. Any provision of this Agreement, which by its nature must be exercised after termination of this Agreement, will survive termination and remain effective for a reasonable time. Any obligation that accrued prior to termination of this Agreement will survive termination of this Agreement.

32. **Exhibits**. The following exhibit is incorporated by reference into this Agreement as though fully set forth herein.

    Exhibit A: Insurance Requirements

33. **Severability**. Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, these parties have executed this Agreement on the day and year shown below.

CITY OF REDONDO BEACH,
a chartered municipal corporation

James A. Light
Mayor

Date: _____

RICHARD F. ANTHONY LAW, LTD.

Signed by:
Richard F. Anthony
EFF6CF82D08B488...

By: _____
Name: Richard F. Anthony
Title: Proprietor

Date: 3/13/2026 | 1:10 PM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT A

INSURANCE REQUIREMENTS FOR ATTORNEYS

Without limiting ATTORNEY's indemnification obligations under this Agreement, ATTORNEY 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 ATTORNEY, its agents, representatives, or employees.

Minimum Scope of Insurance

Unless otherwise approved by the Risk Manager, coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

3. Workers' Compensation insurance as required by the State of California.

4. Employer's Liability Insurance.

5. Professional Liability Insurance shall be required if the ATTORNEY is providing a professional service regulated by the State (e.g., insurance agents, doctors, lawyers, architects, engineers, certified public accountants, etc.). However, some professions, such as software designers, claims administrators, or human resources professionals, should also carry Professional Liability insurance.

Minimum Limits of Insurance

Unless otherwise approved by the Risk Manager, ATTORNEY shall maintain limits no less than:

1. 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.

2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

3. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

4. Professional Liability: Insurance appropriate to the ATTORNEY's profession with a limit of not less than $2,000,000 each claim and $4,000,000 in the annual aggregate.

5. If the ATTORNEY maintains higher limits than the minimums shown above, the City of Redondo Beach requires and shall be entitled to coverage for the higher limits maintained by the ATTORNEY. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City of Redondo Beach.

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 ATTORNEY shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

Unless otherwise approved by the Risk Manager, the general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement

1. 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 ATTORNEY. General liability coverage can be provided in the form of an endorsement to the ATTORNEY's insurance, or as a separate owner's policy.

2. 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 ATTORNEY.

3. For any claims related to this project, the ATTORNEY'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 ATTORNEY's insurance and shall not contribute with it.

4. 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.

5. 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 ATTORNEY'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.

Claims Made Policies

Unless otherwise approved by the Risk Manager, if the Professional Liability policy provides "claims made" coverage:

1. The Retroactive Date must be shown, and must be before the date of this Agreement or the start of work.

2. The insurance must be maintained and evidence of insurance must be provided for at least 5 years after completion of work.

3. If the policy is cancelled or not renewed, and not replaced with another "claims made" policy form with a Retroactive Date prior to the effective Agreement date, the ATTORNEY must purchase "extended reporting" coverage for a minimum of 5 years after completion of work.

Verification of Coverage

ATTORNEY 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

ATTORNEY 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

ATTORNEY 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 or Human Resources Director.

RICHFAN-02 AHU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Acrisure West Insurance Services, LLC 1950 W Corporate Way #1 Anaheim, CA 92801-5373	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : QBE Insurance Corporation	39217
INSURED	INSURER B :	
Richard F. Anthony Law, LTD. 705 Adelyn Drive San Gabriel, CA	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	E&O - Lawyers			LAW-14140-01	7/8/2025	7/8/2026	Per Claim	1,000,000
A	E&O - Lawyers			LAW-14140-01	7/8/2025	7/8/2026	Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Law Firm

CERTIFICATE HOLDER

Proof of Covergae

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

Jennifer Aston

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

Administrative Report

H.15., **File #** 26-0361 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: JOY A. FORD, CITY ATTORNEY

TITLE

APPROVE THE AGREEMENT FOR LEGAL AND CONSULTING SERVICES WITH LIEBERT CASSIDY WHITMORE

EXECUTIVE SUMMARY

The City maintains a list of approved law firms and attorneys from which to select outside counsel when specialized expertise is needed or when the City Attorney's Office has a conflict of interest.

This Agreement for Legal and Consulting Services will replace the prior Agreement for Special Services dated November 17, 2013, as amended, and update the firm's current public agency fee schedule. The Agreement allows Liebert Cassidy Whitmore to provide legal services assigned by the City Attorney's Office, as well as consulting services related to labor negotiations and certain Human Resources matters, including matters involving the California Public Employees' Retirement System (CalPERS), on an as-needed basis.

BACKGROUND

The City entered into an Agreement for Special Services with Liebert Cassidy Whitmore on November 17, 2013, to provide consulting services related to the meet and confer process under Government Code section 3500, et seq., and related labor matters. The agreement has been amended since then to reflect updated hourly rates.

Liebert Cassidy Whitmore specializes in public agency labor and employment law and regularly advises public agencies on labor negotiations, employee discipline, and related employment matters. From time to time, the City requires outside counsel with this type of specialized expertise when there are potential conflicts of interest.

This Agreement replaces the 2013 agreement, updates the firm's current public agency rates, and clarifies the services the firm may provide to the City. These services include legal services assigned by the City Attorney's Office, consulting services related to the meet and confer process and impasse proceedings, and consulting services related to Human Resources functions and CalPERS matters.

The City also maintains a separate annual agreement with Liebert Cassidy Whitmore for training workshops and limited consultation services. This Agreement does not modify that arrangement.

COORDINATION

This Agreement was coordinated with the Human Resources Department and the City Attorney's

Office. The City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

Funds are set aside in the City Attorney's and the Human Resource Department's budget for use of outside counsel. The approval of this Agreement will not increase the use of outside counsel, but will allow Liebert Cassidy Whitmore to continue representation of the City on an as-needed basis.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Agreement for Legal and Consulting Services with Liebert Cassidy Whitmore
- Consulting Services with Liebert Cassidy Whitmore COI

AGREEMENT FOR LEGAL AND CONSULTING SERVICES
WITH
LIEBERT CASSIDY WHITMORE

THIS AGREEMENT is made this 17th day of March, 2026, by the CITY OF REDONDO BEACH, a chartered municipal corporation, ("CITY"), and LIEBERT CASSIDY WHITMORE, a professional corporation ("ATTORNEY").

RECITALS

The following recitals are a substantive part of this Agreement:

A. This Agreement is entered into pursuant to Redondo Beach City Council authorization on March 17, 2026.

B. The CITY is a chartered municipal corporation duly organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of the CITY.

C. ATTORNEY is qualified to do business, and is doing business, in the State of California. ATTORNEY represents it has the background, knowledge, experience and expertise necessary to provide the services set forth in this Agreement.

D. The CITY and ATTORNEY desire to enter into an Agreement for services upon the terms and conditions herein.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term of Agreement**. This Agreement shall cover services rendered from March 17, 2026 and until terminated.

2. **Attorney's Services**. The services to be performed by ATTORNEY shall consist of the following:

   2.1. Legal services as assigned by the City Attorney's Office;

   2.2. Consulting services pertaining to the meet and confer process (Government Code Sections 3500 et. seq.) and any subsequent impasse proceedings, including but not limited to consultation and/or panelist participation in fact-finding hearings, as requested by the CITY Human Resources department; and

   2.3. Consulting services pertaining to matters involving Human Resources functions and the California Public Employees' Retirement System ("CalPERS"), including but not limited to pension administraton matters and representation of the CITY in administrative proceedings or appeals involving CalPERS.

The parties acknowledge that CITY and ATTORNEY may from time to time enter into separate agreements titled "Agreement for Special Services" covering group training workshops and

limited consultation services for the period of July 1 through June 30 of a given fiscal year.

Nothing in this Agreement is intended to supersede, replace, amend, or otherwise modify any such Agreement for Special Services providing training workshops and limited consultation services. All such agreements shall remain in full force and effect according to their respective terms.

To the extent services described in this Section 2 may also fall within the scope of services available under any such Agreement for Special Services, the parties intend that those agreements shall apply first. Services under this Agreement shall apply only to (a) services that are outside the scope of those agreements, or (b) services requested after the CITY has exhausted the training or consultation services available under the applicable Agreement for Special Services.

ATTORNEY acknowledges that legal services provided under the direction of the City Attorney are distinct from consulting services provided to the CITY Human Resources Department. ATTORNEY shall coordinate with the City Attorney regarding any matter that may involve legal advice legal representation, or issues affecting the City's legal rights or obligations.

3. **CITY's Services**. CITY agrees to:

   3.1. Make available to ATTORNEY any currently existing documents, data or information required for the performance of the services.

   3.2. Designate a representative authorized to act on behalf of CITY.

   3.3. Promptly examine and render findings on all documents submitted for staff review by the ATTORNEY.

4. **Compensation**. ATTORNEY shall be compensated as follows:

   4.1. Amount.

      4.1.1. ATTORNEY shall receive compensation in accordance with the fee schedule attached hereto as Exhibit A and incorporated by this reference herein for all services rendered. This rate applies to all time spent on matters related to the representation, including but not limited to, research, drafting, meetings, correspondence, and court appearances.

      4.1.2. Reasonable expenses, including airfare and lodging will be reimbursed. For air travel, economy class tickets are expected unless otherwise justified. In no event shall meals or mileage be reimbursed. Prior to incurring any travel expense, ATTORNEY must obtain CITY's prior written approval of the charge to ensure its reasonableness. Costs, such as court fees, litigation costs, messenger and delivery services, copy expense and other similar costs will be reimbursed.

      4.1.3. Compensation for non attorneys assisting ATTORNEY shall be at the applicable rates specified in Exhibit A.

4.1.4. Compensation under this Agreement is contingent upon the assignment of work by CITY, acceptance of the work by ATTORNEY, and subsequent approval of the submitted hourly billing statement by the City Attorney. No payment shall be made for work performed without prior authorization.

4.2. Payment.

4.2.1. Payments under this Agreement shall be made based on monthly invoices submitted by ATTORNEY. Each invoice must itemize the services rendered in detail, including the date, nature of the work, and time spent.

4.2.2. CITY agrees to pay the undisputed amount of each invoice within sixty (60) days of its receipt.

4.2.3. Invoices submitted to CITY for payment must be comprehensive and include the following details:

- Hourly rate charged.
- Number of hours worked, specifying the dates and duration of services rendered.
- Detailed description of the services performed, including the matter name or case reference.
- Itemization of all expenses incurred, with a clear description of each expense, the cost associated with it, and a subtotal of expenses.
- The total amount due, clearly stated.

4.2.4. All invoices must be accompanied by supporting documentation for each expense claimed. This includes, but is not limited to, receipts, billing statements, and any other relevant documents that substantiate the expenses.

4.2.5. Invoices must be itemized and detailed to provide a clear and transparent account of the services rendered and expenses incurred.

4.2.6. CITY reserves the right to request additional backup material or documentation for any charges or expenses billed by ATTORNEY. ATTORNEY is obliged to provide such material upon CITY's request.

4.2.7. ATTORNEY acknowledges that failure to attach all necessary supporting documentation may result in delayed payment or denial of the respective invoice until such documentation is provided and verified.

4.3. Records of Expenses.

4.3.1. ATTORNEY shall maintain accurate and detailed records of time spent and expenses incurred in connection with services under this Agreement for a period of four (4) years following the completion of the services.

4.3.2. Upon CITY's request, ATTORNEY shall provide copies of these records. CITY shall have the right to audit these records to verify the accuracy of billing and expenses.

4.4. Hours. No specific number of hours of work is guaranteed. It is expected that Attorney's services will be on an as needed basis depending upon the work load.

5. **Default and Termination**.

5.1. Default. If ATTORNEY fails or refuses to perform any of the provisions of this Agreement, and if the default is not cured within a period of five days after the CITY's written notice of default specifying the nature of the default, CITY may immediately terminate this Agreement by written notice to the ATTORNEY.

5.2. Convenience. The CITY has the option, at its sole discretion and without cause, of terminating this Agreement by giving fifteen (15) days written notice to the ATTORNEY. Upon termination of this Agreement, CITY will pay the ATTORNEY any compensation earned and unpaid up to the effective date of termination.

5.3. Post Termination. Upon termination of this Agreement:

5.3.1. ATTORNEY shall cease all services immediately, except as directed in writing by CITY to conclude pending matters.

5.3.2. ATTORNEY shall submit a final statement of services rendered and expenses incurred up to the termination date.

5.3.3. ATTORNEY shall promptly return all CITY documents, materials, and any other CITY property in their possession. ATTORNEY shall also ensure the secure return or destruction of confidential information, as directed by CITY.

5.3.4. ATTORNEY's duty to maintain the confidentiality of information, as stipulated in the Confidentiality Clause of this Agreement, shall persist beyond the termination of this Agreement.

5.3.5. ATTORNEY shall provide a concluding report to CITY, summarizing services rendered and highlighting any pending issues or areas requiring further attention.

5.3.6. Any disputes arising from or related to the services rendered under this Agreement shall be addressed through negotiation in good faith between the parties.

5.3.7. Obligations accrued prior to the termination of this Agreement shall survive its termination. This includes, but is not limited to, obligations pertaining to indemnification, confidentiality, and compliance with applicable laws.

5.3.8. ATTORNEY shall provide a list of any unresolved matters to CITY, and the parties shall mutually agree upon a method for resolution.

6. **Records and Work Product**.

   6.1. Records Maintenance. ATTORNEY must maintain complete and accurate records with respect to costs, expenses, receipts, and other such information required by CITY for services where compensation is based on hourly rates, subcontractor costs, or other direct costs. Records must be kept separate from other documents and maintained for four (4) years after final payment or as required by law.

   6.2. Accessibility and Audit Rights. These records should be accessible to CITY upon request. CITY reserves the right to audit these records to verify billing and expenses. ATTORNEY agrees to provide any necessary supporting documentation.

   6.3. Work Product Ownership. All documents or other information developed or received by ATTORNEY in the course and scope of work for the City shall be the property of CITY. ATTORNEY shall provide CITY with copies of these items upon demand or upon termination of this Agreement. No work product may be released by ATTORNEY without prior written approval by CITY.

   6.4. Access for Inspection. CITY shall have free access to ATTORNEY's books, records, and all work, data, documents, proceedings, and activities related to this Agreement.

7. **Non-Liability of Officials and Employees of the CITY**. No official or employee of CITY shall be personally liable for any default or liability under this Agreement.

8. **Confidentiality**. ATTORNEY agrees to maintain the confidentiality of all confidential information obtained in the course of providing the services under this Agreement. This includes, but is not limited to, CITY's proprietary information, trade secrets, and any other information designated as confidential by CITY. ATTORNEY shall not disclose, disseminate, or use such confidential information, except as required for the performance of services under this Agreement or as required by law. This obligation of confidentiality shall survive the termination or expiration of this Agreement and continue for a period of five (5) years thereafter. Any breach of this confidentiality clause may result in immediate termination of this Agreement and potential legal action for damages.

9. **Non-Discrimination**. ATTORNEY covenants there shall be no discrimination based upon race, color, creed, religion, sex, sexual orientation, marital status, age, national origin, ancestry, AIDS, disability, or any other legally protected characteristic in any activity pursuant to this Agreement.

10. **Independent Parties**. Both parties to this Agreement will be acting in an independent capacity and not as agents, employees, partners, or joint venturers of one another. Neither the CITY nor its officers or employees will have any control over the conduct of the ATTORNEY or any of the ATTORNEY's agents, employees, or subcontractors, except as otherwise provided in this Agreement.

11. **Defense and Indemnification**. ATTORNEY shall indemnify, defend, and hold harmless CITY, including but not limited to, its officials, officers, employees, agents, contractors, and volunteers against any or all loss, damages, liability, claims, suits, costs, expenses, and judgments, whatsoever, including reasonable attorney's fees, to the extent caused by the negligent or willfully wrongful acts, errors or omissions of ATTORNEY or ATTORNEY's officers, agents, employees, or subcontractors, in the performance of services, activities or

work conducted pursuant to this Agreement, excepting claims of professional negligence or malpractice.

12. **Insurance Requirements**. Prior to commencing work, the ATTORNEY must procure, maintain and pay for insurance against claims for injuries to persons or damage to property that may arise from or in connection with the performance of the services by ATTORNEY or ATTORNEY's agents, representatives, employees or subcontractors for the duration of this Agreement. ATTORNEY must obtain insurance that, at a minimum, meets the requirements for insurance set forth in Exhibit B, Insurance Requirements.

13. **Compliance with Law**. ATTORNEY shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.

14. **Nuisance**. ATTORNEY may not maintain, commit, or permit the maintenance or commission of any nuisance in connection with the performance of services under this Agreement.

15. **Conflict of Interest and Reporting**. ATTORNEY shall at all times avoid conflict of interest or appearance of conflict of interest in performance of this Agreement unless such conflict is waived by CITY. ATTORNEY agrees to complete and file a California State Form 730 disclosure statement if required by the City Attorney.

    For avoidance of doubt, ATTORNEY shall promptly notify the CITY in writing upon becoming aware of any actual or potential conflict of interest arising from the provision of services under this Agreement. Such notice shall describe the nature of the potential conflict and the steps ATTORNEY proposes to take to mitigate the conflict.

    ATTORNEY shall implement reasonable measures designed to protect the CITY's confidential information and avoid conflicts of interest, including the assignment of separate attorneys or teams where appropriate and internal procedures in accordance with applicable ethical obligations and professional requirements, including but not limited to, the California Rules of Professional Conduct.

    The CITY retains the sole discretion to determine whether to consent to any potential conflict. Nothing in this Agreement shall be construed as a blanket waiver of conflicts of interest by the CITY. If the CITY determines that ATTORNEY's continued representation presents an unacceptable conflict of interest, the CITY may require ATTORNEY to withdraw from the affected matter.

16. **Notices**. Written notices to CITY and ATTORNEY shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties:

    16.1. To CITY:

    City of Redondo Beach
    City Attorney's Office
    415 Diamond Street
    Redondo Beach, California 90277
    Attention: City Attorney

16.2. To ATTORNEY:

Liebert Cassidy Whitmore
6033 W. Century Blvd.
Suite 500
Los Angeles, CA 90045
Attention: J. Scott Tiedemann

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.

17. **Licenses, Permits, and Fees**. ATTORNEY, at its sole expense, shall obtain and maintain a current **California State Bar License**, and all permits, fees, or licenses as may be required by this Agreement during the term of this Agreement.

18. **Familiarity with Work**. By executing this Agreement, ATTORNEY warrants that: (1) he has investigated the work to be performed, (2) he has investigated the site of the work and is aware of all conditions there; and (3) he understands the difficulties, and restrictions of the work under this Agreement. Should ATTORNEY discover any conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY and shall not proceed, except at ATTORNEY'S risk, until instructions are received from CITY.

19. **Standard of Care**. ATTORNEY agrees to provide all services, including services performed by any subcontractor, in a manner consistent with the level of care and skill ordinarily exercised by members of the ATTORNEY's profession currently practicing in the same locality under similar conditions.

20. **Time of Essence**. Time is of the essence in the performance of this Agreement.

21. **Limitations Upon Subcontracting and Assignment**.

21.1. ATTORNEY may not assign, hypothecate, or transfer this Agreement or any interest therein directly or indirectly, by operation of law or otherwise without the prior written consent of CITY. Any attempt to do so without the CITY's consent will be null and void, and any assignee, hypothecatee or transferee acquires no right or interest by reason of such attempted assignment, hypothecation or transfer.

21.2. The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of ATTORNEY or of any general partner or joint venture or syndicate member of ATTORNEY, if a partnership or joint venture or syndicate exists, which results in changing the control of the ATTORNEY, will be construed as an assignment of this Agreement. Control means 50% or more of the voting power of the corporation.

22. **Subcontractors**.

22.1. If ATTORNEY proposes to have any subcontractor perform any part of the services, ATTORNEY must submit a request for approval in writing, describing the scope of work to be subcontracted, the name of the proposed subcontractor, and the total price or hourly rates used in preparing an estimated cost for the subcontractor's services. CITY, in its sole discretion, may grant or deny the request.

22.2. The ATTORNEY will be responsible for the quality of any subcontractor's work.

23. **Integration**. This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties. Any preliminary negotiations and agreements of any kind or nature are merged into this Agreement. No oral agreement or implied covenant may be held to vary the provisions of this Agreement. This Agreement may be modified only by written agreement signed by CITY and ATTORNEY, and approved as to form by the City Attorney.

24. **Authority to Execute**. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

25. **Modification; Relationship to Other Agreements**. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written, including but not limited to the Agreement for Special Services dated November 17, 2013, as amended.
Notwithstanding the foregoing, this Agreement does not supersede, replace, amend, or otherwise modify any separate Agreement for Special Services entered into by the parties for group training workshops and limited consultation services for the period of July 1 through June 30 of any year, and all such agreements shall remain in full force and effect according to their respective terms.

This Agreement may be modified, and any provision of this Agreement may be waived only by subsequent mutual written agreement executed by CITY and ATTORNEY.

26. **California Law**. This Agreement shall be construed in accordance with the laws of the State of California. Any action commenced about this Agreement shall be filed in the central branch of the Los Angeles County Superior Court.

27. **Interpretation**. This Agreement shall be interpreted as though prepared by both parties.

28. **Waiver**. A waiver of any breach of this Agreement may not be deemed a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.

29. **Governing Law**. The laws of the State of California, without regard to any choice of law provisions, will govern this Agreement.

30. **Venue and Jurisdiction**. CITY and ATTORNEY agree that the Services will take place in Los Angeles County. Any litigation arising out of this Agreement may only be brought in the Superior Court of the County of Los Angeles, Southwest Judicial District. The parties agree that venue exists in either court, and each party expressly waives any right to transfer to

another venue. The parties further agree that either court will have personal jurisdiction over the parties to this Agreement.

31. **Survival of Provisions and Obligations**. Any provision of this Agreement, which by its nature must be exercised after termination of this Agreement, will survive termination and remain effective for a reasonable time. Any obligation that accrued prior to termination of this Agreement will survive termination of this Agreement.

32. **Exhibits**. The following exhibit is incorporated by reference into this Agreement as though fully set forth herein.

    Exhibit B: Insurance Requirements

33. **Severability**. Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

[SIGNATURES FOLLOW ON NEXT PAGE]

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/12/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
IMA, Inc. - Pasadena
3475 E. Foothill Boulevard
Suite 100
Pasadena CA 91107
License#: 0008309

CONTACT NAME: IMA Certs Team
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS: certificates@imacorp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Insurance Company	29424
INSURER B : Federal Insurance Company	20281
INSURER C : QBE Insurance Corporation	39217
INSURER D : QBE Specialty Insurance Company	11515
INSURER E : Harco National Insurance Company	26433
INSURER F :	

INSURED LIEBCAS-C1
Liebert Cassidy Whitmore, A Professional Corporation
6033 W. Century Blvd 5th Floor
Los Angeles CA 90045

COVERAGES **CERTIFICATE NUMBER:** 120823236 **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:			72SBABL8FM5	12/14/2025	12/14/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			72SBABL8FM5	12/14/2025	12/14/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ $ $ $
A	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			72SBABL8FM5	12/14/2025	12/14/2026	EACH OCCURRENCE AGGREGATE 	$ 4,000,000 $ 4,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		2671750595	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
C D E	Professional Liability Cyber Liability D&O			LAW2163903 CELP001193501377801 PML000345401	12/14/2025 12/14/2025 12/14/2025	12/14/2026 12/14/2026 12/14/2026	Each Claim/Aggregate: Each Occ/Aggregate: Aggregate:	$10,000,000 $3,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Liability forms apply to Automobile as written on the policy.

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
Britt Messner

© 1988-2015 ACORD CORPORATION. All rights reserved.

Administrative Report

H.16., **File #** 26-0352 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

APPROVE CANCELLATION OF THE APRIL 7, 2026 REGULAR CITY COUNCIL MEETING AND AGENCY MEETINGS AND RESCHEDULE TO APRIL 14, 2026

EXECUTIVE SUMMARY

To accommodate scheduling conflicts resulting from the 2026 Redondo Beach Unified School District Spring Break, staff is recommending that the City Council approve cancellation of the April 7, 2026 Regular City Council, Community Financing Authority, and Parking Authority meetings and reschedule them to April 14, 2026.

BACKGROUND

On occasion, it is necessary to cancel or reschedule City Council meetings to accommodate the schedules of the Mayor and City Council members. At this time, staff is recommending that the Council approve the cancellation of the April 7, 2026 Regular City Council meeting to accommodate for scheduling conflicts resulting from Spring Break in the Redondo Beach Unified School District, which is scheduled to run from April 6 to April 10, 2026.

If approved, the Regular City Council, Community Financing Authority, and Parking Authority Meetings will be rescheduled to April 14, 2026.

FISCAL IMPACT

There is no fiscal impact associated with the production of this Administrative Report. Funding for the work effort is included in the FY 2025-26 Adopted Budget.

SUBMITTED BY:
Mike Witzansky, City Manager

Administrative Report

J.1., **File #** 26-0340 **Meeting Date:** 3/17/2026

TITLE

For eComments and Emails Received from the Public

Administrative Report

L.1., **File #** 26-0353 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND COASTAL DEVELOPMENT PERMIT TO CREATE A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE. THE PROPOSED ZONE WOULD BE IN EFFECT FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. DURING THESE HOURS, ON-STREET PARKING WOULD REQUIRE A VALID PERMIT FOR VEHICLES PARKED WITHIN THE DESIGNATED AREA. PERMIT ELIGIBILITY WOULD BE LIMITED TO RESIDENTIAL PROPERTIES LOCATED ALONG 500-522 NORTH GERTRUDA AVENUE.

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2603-013, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING COASTAL DEVELOPMENT PERMIT NO. 2025-0359, AND APPROVING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

APPLICANT: City of Redondo Beach
LOCATION: **500-522 N. Gertruda, Redondo Beach e.g., both sides of N Gertruda Ave south of the City's Public Works Facilities.**
CASE NO: 2025-0359

PROCEDURES:
1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Determine whether the required findings can be made to adopt the attached resolution by title only, waiving further reading.

EXECUTIVE SUMMARY

In December 2023, the City Council adopted Resolution No. CC-2312-134 authorizing establishment of a Preferential Parking Zone (PPZ) on the southern 400 feet of the 500 block of N. Gertruda Avenue and directed staff to prepare a Coastal Development Permit (CDP). Because the site is within the Coastal Zone, a CDP is required before the PPZ may be implemented. The proposed PPZ would apply from 8:00 a.m. to 6:00 p.m., Monday through Friday. Under the Redondo Beach

Municipal Code (RBMC), permit eligibility is limited to residential properties; non-residential properties on the block would not be eligible for permits.

In the Fall of 2025, per prior City Council direction, the Community Development Department initiated the processing of an administrative CDP with a public hearing waiver. During the public notice period for an administrative CDP, the City received comments from area businesses opposing the PPZ and a timely request for a public hearing. Pursuant to RBMC Title 10, the CDP can no longer be processed administratively and a public hearing is now required before the City Council. The purpose of the Public Hearing is to receive testimony and consider whether the required findings can be made for issuance of a CDP for the proposed PPZ. If approved, the matter would proceed in accordance with applicable Coastal Act and Local Coastal Program procedures.

BACKGROUND

Section 3-7, Article 17 of the RBMC establishes the procedures and evidentiary criteria for the creation of a preferential parking zone (PPZ). The Public Works & Sustainability Commission (PWSC) conducted a duly noticed public hearing on August 28, 2023, and recommended approval of a modified PPZ on the southern 400 feet of the 500 block of North Gertruda Avenue, with parking restrictions from 8:00 a.m. to 6:00 p.m., Monday through Friday, based on the parking conditions documented in the administrative record.

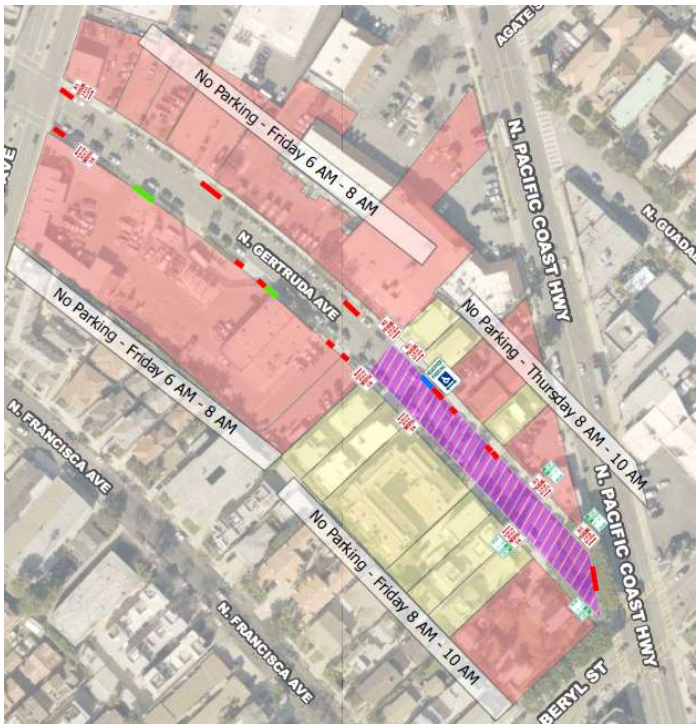


Figure 1. PPZ Highlighted in Purple

On December 19, 2023, the City Council adopted Resolution No. CC-2312-134 approving the PPZ, subject to issuance of a CDP. The administrative report, resolution, and minutes from that meeting are included as an attachment to this report. The Resolution further provides that the PPZ would not take effect unless a CDP is obtained.

Although the proposed PPZ does not involve physical expansion of development, grading, or structural improvements, changes to public parking regulations within the Coastal Zone constitute development under the California Coastal Act and the City's certified Local Coastal Program because such changes may affect the distribution and intensity of public access. For that reason, a CDP is required before the previously approved PPZ may be implemented.

Staff notes that the proposed permit structure would limit parking permits to residential properties along the block, despite the presence of non-residential uses in the area. The customers that patron nearby businesses rely on the street parking along Gertruda and, as proposed, this would be the first preferential parking zone restricted to residents to be issued in the City's Coastal Zone. The City Council may, therefore, wish to consider the broader policy implications of the request, including whether approval of this CDP would lead to similar requests in other areas of the City that are within the Coastal Zone.

Coastal Development Permit Findings

Finding 1: The proposed development is in conformity with the City of Redondo Beach Certified Local Coastal Program (LCP)

The project area is located within the Coastal Zone and is approximately 0.3 miles walking distance from the nearest waterfront area traveling along Beryl Street. The block is not located between the shoreline and the first public road paralleling the sea, nor is it identified in the LCP as a designated coastal access corridor or public beach access route.

The City's LCP incorporates policies consistent with Coastal Act Chapter 3, including protection of public access and maintenance of coastal-dependent and visitor-serving uses. The proposed PPZ:

- Applies only during weekday business hours
- Does not apply evenings, weekends, or holidays, when peak recreational coastal demand typically occurs
- Is geographically limited to a short 400-foot residential segment.

Based on the limited hours, geographic extent, and inland location of the proposed PPZ, a case could be made that the project would not substantially interfere with coastal access or recreation and conforms to the applicable policies and objectives of the City's Certified Local Coastal Program.

However, staff notes that the Coastal Commission is generally opposed to preferential parking programs in the Coastal Zone, and views it as a restriction of public access to the coast. While the subject CDP is not appealable to the Coastal Commission, their staff has been in contact with the City about this matter and expressed concern with the issuance of a CDP for a preferential parking program, and the potential precedent it may set.

Finding 2: That the proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

This finding is not applicable, as the project site is not located between the shoreline and the first public road paralleling the sea.

Finding 3: That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

The project has complied with all CEQA requirements. The project consists solely of installation of parking signage and implementation of a residential permit parking program. The project involves negligible expansion of use and no physical alteration of land beyond minor signage installation, and therefore qualifies for a Class 1 categorical exemption.

It is recommended the City Council conduct the Public Hearing, consider the concerns raised by City and Coastal Commission staff, and determine whether findings can be made to adopt the Resolution approving a Coastal Development Permit creating (and implementing) a Preferential Parking Zone in the southern 400 feet of the 500 block of North Gertruda Avenue, with parking restrictions from 8:00 a.m. to 6:00 p.m., Monday through Friday.

ENVIRONMENTAL STATUS
The project qualifies for a Class 1 (Existing Facilities) categorical exemption under CEQA Guidelines § 15301, as it consists of minor alteration of existing public facilities involving negligible expansion of use.

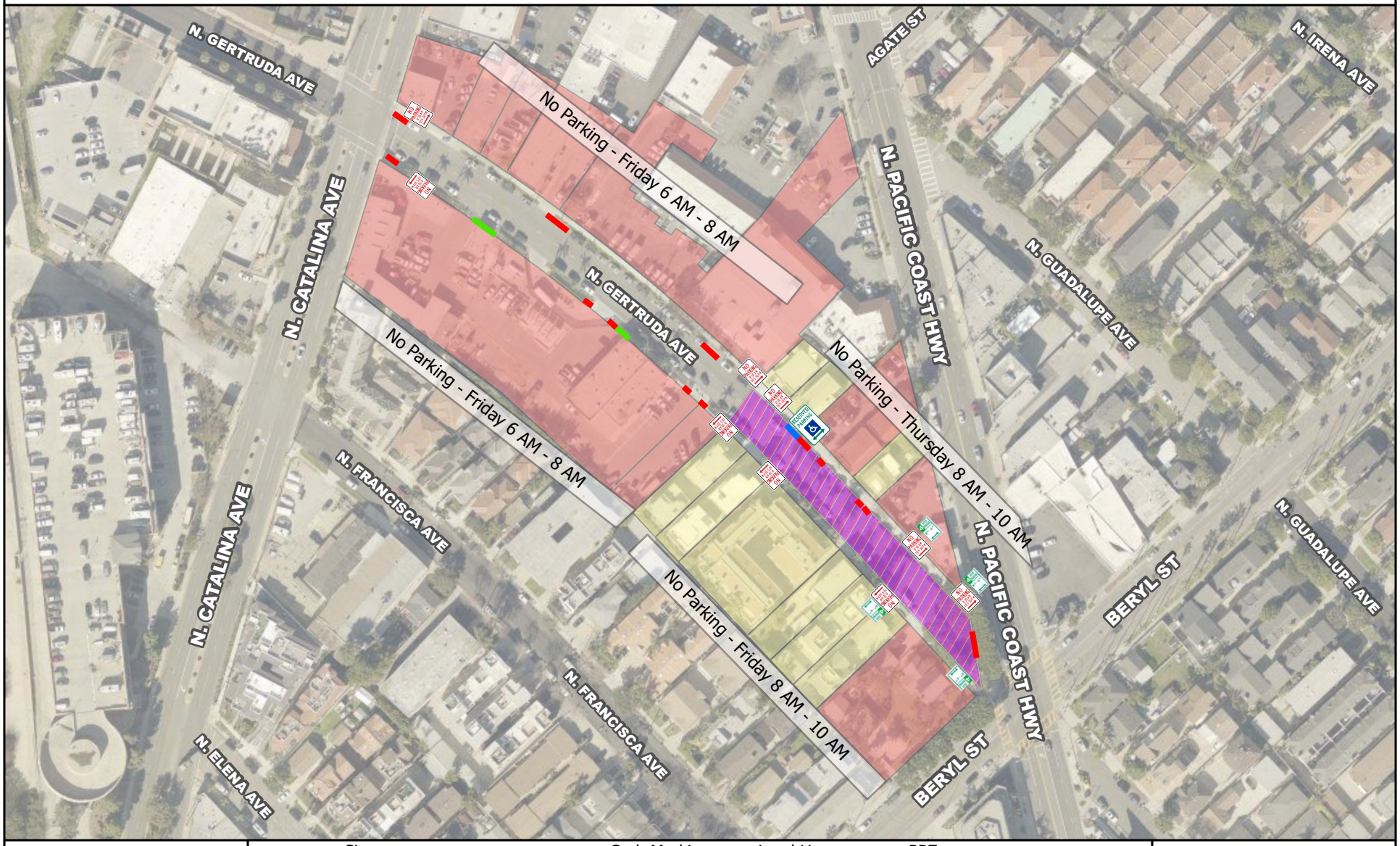
COORDINATION
The Community Development Department coordinated this report with the Public Works Department Engineering Services Division.

FISCAL IMPACT
If the CDP is approved, Public Works maintenance personnel would furnish and install the necessary street signage for the new parking zone. The Police Department would be responsible for administering and enforcing the residential parking permits.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS
- Map - Preferential Parking Zone-500 Blk N Gertruda Ave
- Reso - No. 2603-013 adopting a CEQA Exemption and establishing a Preferential Parking Zone-500 Blk N Gertruda Ave
- Administrative Report, Resolution, and Meeting Minutes - City Council, February 19, 2023
- Public Comments Received

Preferential Parking Zone-500 BLK N GERTRUDA AVE



N

Sign
- Handicap Parking
- Street Sweeper Friday
- 4 Hr Time Limit 8AM-6PM

Curb Markings
- Blue Curb
- Green Curb
- Red Curb

Land Use
- Residential
- Commercial

PPZ
- Proposed Area

REDONDO BEACH

8/24/2023

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

RESOLUTION NO. CC-2603-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING COASTAL DEVELOPMENT PERMIT NO. 2025-0359, AND APPROVING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

WHEREAS, California Vehicle Code section 22507 authorizes local authorities, by ordinance or resolution, to restrict or prohibit parking on designated streets and to provide preferential parking privileges for residents adjacent to those streets and their guests; and

WHEREAS, Redondo Beach Municipal Code ("RBMC") Section 3-7, Article 17 establishes the procedures and evidentiary criteria for the establishment of preferential parking zones within the City of Redondo Beach; and

WHEREAS, in 2023, residents on the southern 400 feet of the 500 block of North Gertruda Avenue submitted a petition requesting establishment of a preferential parking zone pursuant to RBMC Section 3-7, Article 17; and

WHEREAS, following receipt and verification of the petition, City staff conducted the parking review and survey process required by the RBMC in order to evaluate parking conditions on the subject block; and

WHEREAS, on August 28, 2023, the Public Works & Sustainability Commission conducted a duly noticed public hearing regarding the requested preferential parking zone and, following consideration of the parking study and public testimony, recommended that the City Council approve a modified preferential parking zone on the southern 400 feet of the 500 block of North Gertruda Avenue, with parking restrictions limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday; and

WHEREAS, on December 19, 2023, the City Council of the City of Redondo Beach adopted Resolution No. CC-2312-134 approving establishment of a preferential parking zone on the southern 400 feet of the 500 block of North Gertruda Avenue, subject to the condition that a Coastal Development Permit be obtained before the preferential parking zone could take effect; and

WHEREAS, Resolution No. CC-2312-134 further provided that, if a Coastal Development Permit was not obtained, the approved preferential parking zone would become null and void and would not be implemented; and

WHEREAS, although the project approved by Resolution No. CC-2312-134 does not involve grading, building construction, structural improvements, or expansion of development, the City thereafter determined that implementation of new parking restrictions within the Coastal Zone constitutes "development" for purposes of the California Coastal Act and the City's certified Local Coastal Program because such restrictions may affect the distribution and availability of public parking and coastal access; and

WHEREAS, based on that determination, the City initiated Coastal Development Permit No. 2025-0359 in September 2025, in order to allow implementation of the preferential parking zone previously approved by the City Council on December 19, 2023; and

WHEREAS, on December 22, 2025, the City caused notice to be issued for an administrative public hearing waiver for Coastal Development Permit No. 2025-0359, and during the public notice period a written request for a public hearing was filed, requiring that the matter be scheduled for consideration at a duly noticed public hearing before the City Council; and

WHEREAS, on March 17, 2026, the City Council conducted a duly noticed public hearing on Coastal Development Permit No. 2025-0359, at which time the City Council received and considered the staff report, the administrative record, written correspondence, and public testimony; and

WHEREAS, the approval presently requested of the City Council is Coastal Development Permit No. 2025-0359, which is necessary under the California Coastal Act and the City's certified Local Coastal Program before the preferential parking zone previously approved on December 19, 2023, may be implemented on the southern 400 feet of the 500 block of North Gertruda Avenue; and

WHEREAS, the project has been reviewed in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, and the City Council finds that the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities), because the project involves only minor alteration of an existing public facility, consisting of parking regulation signage and implementation of an administrative permit program, with negligible or no expansion of existing use; and

WHEREAS, the City Council is required to make the findings set forth in the Redondo Beach Municipal Code and the City's certified Local Coastal Program in order to approve Coastal Development Permit No. 2025-0359.

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 project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities), and hereby adopts the CEQA Exemption Declaration for Coastal Development Permit No. 2025-0359.

SECTION 3. The City Council finds that Coastal Development Permit No. 2025-0359 is in conformity with the Certified Local Coastal Program because the project is limited to a short 400-foot segment of an existing public street within the Coastal Zone; is located inland from the waterfront and outside any designated coastal access corridor or public beach access route; and applies only during weekday business hours, and not during evenings, weekends, or holidays when peak recreational coastal demand typically occurs. Based on the limited hours, geographic extent, and location of the proposed preferential parking zone, the City Council finds that the project would not substantially interfere with coastal access or public recreation.

SECTION 4. The City Council finds that the public access and public recreation finding applicable to development located between the sea and the first public road paralleling the sea is not applicable because the project site is not located between the shoreline and the first public road paralleling the sea.

SECTION 5. The City Council finds that it has complied with all applicable CEQA responsibilities in connection with the project and that approval of the proposed development does not violate any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

SECTION 6. Based upon the foregoing findings, the City Council hereby approves Coastal Development Permit No. 2025-0359 for implementation of the preferential parking zone on the southern 400 feet of the 500 block of North Gertruda Avenue, as previously approved by Resolution No. CC-2312-134 on December 19, 2023.

SECTION 7. The preferential parking restriction approved herein shall apply from 8:00 a.m. to 6:00 p.m., Monday through Friday, on the southern 400 feet of the 500 block of North Gertruda Avenue.

SECTION 8. Permit issuance, enforcement, and administration of the preferential parking zone shall be carried out in accordance with RBMC Section 3-7, Article 17 and any implementing procedures of the City.

SECTION 9. The preferential parking zone shall not become operative until all required signage giving notice of the parking restrictions has been installed by the City.

SECTION 10. This Resolution supplies the Coastal Development Permit approval required

by Resolution No. CC-2312-134 in order for the previously approved preferential parking zone to take effect. Except as modified herein to satisfy Coastal Zone permitting requirements, Resolution No. CC-2312-134 shall remain in effect.

SECTION 11. The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be entered in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 17th day of March, 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-2603-013 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 March, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

Administrative Report

Attachment 3 - CC AR 12/19/2023

N.1., **File #** 23-7265 **Meeting Date:** 12/19/2023

To: **MAYOR AND CITY COUNCIL**

From: TED SEMAAN, PUBLIC WORKS DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING A PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERNTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY

DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIA COASTAL COMMISSION FOR CONSIDERATION OF APPROVAL

EXECUTIVE SUMMARY

In response to a resident petition and the subsequent Public Works & Sustainability Commission (PWSC) recommendation, staff is bringing forward a discussion to consider the establishment of a preferential parking zone (PPZ) for the southerly portion of the 500 block of N. Gertruda Avenue. A preferential parking program would allow only vehicles registered to residents of the block displaying a valid parking permit to park on City streets in the zone during certain hours of the day, proposed to be Monday through Friday between 8:00 AM and 6:00 PM. Preferential parking zones are addressed in the Redondo Beach Municipal Code (RBMC) and allow the City Council to establish preferential parking zones on residential streets (or portions thereof) for the benefit of residents adjacent thereto.

The required findings and procedures are outlined in RBMC §3-7.1701 to 1706 <https://library.qcode.us/lib/redondo_beach_ca/pub/municipal_code/item/title_3-chapter_7-article_17?view=all>. The RBMC requires that the specific thresholds be met to establish a preferential parking zone, including receiving sufficient signatures of petitioned residents in the zone, completion of a parking study asking whether there is an excessive impact of commuter vehicles on residential streets, and determination of certain findings by staff. These steps have been completed and the thresholds have been met. The RBMC then requires the PWSC to hold a public hearing and determine if a basis exists to establish the PPZ according to criteria in the Ordinance. The PWSC held a hearing on August 28, 2023 and determined that a basis exists and has recommended the matter be advanced to the City Council. A summary of the requirements and procedure can be found

in the PWSC's Administrative report of this item presented on August 28, 2023.

City Council approval to implement a PPZ requires the passage of a resolution, as per the RBMC. The 500 block of N Gertruda Avenue is within the Coastal Zone so establishing a PPZ at this location also requires a Coastal Development Permit. Establishment of a PPZ is not within the City's Local Coastal Permit authorization, so the matter will need to be forwarded to the Coastal Commission. Recognizing this requirement, staff contacted the Coastal Commission following PWSC approval on August 28, 2023, to gauge how the PPZ would be received. Coastal Commission staff have indicated that PPZs are not generally supported by the Commission.

BACKGROUND

Preferential Parking Zones

Public street parking is, unless otherwise restricted by signage or curb markings, available to the public. The RBMC, however, does make provision for preferential parking zones by resolution of the City Council under certain conditions. These conditions are intended to "enhance or protect that quality of life…threatened by noise, traffic hazards or environmental pollution resulting from commuter vehicle traffic," as per RBMC § 3-7.1701(a). When the required findings are made, a preferential parking zone may be established through a permit parking system. The decision must be considered in a public hearing that allows properly permitted vehicles of the fronting residences to be exempt from restrictions otherwise posted. The City has established a number of preferential parking zones within the City.

Redondo Beach Municipal Code Section 3, Article 17 defines the process for establishing preferential parking zones. Preferential parking zones can be considered when a parking survey shows that street parking is excessively impacted by commuter vehicles. To initiate the parking survey, 66% of the residents on the block (or portion of the block) must sign for and submit a petition in support of preferential permit parking.

A resident at 515 N. Gertruda Avenue submitted a petition of support for a preferential parking zone on the southerly half of the 500 block of N. Gertruda Avenue. It was signed by 75% of the residences on the designated portion of the block (southeasterly of and not impacting 531 N. Gertruda Ave. - the Public Works Operations and Administration Facility), satisfying the requirement. The residents' requested a parking restriction for non-permit holders to prohibit parking from 8:00 AM to 10:00 PM seven days per week. The PWSC recommended PPZ parking restrictions be modified to be effective Monday through Friday from 8:00 AM to 6:00 PM.

Neighborhood Setting

The 500 block of N. Gertruda Avenue is classified as a local street and is located within the Coastal Zone defined by the RBMC. Development along the block is mixed between residential, commercial, and institutional use. The City Public Works Yard, and several City owned parcels occupied by storage facilities, are located on both sides of the street, north of the proposed preferred parking zone.

N. Gertruda Avenue runs northwesterly to southeasterly and has a 25-mph local street prima facie speed limit. It is approximately 44 feet wide with one travel lane in each direction. Parking is allowed on both sides of the street, although it is prohibited for two hours on Thursday mornings along the east (inland) side and two hours on Friday mornings along the west (coastal) side for street

sweeping. In addition, some of the commercial parking area, covering approximately the southerly 200 feet on each side of the 500 block of N Gertruda Avenue, is limited to four hours between 8:00 AM and 6:00 PM every day of the week.

Parcels with addresses on this block (and south of the City owned parcels) along the westerly side of N. Gertruda are predominantly residential. On the east side, there are both residential and commercial parcels. There is a total of nine residential parcels in the proposed preferential parking zone, containing 28 residences.

In addition to these multi-family residential parcels, there are two commercial parcels on the east side of the street, with addresses on Pacific Coast Highway (PCH), that abut and are comingled with residential properties along this portion of N. Gertruda Avenue. One of these, occupied by three automotive repair businesses, has driveway access to both N. Gertruda Avenue and PCH. The other parcel, sharing a small takeout restaurant and an acupuncture office has a parking lot accessed via a driveway apron on PCH. Another parcel on the southernmost portion of the west side of the street is a commercial property (financial services) with driveway access to a small garage structure from N. Gertruda Avenue.

Residents along the 500 block of N Gertruda Avenue approached the City with concerns surrounding the lack of available public street parking along the block due to usage by businesses and their customers. The residents proceeded with obtaining signatures from neighbors, which reached the two-thirds threshold per the City's PPZ policy. It was unknown at the time whether or not residents had contacted businesses about their concerns. Subsequent to receiving the PPZ petition signatures, City staff proceeded with a parking and technical study.

The PWSC report provides a detailed discussion of the parking survey performed after the petition threshold was met. The survey found that during the midday time period, more than 75% of the legal public on-street parking spaces within the subject segment of N Gertruda were occupied, and more than 25% of those occupied spaces housed vehicles not registered to a residential address on the street. The findings were presented to the PWSC at a public hearing held on August 28, 2023. The PWSC report details existing conditions, conditional use permit (CUP) considerations, and legitimate parking needs for the businesses along N Gertruda Avenue. Due to the constrained parking conditions only lasting a few hours during weekdays and the potential impacts on businesses, staff did not fully recommend approval of the PPZ for the locations and hours requested.

At the August 28 meeting, the PWSC recommended staff advance consideration of a PPZ covering the hours between 8:00 AM to 6:00 PM from Monday through Friday to the City Council for consideration of approval. Notice for the PWSC was provided to all addresses with driveways and frontage along the block. The PWSC also recommended that staff inquire about the potential to get a PPZ approved by the Coastal Commission, and to partake in outreach with the local businesses to inform them of their residential neighbors' concerns. Staff has also considered what other municipal ordinances might be enforced to limit the use of on-street parking for business purposes. Unless street parked vehicles, such as vehicles towed to the site, are inoperative or actual repair work is being performed on the street, use of the street for business related parking is legal under the City's Code.

Subsequent to the PWSC meeting, staff sent out letters to businesses asking them to work with local residents on sharing the space within the public right-of-way. Additionally, personnel in the Public

Works Engineering Division and Community Development Planning Division initiated conversations with Coastal Commission staff regarding the feasibility of PPZ approval in the Coastal Zone. Coastal Commission staff indicated their general opposition to PPZs and were not optimistic the City's request would be approved by the Coastal Commission if submitted.

If the City Council chooses to adopt the attached resolution to approve the PPZ, staff will develop an application for a Coastal Development Permit and submit it to the Coastal Commission for consideration of approval. It is unclear at this time how long the process will take. If the Coastal Development Permit is approved, staff will proceed with implementation of the PPZ in accordance with the adopted Resolution.

COORDINATION

The parking survey was coordinated between the Public Works Department and the Police Department. Staff in the Community Development Department, City Attorney's Office, and the California Coastal Commission were also consulted.

FISCAL IMPACT

There is no fiscal impact associated with this item. If a PPZ is approved by the City and the CA Coastal Commission, the cost of PPZ implementation will be recovered through the preferential parking permitting process, which is administered by the Police Department.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2312-134 Creating a Preferential Parking Zone
- Administrative Report - Public Works and Sustainability Commission, August 28, 2023

RESOLUTION NO. CC-2312-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

WHEREAS, California Vehicle Code Section 22507(a) authorizes the City of Redondo Beach ("City") to designate certain streets upon which preferential parking privileges are given to residents adjacent to the streets for their use and the use of their guests, under which designation said residents may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution; and

WHEREAS, under Redondo Beach Municipal Code Section 3-7.1703, residents representing two-thirds of the fronting residential units on a block must submit a petition of support for the City to initiate a parking survey for the street segment requested as a preferential parking zone; and

WHEREAS, the City received a petition of support to establish a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue (or south of the City's Public Works Maintenance Facilities) in accordance with Redondo Beach Municipal Code Section 3-7.1703; and

WHEREAS, upon receipt and verification of the submitted petition, the City must initiate a parking survey which includes the percentage of the legal on-street parking spaces occupied by resident and non-resident vehicles; and

WHEREAS, the City Engineer has prepared a parking survey which indicated that street parking is excessively impacted by the parking of commuter vehicles on the street segment requested as a preferential parking zone; and

WHEREAS, the City Engineer made a recommendation about the establishment of a preferential parking zone to the Public Works Commission; and

WHEREAS, on August 28, 2023, the Public Works & Sustainability Commission reviewed the results of the survey at a public hearing; and

WHEREAS, on August 28, 2023, the Public Works & Sustainability Commission recommended that City Council approve the establishment of a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue within the State of California Coastal Zone; and

WHEREAS, the implementation of this preferential parking zone is contingent upon obtaining an approved Coastal Development Permit from the California Coastal Commission.

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

SECTION 1. That the City of Redondo Beach approves establishing a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue, covering address numbers 500-522.

SECTION 2. That the preferential parking zone for said street shall allow parking by permit only from 8:00 a.m. to 6:00 p.m., Monday through Friday.

SECTION 3. That the issuance of permits, prohibitions, and termination of preferential parking zones shall be in accordance with Section 3-7.1704, Section 3-7.1705 and Section 3-7.1706 of the Redondo Beach Municipal Code.

SECTION 4. That the preferential parking zone shall not be effective until signs or markings giving adequate notice of the parking restriction established herein shall have been placed, and the City Engineer has hereby been instructed to erect such signs.

SECTION 5. That this resolution, and all provisions contained herein, shall become null and void if the City of Redondo Beach does not obtain an approved Coastal Development Permit from the California Coastal Commission, consequently rendering the establishment of the preferential parking zone on N Gertruda Avenue non-effective.

SECTION 6. That 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 19th day of December, 2023.

_____
William C. Brand, Mayor

APPROVED AS TO FORM:

_____
Michael W. Webb, 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-2312-134 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 19th day of December, 2023, 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

Date: August 28, 2023

To: **Public Works and Sustainability Commission**

From: **Department of Public Works**

Subject: **PUBLIC HEARING - PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE**

TITLE:
PUBLIC HEARING TO CONSIDER THE REQUESTED PREFERENTIAL PARKING ZONE ALONG THE 500 BLOCK OF N GERTRUDA; AND

PROCEDURES:

A. OPEN THE PUBLIC HEARING, TAKE TESTIMONY;
B. CLOSE THE PUBLIC HEARING; AND
C. RECOMMEND WHETHER THE REQUESTED PREFERENTIAL PARKING ZONE SHOULD BE ADVANCED FOR CITY COUNCIL CONSIDERATION. IF YES, PROVIDE THE DAYS AND HOURS OF THE PROPOSED PARKING RESTRICTIONS FOR NON-RESIDENTS; RECOMMEND MODIFICATIONS TO THE CURRENT PARKING TIME RESTRICTIONS; OR OTHER SUGGESTIONS FROM THE COMMISSION

SUMMARY:
In response to resident initiative staff is bringing forward a discussion for the consideration to establish a preferential parking zone ("PPZ") for the southerly portion of the 500 block of N. Gertruda Avenue. A preferential parking program would allow only vehicles displaying a valid parking permit to park on City streets in the zone during certain hours of the day, up to and including 24 hours per day and seven days per week. Preferential parking zones are addressed in the Redondo Beach Municipal Code ("RBMC") and allow the City Council to establish preferential parking zones on residential streets (or portions thereof) for the benefit of residents adjacent thereto. The required findings and procedures are outlined in RBMC §3-7.1701 to 1706. A summary of the requirements and procedure prior to consideration by the City Council is attached.

In this case, the area in question is within the Coastal Zone so establishing a PPZ at this location will also require a Coastal Development Permit, which requires further action by staff and additional findings by the City Council. Those actions will be undertaken by staff if the Public Works and Sustainability Commission ("Commission") recommends at this hearing the matter be advanced for City Council consideration.

Aside from and prior to addressing the requirements of the Coastal Development Permit, the RBMC requires specific thresholds be met to establish a preferential parking zone, including receiving sufficient signatures of petitioned residents in the zone, completion of a parking study asking whether there is an excessive impact of commuter vehicles on residential streets, and determination of certain findings by staff. These steps have been completed, leading to tonight's hearing where the Commission is asked to determine whether there is a proper basis for making the required findings and moving the proposal forward.

BACKGROUND:

Preferential Parking Zones

State law makes no provision for private "ownership" or control of on-street parking spaces in the public right of way. They are, unless otherwise restricted by signage or curb markings, available to the public. The RBMC, however, does make provision for preferential parking zones, by resolution of the City Council, under certain conditions. These conditions are intended to "enhance or protect that quality of life…threatened by noise, traffic hazards or environmental pollution resulting from commuter vehicle traffic"[1]. When the required findings are made, a preferential parking zone is implemented through a permit parking system considered in a public hearing that allows properly permitted vehicles of the fronting residences to be exempt from restrictions otherwise posted. The City has established a number of preferential parking zones within the City. A map of the locations and the times and days of the various preferential parking zones is attached to this report.

Redondo Beach Municipal Code Section 3, Article 17 defines the process for establishing preferential parking zones. Preferential parking zones can be considered when a parking survey shows that street parking is excessively impacted by commuter vehicles. To initiate the parking survey, 66% of the residents on the block (or portion of the block) must sign for and submit a petition. A resident at 515 N. Gertruda Avenue submitted a petition of support for a preferential parking zone on the southerly half of the 500 block of N. Gertruda Avenue. It was signed by 75% of the residences on the designated portion of the block (southeasterly of 521 N. Gertruda Ave.), satisfying the requirement. The requested parking restriction for non-permit holders was to prohibit parking from 8 AM to 10 PM seven days per week.

Neighborhood Setting

The 500 block of N. Gertruda Avenue is classified as a local street and is located within the Coastal Zone defined by the RBMC. Development along the block is split between residential and commercial / institutional development. The City Public Works Yard and several City owned parcels occupied by storage facilities are located on both sides of the street, north of the proposed preferred parking zone. The attachments include a map of the block and identify the residential and commercial properties as well as the proposed PPZ.

[1] RBMC § 3-7.1701(a)

N. Gertruda Avenue runs northwesterly to southeasterly and has a 25-mph local street prima facie speed limit. It is approximately 44 feet wide with one travel lane in each direction that are separated for most of the block by a dashed yellow centerline. However, most of the portion of the block being considered for a preferential parking zone has no centerline. Parking is allowed on each side of the street, although it is prohibited for two hours on Thursday mornings along the east side and two hours on Friday mornings along the west side for street sweeping. In addition, some of the commercial parking area, covering approximately the southerly 200 feet on each side of the street, is limited to four hours between 8 AM and 6 PM every day of the week.

At one time, long ago, the street intersected the Pacific Coast Highway ("PCH") at Beryl Street in a multi-legged intersection. However, N. Gertruda Avenue was physically closed to PCH with a raised concrete sidewalk, parkway and landscaping, most likely to improve operations along PCH as it become a major arterial for the community. When N. Gertruda Avenue was closed at the southern end, it was done without creating a modern cul-du-sac that provides a proper turning radius for vehicles. This complicates the parking congestion and movement of vehicles at the south end. The north end of the block intersects N. Catalina Avenue at a signal-controlled intersection.

Parcels with addresses on this block (and south of the City owned parcels) along the westerly side of N. Gertruda are predominantly residential. On the east side, there are both residential and commercial parcels. There is a total of nine residential parcels in the proposed preferential parking zone, containing 28 residences.

In addition to these residential parcels, there are two commercial parcels on the east side of the street, with addresses on PCH, that abut and are comingled with residential properties along this portion of N. Gertruda Avenue. One of these, occupied by three automotive repair businesses, has driveway access to N. Gertruda Avenue. The other parcel, sharing a small takeout restaurant and an acupuncture office has a parking lot accessed via a driveway apron on PCH. Another parcel on the southernmost portion of the west side of the street is a commercial property (financial services) with driveway access to a small garage structure from N. Gertruda Avenue.

DISCUSSION:

Parking Survey

The RBMC provides a several factors that should be considered before staff can determine that a preferential parking zone should be brought to the Commission for consideration. Among them, and the most data driven, is the parking survey to determine whether all or a portion of the block is excessively impacted by the parking of commuter vehicles on City streets.

Per RBMC Section 3-7.1703, street parking is excessively impacted by commuter vehicles when:

1. More than 75% of the legal on-street parking spaces are occupied by resident and non-resident vehicles; and

2. More than 25% of the legal on-street parking spaces are occupied by non-resident motor vehicles.

A parking survey was conducted by Engineering staff for morning (7AM to 9AM), midday (11:30 AM to 1:30 PM) and afternoon/evening (5 PM to 7 PM) periods on the following dates:

Monday, March 6, 2023
Thursday, March 9, 2023
Tuesday, March 14, 2023
Thursday March16, 2023
Thursday March 23, 2023

The parking survey consisted of recording the license plates of all vehicles parked along both sides of the southerly portion of the 500 block of N. Gertruda Avenue, the proposed PPZ. The survey also flagged vehicles parked only in front of residential parcels in the same portion of the block. The Police Department provided Engineering Staff with address information where the vehicle was registered, indicating whether it was registered to a resident of N. Gertruda Avenue, another street in Redondo Beach, or an address outside of the City or State. For the purposes of this request, Staff considered resident vehicles to be any registration address on the 500 block of N. Gertruda Avenue. Staff classified all other vehicles as non-resident.

The available curb space for on-street parking in the proposed PPZ, including one ADA accessible parking space, is about 630 feet. This provides approximately 28 available parking spaces (not including the ADA space) using typical parking space lengths to be considered in the parking study. Approximately 15 of these spaces are available for parking in front of commercial parcels and the other 13 spaces are available in front of residential parcels. The analysis to determine whether the parking was excessively impacted by non-resident vehicles according to the criteria shared above was performed twice; one time for all 28 parking spaces and a second time for just the 13 spaces in front of residential parcels. This was done to determine if a preferential parking zone could be established for the parking area in front of residential parcels if not for all the parking area in this portion of the block. A summary of the parking survey results is included in the attachments and is discussed next.

First to be considered is the count of vehicles parked along the entire length of available parking in this portion of the block, the 28 spaces. During the five days of the survey and for all time periods, 60% of the available parking spaces were occupied on average. When individual time periods are considered, the average parking occupancy rates are 46% in the morning, 79% in the midday and 54% in the afternoon / evening. For all periods, the threshold 75% utilization rate is only satisfied during the midday. The next criterium is that at least 25% of the available on-street parking is occupied by non-residents. The survey revealed that, on average over the five days, 34% of the parked vehicles were non-resident vehicles. When individual time periods are considered, the average nonresident parking occupancy rates are 19% in the morning, 55% in the midday and 28% in the afternoon / evening. The 25% nonresident utilization rate is satisfied on average, driven by the midday and afternoon / evening time periods. However, because both criteria (utilization

rate over 75% and non-resident parking rate over 25%) need to be satisfied, parking is only considered to be excessively impacted during the midday, when considering all available parking on this portion of the block.

Next to be considered is the count of vehicles parked along only the residential parcels in this portion of the block, the 13 spaces. During the five days of the survey and for all time periods, just under 72% of the available parking spaces were occupied on average. When individual time periods are considered, the average parking occupancy rates are 71% in the morning, 82% in the midday and 63% in the afternoon / evening. For all periods, the threshold 75% utilization rate is again only satisfied during the midday. The next criterium is that at least 25% of the available on-street parking is occupied by non-residents. The survey revealed that, on average over the five days, 42% of the vehicles were non-resident vehicles. When individual time periods are considered, the average nonresident parking occupancy rates are 31% in the morning, 60% in the midday and 35% in the afternoon / evening. The 25% nonresident utilization rate is satisfied on average, and for all time periods. However, because both criteria (utilization rate over 75% and non-resident parking rate over 25%) need to be satisfied, parking is only considered to be excessively impacted during the midday, when considering parking in front of only the residential properties.

Other Considerations

In addition to the parking survey, the RBMC requires staff to consider other factors including, but not limited to, the size and configuration of the area as it relates to police enforcement of parking and traffic regulations, the potential impacts of parking and traffic congestion on adjacent areas if a PPZ is established on this block and whether other measures would better solve the problem. Staff finds that none of these factors serve to support an establishment of the PPZ beyond the midday time period as warranted by the parking survey.

Finally, staff must consider the ramifications of being in the Coastal Zone. The findings required to determine that a parking restriction in the Coastal Zone does not limit access to the coast or otherwise violate the Coastal Act are not easily satisfied. Staff will not pursue this unless and until the item is recommended by the Commission to move on to the City Council, given the time and resources required.

Based on the above information, and using the criteria in the RBMC to determine whether the street is excessively impacted, staff cannot fully recommend approval of the requested preferential permit parking zone comprised of either all available spaces or only those in front of residential parcels for the 8 AM to 10 PM time period that was requested. However, a midday time period could be supported if desired by the residents. If a preferential parking zone is recommended, staff would work with the residents to confirm some agreeable shorter time period for permitted exclusions to future parking restrictions. Once done, staff would prepare a report for the City Council to consider based on the information presented so far and assuming future research determines that establishing a PPZ would not be out of compliance with the Coastal Act.

It should be mentioned that the abutting commercial property owner and tenants have legitimate expectations to use street parking as well during their hours of operation. Street parking for the restaurant is allowed by right for that land use. The auto shops, if applying for a conditional use permit today, would be conditioned to limit using the street for business purposes (car storage, for instance.) However, because a CUP was not required when the property was established for this purpose in 1974, there is no such condition and, barring violation of some other parking restriction, their use of street parking is considered legal and non-conforming. Finally, staff is also aware that parking further north on the block is heavily occupied in front of the City owned parcels during the day. At night however, most of the City staff has left, and on-street parking becomes more available, despite a bit longer walk to the residential parcels.

The Commission may also elect to recommend against the implementation of a preferential parking zone. If so recommended, staff could work with the residents to determine if some other parking restriction, applicable to all vehicles, might be used to reduce the midday heavy use. If the Commission recommends against the preferential parking zone, the residents may appeal the matter to the City Council within 30 days of this hearing.

ALTERNATIVES AVAILABLE:

1. Recommend staff advance consideration of a preferential parking zone to the City Council after working with residents to establish an agreeable midday restriction for non-permit holders and completing the work required to comply with the Coastal Act.

2. Recommend against a preferred parking zone with expectation that staff will work with abutting property owners and tenants to determine whether some other parking restriction would benefit adjoining uses.

3. Other actions as determined by the Public Works and Sustainability Commission.

COORDINATION:

Coordination of the parking survey was shared between the Public Works Department and the Police Department.

Prepared by:

Andy Winje, City Engineer

Submitted by:

Ted Semaan, Public Works Director

ATTACHMENTS

1. Parking Study with Analysis
2. Permit Parking Policy
3. Preferential Parking Zones

4. Map – 500 Block N Gertruda

Analysis of License Plate / Parking Study for 500 Block of N. Gertruda - Portion Southeasterly of City Yard

		Total Nonresident Vehicles	Total Vehicles	Percentage of Non-resident to Total		Nonresident Vehicles parked in Residential Zones	Total Vehicles parked in Residential Zones	Percentage of Non-resident to Total
	Morning	4	18	22.22%		3	9	33.33%
3/6/2023	Noon	17	27	62.96%		9	12	75.00%
	Evening	7	19	36.84%		4	10	40.00%
	Morning	5	16	31.25%		4	12	33.33%
3/9/2023	Noon	14	20	70.00%		9	10	90.00%
	Evening	5	11	45.45%		4	5	80.00%
	Morning	4	8	50.00%		2	6	33.33%
3/14/2023	Noon	20	26	76.92%		10	13	76.92%
	Evening	8	15	53.33%		4	8	50.00%
	Morning	8	13	61.54%		6	10	60.00%
3/16/2023	Noon	15	20	75.00%		6	10	60.00%
	Evening	7	15	46.67%		4	8	50.00%
	Morning	6	10	60.00%		5	9	55.56%
3/23/2023	Noon	11	18	61.11%		5	8	62.50%
	Evening	12	16	75.00%		7	10	70.00%

Consideration of Entire Cul du Sac

All Parked Vehicles

28 Total Spaces			
5 Day Averages			>75%
Morning	13	46.43%	No
Noon	22.2	79.29%	Yes
Evening	15.2	54.29%	No
All	16.8	60.00%	No

Non-Resident Parked Vehicles

28 Total Spaces			
5 Day Averages			>25%
Morning	5.4	19.29%	No
Noon	15.4	55.00%	Yes
Evening	7.8	27.86%	Yes
All	9.5	34.05%	Yes

Consideration of Residential Frontage in Cul du Sac

All Parked Vehicles

13 Residential Spaces			
5 Day Averages			>75%
Morning	9.2	70.77%	No
Noon	10.6	81.54%	Yes
Evening	8.2	63.08%	No
All	9.3	71.79%	No

Non-Resident Parked Vehicles

13 Residential Spaces			
5 Day Averages			>25%
Morning	4.0	30.77%	Yes
Noon	7.8	60.00%	Yes
Evening	4.6	35.38%	Yes
All	5.5	42.05%	Yes

CITY OF REDONDO BEACH TRAFFIC ENGINEERING DIVISION POLICY

REQUEST FOR PERMIT PREFERENTIAL PARKING:

1. The resident must obtain a petition of the neighborhood signed by occupants of no-less than 66% of the dwelling units comprising no-less that 50 percent of the developed frontage of the areas proposed for the preferential parking zone. The petition must state the fee charged for the preferential parking permit, the schedule of fines, and the hours and days the neighborhood is impacted by nonresident vehicles.

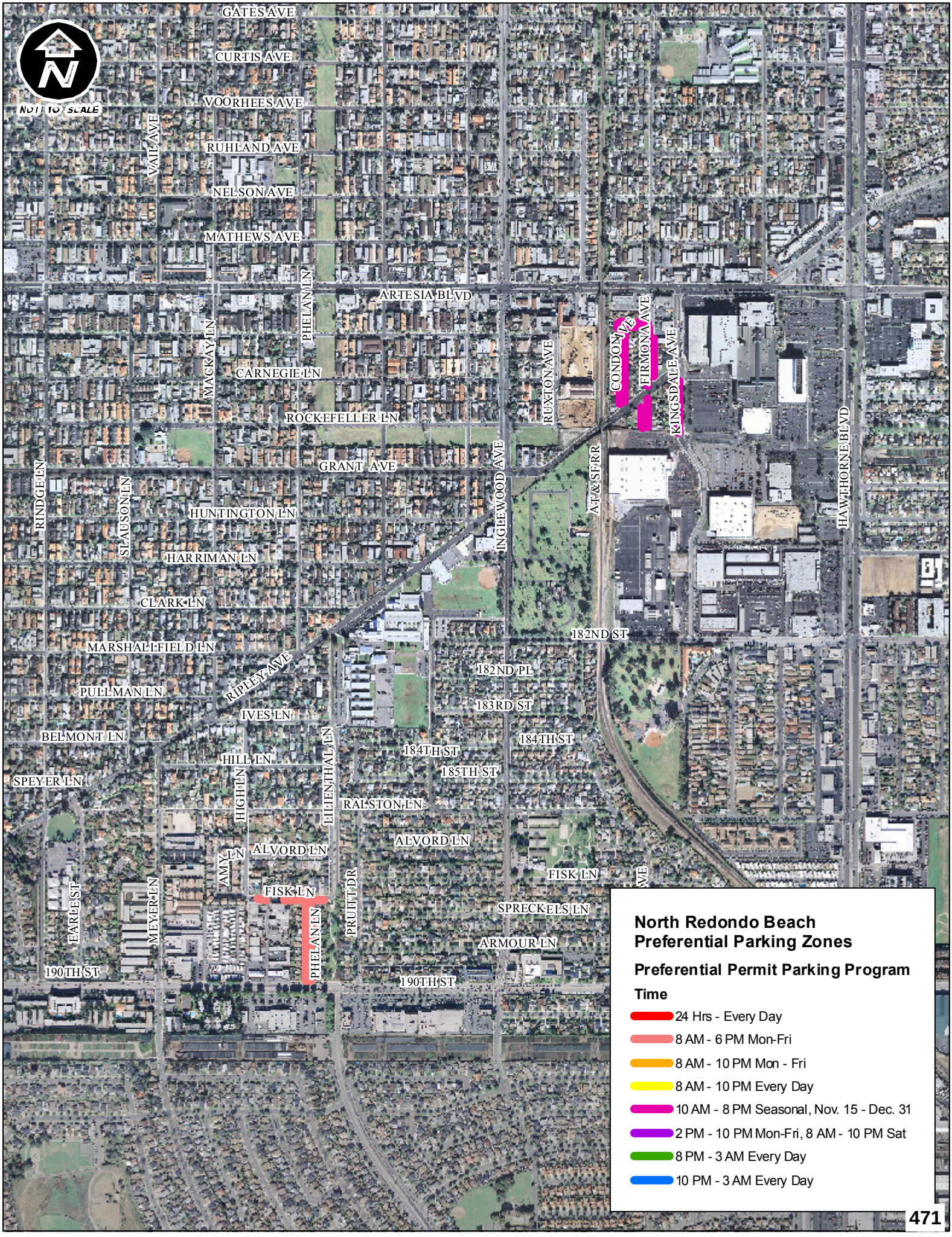
2. Submit the petition to the City Engineer, or Transportation Engineer, of Engineering and Building Services.

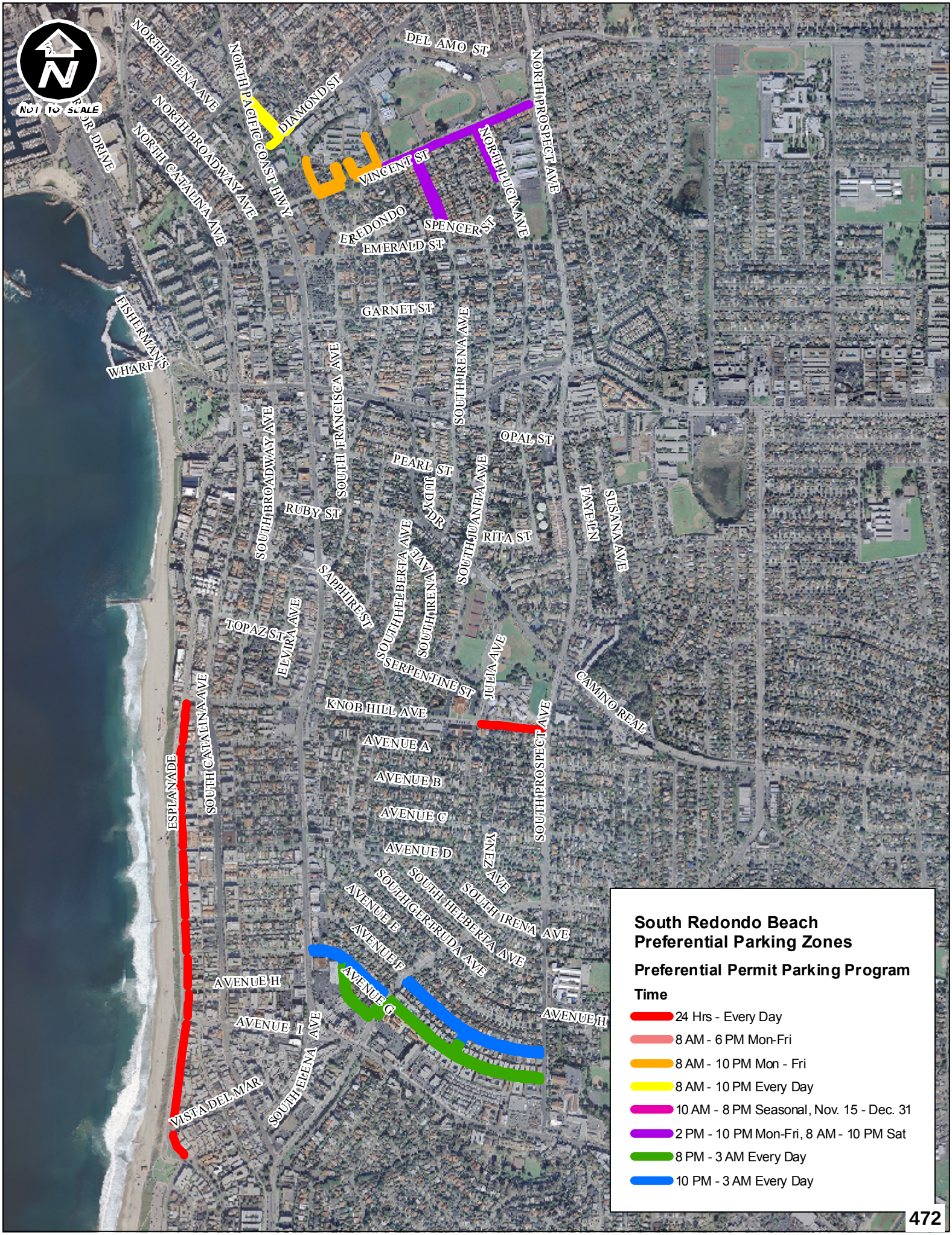
3. Engineering Services shall conduct a parking survey to determine if the street parking is excessively impacted by the parking of commuter vehicles. Street parking is excessively impacted when more than 75% of the legal on-street parking spaces are occupied by vehicles; and more than 25% of the legal on-street parking spaces are occupied by nonresident vehicles. The City Engineer may consider other factors such as enforcement of parking regulations or impact to adjacent areas with the establishment of a preferential parking zone in regards to approving or denying the request.

4. If the City Engineer determines the street shall be so designated, the recommendation shall be presented before the Public Works Commission. A public hearing shall be given with the owners and occupants of each parcel given notice of such meeting.

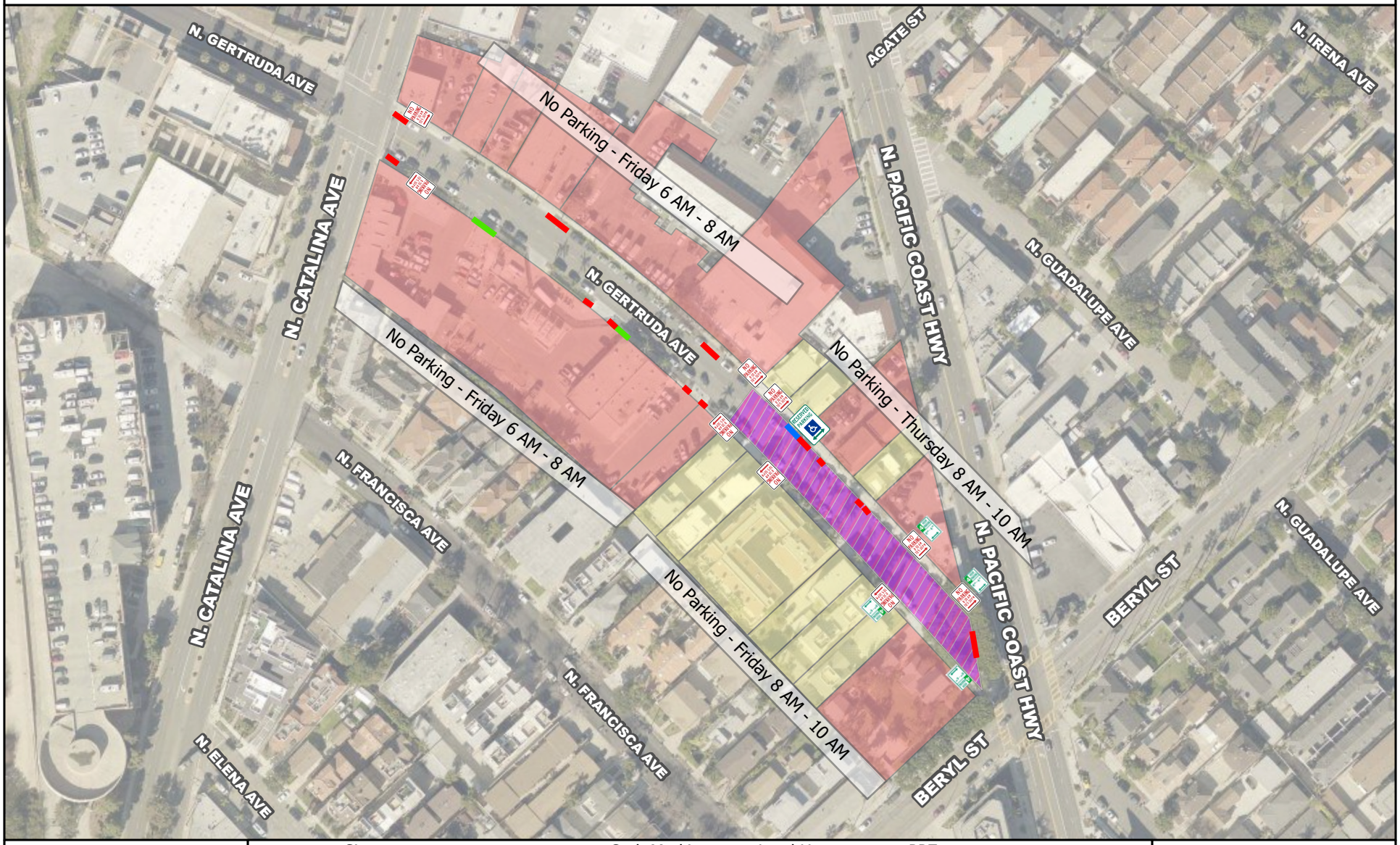
5. The Public Works Commission shall recommend or deny the request. If the Public Works Commission recommends against the request, the recommendation may be appealed within 30 days to the City Council.

The above process is explained in detail in Sections 3-7.1701 through 3-7.1706 of the Redondo Beach Municipal Code.


NOT TO SCALE
GATES AVE
CURTIS AVE
VOORHEES AVE
RUHLAND AVE
NELSON AVE
MATHEWS AVE
ARTESIA BLVD
VAIL AVE
PHELAN LN
MACKAY LN
CARNEGIE LN
ROCKEFELLER LN
GRANT AVE
RINDGE LN
SLAUSON LN
HUNTINGTON LN
HARRIMAN LN
CLARK LN
MARSHALLFIELD LN
PULLMAN LN
IVES LN
BELMONT LN
HILL LN
SPEYER LN
EARLE ST
MEYER LN
AMY LN
HIGH LN
ALVORD LN
FISK LN
PHELAN LN
PRUITT DR
LILIENTHAL LN
RALSTON LN
190TH ST
RIPLEY AVE
182ND ST
182ND PL
183RD ST
184TH ST
185TH ST
SPRECKELS LN
ARMOUR LN
INGLEWOOD AVE
RUXTON AVE
AT & SF RR
CONDON AVE
FIRMONA AVE
KINGSDALE AVE
HAWTHORNE BLVD
North Redondo Beach
Preferential Parking Zones
Preferential Permit Parking Program
Time
24 Hrs - Every Day
8 AM - 6 PM Mon-Fri
8 AM - 10 PM Mon - Fri
8 AM - 10 PM Every Day
10 AM - 8 PM Seasonal, Nov. 15 - Dec. 31
2 PM - 10 PM Mon-Fri, 8 AM - 10 PM Sat
8 PM - 3 AM Every Day
10 PM - 3 AM Every Day


NOT TO SCALE
DEL AMO ST
NORTH ELENA AVE
NORTH PACIFIC COAST HWY
DIAMOND ST
NORTH BROADWAY AVE
NORTH CATALINA AVE
VINCENT ST
NORTH LUCIA AVE
NORTH PROSPECT AVE
EREDONDO
SPENCER ST
EMERALD ST
GARNET ST
FISHERMAN'S WHARF
SOUTH FRANCISCA AVE
SOUTH IRENA AVE
OPAL ST
PEARL ST
JUDY DR
SOUTH BROADWAY AVE
RUBY ST
SOUTH JUANITA AVE
RITA ST
FAYE LN
SUSANA AVE
SAPPHIRE ST
SOUTH HELBERTA AVE
SOUTH IRENA AVE
TOPAZ ST
ELVIRA AVE
SERPENTINE ST
JULIA AVE
CAMINO REAL
KNOB HILL AVE
SOUTH CATALINA AVE
ESPLANADE
AVENUE A
AVENUE B
AVENUE C
AVENUE D
SOUTH PROSPECT AVE
VANEZ AVE
SOUTH HELBERTA AVE
SOUTH GERTRUDA AVE
SOUTH IRENA AVE
AVENUE E
AVENUE F
AVENUE G
AVENUE H
AVENUE H
AVENUE I
SOUTH ELENA AVE
VISTA DEL MAR
South Redondo Beach
Preferential Parking Zones
Preferential Permit Parking Program
Time
24 Hrs - Every Day
8 AM - 6 PM Mon-Fri
8 AM - 10 PM Mon - Fri
8 AM - 10 PM Every Day
10 AM - 8 PM Seasonal, Nov. 15 - Dec. 31
2 PM - 10 PM Mon-Fri, 8 AM - 10 PM Sat
8 PM - 3 AM Every Day
10 PM - 3 AM Every Day

Preferential Parking Zone-500 BLK N GERTRUDA AVE



N

Sign
- Handicap Parking
- Street Sweeper Friday
- 4 Hr Time Limit 8AM-6PM

Curb Markings
- Blue Curb
- Green Curb
- Red Curb

Land Use
- Residential
- Commercial

PPZ
- Proposed Area

More To Sea redondo BEACH

8/24/2023

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

The motion carried with the following roll call vote:

AYES: Behrendt, Kaluderovic, Nehrenheim, Mayor Pro Tem Lowenstein
NOES: Obagi
ABSENT: None
ABSTAIN: None

Motion carried, 4-0-1.

City Clerk Manzano read title to Resolution No. CC-2312-133.

Councilmember Behrendt left the Chambers at 8:12 p.m. and returned to the Chambers at 8:13 p.m.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS – None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING A PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY

DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIACOASTAL COMMISSION FOR CONSIDERATION OF APPROVAL

CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR

Traffic Engineer Ryan Lou narrated a PowerPoint presentation with details of the Administrative Report.

Discussion followed regarding the need for Coastal Commission approval, preferential parking time limits and opposition to preferential parking zones by nearby businesses.

Councilmember Nehrenheim left the Chambers at 8:18 p.m. and returned to the Chambers at 8:22 p.m.

Mayor Pro Tem Loewenstein invited public comments.

Cathy Elliot, via Zoom, spoke in support of the item.

Brad Horne noted nearby businesses have plenty of parking; explained challenges with auto shops parking in the public streets; discussed the Coastal Commission and beach access and reported they often do not leave their house for fear there will be no parking upon return.

Mayor Pro Tem Loewenstein encouraged residents to address the Coastal Commission regarding this matter.

Carl congratulated the City for the closure of the AES Powerplant and its work with the homeless; confirmed issues with auto shops parking client cars in public streets and at times, he does not leave his house because he is afraid there will be no parking when he returns.

Discussion followed regarding the possibility of modifying the auto shops' operating permits to prohibit parking client vehicles on public streets, loss of spaces by delineating street parking spaces and difficulties related to limiting parking on public streets.

Mayor Pro Tem Loewenstein explained the City is at the mercy of the Coastal Commission and encouraged residents to contact them and make their case.

In reply to Councilmember Behrendt, Public Works Director Semaan addressed the timeline in preparing a permit application for the Coastal Commission; noted that it will depend on the Coastal Commission's schedule; felt the City could make a strong argument before the Coastal Commission upon direction from City Council and asserted it will not hurt the City's credibility with the Coastal Commission.

Mike Brown noted problems accelerated once Range Rover moved into the area and sometimes they can get aggressive.

Councilmember Kaluderovic spoke against the privatization of public parking.

Mike Brown noted problems accelerated once Range Rover moved into the area and sometimes they can get aggressive.

Motion by Mayor Pro Tem Loewenstein, seconded by Councilmember Behrendt, to ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY and
DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIA COASTAL COMMISSION FOR CONSIDERATION OF APPROVAL.

The motion carried with the following roll call vote:

AYES: Behrendt, Nehrenheim, Mayor Pro Tem Lowenstein
NOES: Kaluderovic
ABSENT: Obagi
ABSTAIN: None

Motion carried, 3-1-1.

Mayor Pro Tem Loewenstein offered to draft an email to the Coastal Commission in this regard.

City Clerk Manzano read title to Resolution No. CC-2312-134.

Councilmember Kaluderovic left the Chambers at 8:32 p.m.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CANNABIS LICENSING APPLICATION PROCESS AND ASSOCIATED SALES TAX RATES

CONTACT: ELIZABETH HAUSE, ASSISTANT TO THE CITY MANAGER

City Manager Witzansky thanked Elizabeth Hause for her work on this item.

Assistant to the City Manager Hause narrated a PowerPoint presentation with details of the Administrative Report.

Councilmember Kaluderovic returned to the Chambers at 8:35 p.m.

Discussion followed regarding police activity related to licensed cannabis retail operations, advancing the item forward and benefits to the community.

Councilmember Behrendt spoke about potential legal liabilities; talked about the need for a written, legal review by the City Attorney; suggested taking the time to allow for the legal review and for Councilmember Obagi to be in attendance.

Councilmember Nehrenheim felt Council can move forward in different areas; agreed with setting sales tax rates at 5%; spoke about setting a tax rate for cultivation; discussed benefits of having a property requirement; referenced the Community Benefit Plan implemented by the City of Montebello and integration into the community; addressed having an appeals process and a blackout period and talked about waiting in terms of cannabis delivery and the application process until after the retail process is addressed.

Councilmember Nehrenheim noted the need to move forward with retail to squeeze out the illegal market; narrated slides illustrating a retail operation in another City and addressed the need for a Community Benefit Plan.

In response to Councilmember Nehrenheim's question, Assistant to the City Manager Hause discussed bond requirements and having TR West review the City's proposed processes for consistency and clarify.

Mayor Pro Tem Loewenstein invited public comments.

Motion by Councilmember Nehrenheim, seconded by Mayor Pro Tem Loewenstein, to receive and file documents submitted by Joan Irvine. There being no objections, Mayor Pro Tem Loewenstein so ordered.

R. RECESS TO CLOSED SESSION - None

S. RECONVENE TO OPEN SESSION ADJOURNMENT – None

The Closed Session meeting was cancelled.

T. ADJOURNMENT – 10:38 p.m.

There being no further business to come before the City Council, motion by Councilmember Kaluderovic, seconded by Councilmember Nehrenheim, to adjourn the meeting at 10:38 p.m., to a Regular meeting to be held at 6:00 p.m. on Tuesday, January 9, 2024, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

There being no objections, Mayor Pro Tem Loewenstein so ordered.

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

Respectfully submitted,

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, City Clerk
1/24/2024 | 12:49 PM PST

From: chris claxton
To: Steven Giang
Subject: case no 2025-0359
Date: Monday, November 17, 2025 3:18:54 PM

> You don't often get email from chrsclxtn@gmail.com. Learn why this is important

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Good afternoon Steven. I am contacting you about the proposed parking permits on the street at 500-522 N Gertruda. I have a business (Eurosport) that has utilised this area (not much) for some of my customers to park cars for many years. There is also Jus Poke restaurant that has needs for customer parking,especially during lunch times.This is also close to the beach where people can park and walk,ride bikes,etc from to access the beach. I've been in business here for 25 years. Please let me know what I need to do to try to save this area for sharing. I have always been very courteous and mindful about the parking on Gertruda. Thank you in advance

From: jeffrey snow
To: Steven Giang
Subject: Case Number 2025-0359
Date: Monday, November 17, 2025 8:17:52 PM

You don't often get email from jeffreycsnow@yahoo.com. Learn why this is important

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Hi Steven,

I am writing to comment on the pending decision for case 2025-0359.

Our customers use the 4 hour parking that has been designated to pick up orders. They are usually parked in the designated parking for no longer than 30 minutes. Residents have been parking in this area for days at a time for the past 10 years. This will significantly affect our business and access to public parking for Navigoe, Jus' Poke, and the auto shops.

Sent from Yahoo Mail for iPhone

From: Khatirah Nazif
To: Khatirah Nazif
Subject: FW: Public Comment – Project File No. 2025-0359
Date: Wednesday, March 11, 2026 2:05:18 PM

From: jeffrey snow <jeffreycsnow@yahoo.com>
Sent: Wednesday, March 11, 2026 12:37 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Public Comment – Project File No. 2025-0359

You don't often get email from jeffreycsnow@yahoo.com. Learn why this is important
*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Public Comment – Project File No. 2025-0359

(Gertruda Ave Parking Permit Zone)

Dear Redondo Beach City Council,

I am writing regarding the proposed preferential parking zone on North Gertruda Avenue (Project File No. 2025-0359) scheduled for public hearing on March 17, 2026.
I strongly oppose converting the existing 4-hour parking to a residential permit-only zone. The current 4-hour parking provides important access for nearby businesses and beachgoers to the coastal area. Removing this access would shift the parking burden to other nearby streets and reduce parking availability for the public.
The homes along this stretch of Gertruda Avenue already have garages and driveways, yet many residents choose to park on the street. Converting these spaces to permit-only parking would effectively privatize public street parking and eliminate one of the few remaining areas available for customers and visitors.
Public coastal areas and nearby businesses rely on reasonable parking access. The current 4-hour parking strikes a fair balance between residents and the public. Changing it to a permit-only system would unnecessarily restrict access to a public resource.
I urge the City Council to maintain the existing 4-hour parking zone and reject the proposed preferential permit parking.
Thank you for your consideration.
Sincerely,
Jeffrey Snow
501 N. Pacific Coast Highway

Sent from Yahoo Mail for iPhone

Administrative Report

N.1., **File #** 26-0342 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE DRAFT USER FEE STUDY PREPARED FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

EXECUTIVE SUMMARY

The Community Development Department (CDD) performs a variety of services to maintain an attractive, safe, and healthy environment for residents and businesses. The Department's primary function is to oversee property development and land use activities occurring within the City. The CDD consists of the Planning and Building Divisions and is staffed with 17 full-time employees. Over the past several years (FY 2025-26 excluded) the Department's budgeted expenses have averaged approximately $4.1 million, while revenue over the same period has averaged approximately $3.7 million.

On October 29, 2024, the City Council approved the hiring of Revenue & Cost Specialists, LLC (RCS) to perform a User Fee Study (Study) which includes a comprehensive analysis of CDD fee-based services. The Study recommends an increase in the fees to help reduce General Fund subsidies and achieve greater cost recovery. The purpose of this item is to present the results of the study for discussion prior to providing the City Council with a final proposed fee schedule for consideration of approval as part of the Fiscal Year 2026-27 Budget Adoption.

The Agreement with RCS also included services to perform a separate analysis of the City's development impact fees, which is intended to be initiated upon completion of the User Fee Study. The scope of the Agreement includes a nexus study to support, and evaluate potential adjustments, to the City's current development impact fees. As part of this item, the City Council may wish to discuss expanding the scope of the Agreement with RCS to evaluate adding new development impact fees.

BACKGROUND

Over the past several years, the City Council has made incremental increases to various fees within the CDD. In 2024 and 2025, the fees were increased by 7.5% and 6.7% respectively to help offset increased costs. The City hired RCS to evaluate the full costs of all CDD fee-based services. RCS identified the direct and indirect costs within the CDD through a User Fee Study. Direct cost calculations included salaries, benefits, operating supplies and services, and internal service charges. Indirect cost calculations included administrative overhead and departmental overhead.

As part of the cost analysis, RCS evaluated the individual steps involved in processing a development application and the time to complete each task. The cost of all applicable staff time, including overhead costs, were evaluated to ensure that the full cost of service could be recovered through fees. The study was focused on the CDD and did not include other departments involved in the development review process such as Public Works/Engineering and the Fire Department.

The study revealed that CDD's existing fee structure captures approximately 75% of the service's total cost, which is currently approximately $4.9 million in Fiscal Year 2025-26 after including increased building contract plan check expenses. The Building and Safety Division captures 83% of the service cost through fees, while the Planning Division only captures 47% of the service cost. The Cost of Services Study recommends the following modifications broken down by Division:

Building and Safety Division

The Building Division fee study proposes updates that would modernize the City's fee schedule while better capturing the cost and steps involved in administering a building permit. One recommendation is to transition from the CDD from its current valuation-based permit fee structure (based on value of the project) to a square-footage-based model, which would clarify the fees for the applicant and ensure compliance with California Building Code requirements. Using a square-footage based calculation would also be consistent with neighboring cities, such as Rancho Palos Verdes, Manhattan Beach, and Hermosa Beach. The study also recommends new fees for several services in which fees are not currently collected, including Temporary Certificate of Occupancies, Project Staging Certifications, and Permit Extensions.

The Building and Safety Division over the past five years receives an average of approximately $3.2 million in annual revenue. The study recommends modifications to the Building and Safety fees, which would likely increase CDD revenue by approximately $660,000 annually. The proposed updates to the fee schedule would increase permit fees by an average of 20%, however, some of the fees for more common projects would double or triple, as depicted in the examples provided in the table below.

Permit Type	Current Fee	Proposed Fee	Difference
Water Heater Replacement	$91.60	$151.91	$60.31
Residential Reroof Permit	$394.92	$659.53	$264.61
Grading for New Construction	$1,029.82	$644.10	-$385.72
Shoring for New Construction	$1,663.74	$2,131.87	$468.13
New Single-Family Residence	$35,680.38	$41,122.50	$5,442.12
New Multifamily 3-unit	$46,125.17	$53,483.38	$7,358.21
Electrical Panel Upgrade	$122.13	$147.78	$25.65
Single-Family Addition	$5,692.86	$14,459.05	$8,766.19
Commercial Tenant Improvement	$6,782.04	$12,887.58	$6,105.54

The square-footage-based building permit fees included in the proposed draft fee schedule are derived from costs incurred by the City to provide the services for various types and sizes of construction. The use of a square-footage-based system is based on the International Code Council (ICC) Building Valuation Data tables (attached), which are nationally recognized benchmarks used by jurisdictions to estimate the relative scope, complexity, and staff effort associated with construction activity. These tables assign standardized construction values per square foot by occupancy type and construction classification, allowing permit fees to be calibrated to project scale rather than declared valuation, which has historically been inconsistent and difficult to verify.

When the User Fee Study evaluated this square foot-based model, it revealed that certain permit categories, particularly Single-Family Additions and Commercial Tenant Improvements, have been significantly under-charged. These project types routinely involve a disproportionate amount of plan review time, code coordination, revisions, inspections, and accessibility review relative to their size, yet prior flat or valuation-based fees did not reflect that workload.

Planning Division

The Planning Division currently receives approximately $500,000 in annual revenue and only captures 47% of the service cost. The study provides recommendations for 100% cost recovery and would net approximately an additional $536,000 annually in revenue. The proposed fee differences for some of the common types of applications are provided in the table below.

Permit Type	**Current Fee**	**Proposed Fee**
Minor Admin DR	Single Family, Additions, Commercial Remodels, Signs, etc. - No Charge Pre-Application - $695 per application	Residential Addition - $825 per application Commercial Tenant Improvement - $825 per app Standalone Sign Program - $825 per app New Single-Family Residence - $1,930 per app
Major Admin DR	New containing 2-3 units on a lot - $2,360 per app + $688 per unit Multi-Family Residential - $2,360 per app + $688 per unit Non-Residential under 10,000 square foot floor area - $5,400	Non-Residential (under 10,000 sf) - $3,580 Residential Base (up to 4 Units) - $3,580 per app Each additional unit over 4 (up to 15) - $175
Non-Res Commercial DR	Non-Residential under 10,000 square foot floor area - $3,215 Non-Residential 10,000-49,999 square foot floor area - $12,900 Non-Residential 50,000 square foot or more floor area - $25,800	0-9,999 square foot of floor area - $7,305 10,000-49,999 square foot of floor area - $9,235 50,000+ square foot of floor area - $13,795
Non-Res CUP	$3,208	$7,305
Variance	$3,200	$7,950
Res Modification	$920	$2,165

As depicted in the table, some of the fees would be reduced, such as the Non-residential commercial design review, while other fees would be increased, such as the Major Design Review for residential and commercial projects.

A second option would result in 90% cost recovery and would net approximately an additional $440,000 annually in revenue. In this scenario, the following fees would be reduced by 50% below what is proposed, which means they would be partially subsidized. Staff supports subsidizing these applications in the interest of maintaining a more affordable process for home owners, prospective businesses and project appellants, however, the City Council may wish to consider reducing these and other fees further. This would result in greater overall subsidization of actual costs by the City.

Permit Type	**Current Fee**	**Proposed Fee**	**Proposed Fee 50% Reduction**
Non-Res CUP	$3,208	$7,305	$3,650
Variance	$3,200	$7,950	$3,975
Pre-App Review	$695	$2,515	$1,257
Entertainment Permit Level II	$806	$3,375	$1,687
Historic Variance	$2,570	$7,950	$3,975
PC Appeal	$550	$4,470	$2,235
CC Appeal	$500	$5,620	$2,810

Use of Additional Revenue Funds

Over the past several years, budgeted expenses for the Department have averaged approximately $4.1 million, with the expenses reaching $4.9 million this fiscal year due to additional contract plan check service costs, while revenue has averaged approximately $3.7 million. With the proposed updates to the fees a conservative estimate projects that the CDD would receive an additional $1 million in revenue annually, with $660,000 collected in additional Building fees and $440,000 collected in addition Planning fees.

Development Impact Fees

The Agreement with RCS includes a separate evaluation of the City's development impact fees, and is intended to be initiated upon completion of the user fee study. The CDD currently collects the following three development impact fees as part of the Building Permit Application:

- Park in-Lieu Fees (Quimby Fees) - $25,000 per new subdivided residential unit
- Public Art Fee - 1% of project valuation (for valuations over $250,000) for commercial, mixed-use and multi-family of 4+ units
- Parks and Recreation Fee - $430 flat to any new single-family residential

Some jurisdictions throughout California, including the neighboring cities of Manhattan Beach and Hermosa Beach, are making adjustments to their development impact fees in response to State housing mandates and associated production of new housing units. The scope and funding in the original agreement with RCS only supported the evaluation of existing development impact fees. The City Council may wish to consider directing staff to return with an updated agreement that would

broaden the scope of services to evaluate the potential for adding new development impacts fees to further close the gap between costs to provide services and fees collected.

COORDINATION

This report was coordinated with the Financial Services Department and the City Manager's Office.

FISCAL IMPACT

With the proposed updates to CDD fees, the Department would receive an estimated $1 million or more, of additional revenue annually. The additional revenue could be used to support future CDD expenses and/or reduce General Fund subsidy to the Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Cost of Services Study - Revenue & Cost Specialists, January 2026
- International Code Council (ICC) Fee Tables

Community Development
Cost of Services Study
for the
City of Redondo Beach

JANUARY 2026



Revenue & Cost Specialists

1519 East Chapman Ave, Suite C
Fullerton, CA 92831

www.revenuecost.com
(714) 992-9020

January 29, 2026

Mr. Marc Wiener, Community Development Director
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Mr. Wiener,

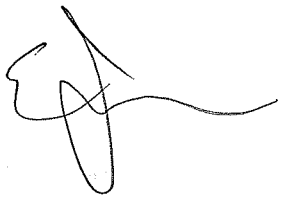
This Report is submitted pursuant to our contract with the City to perform a revenue and cost analysis and to develop a cost distribution and cost control system for the Community Development department for its services.

The motivation for this study is the need of both the City Council and Department staff to maintain the Department's services at a commensurate level with the standards previously set by the City Council, and to maintain effective policy and management control of Department services.

This Report provides currently useful information about the Department's status on recovery of costs for all Department services. In addition, it will assist in projecting and determining the future level and equity of these services.

RCS wishes to thank all department staff for their assistance and cooperation extended to us during the accomplishment of our work, without whose aid this Report could not have been produced. The response, awareness and information gathered and supplied by numerous Department employees make this Report the sound one we believe it to be.

Respectfully submitted,



ERIC JOHNSON
President

EXECUTIVE SUMMARY

By acceptance of the Revenue & Cost Specialists (RCS) proposal, the City of Redondo Beach Community Development Department decided to subject its fee-based services to detailed analysis dedicated toward seeking alternate, and more equitable, ways to finance City services provided to the community. Due to the various demands made of the City, it is essential that the City Council and management have complete information upon which to assess fees charged to the public for services provided. Schedule 1 at the end of this Executive Summary lists each service reviewed in this study. It indicates that the City could realize approximately $1,197,000 in additional new revenue if the recommendations provided here are adopted and implemented.

Organization of Report. This Executive Summary explains RCS's philosophy concerning fee-based services and cost analysis with a discussion of Costs Generally Defined. The report then lists the Types of Costs included in our analysis and our General Recommendations.

COSTS GENERALLY DEFINED

The basic costs of operating any business are direct labor and employee benefits, direct materials, and overhead costs.

Determination of Costs. After the passage of Proposition 13, the California Taxpayers Association, the California Chamber of Commerce, the National Tax Limitation Committee and the California Association of Realtors put Proposition 4 before the voters. It was adopted by 74.3% of the voters of California on November 6, 1979, and became effective on July 1, 1980, retroactive to Fiscal Year 1978-79.

This proposition, which became Article XIIIB of the State Constitution, addressed all City revenues and established a limit on the growth of tax revenues. Also, because of Proposition 4, fee services cannot exceed the "costs reasonably borne" by the City in providing the service. If the fee exceeds the cost, the excess fee is defined as a special tax, which Proposition 13 requires to be approved by two-thirds of the voters.

This report evaluates all recommended fees in accordance with Proposition 26 (California Constitution Article XIIIC Section 1). Since each fee identified in this report meets one or more of the Proposition 26 exceptions to the definition of "tax," the City Council is authorized to approve the fees as recommended without seeking voter approval of a tax. The relevant Proposition 26 exceptions include recommended City fees that incorporate:

- The City's costs of providing a specific benefit to the payor
- The City's costs of providing a service or product to the payor

- The City's costs of regulation, such as licensing, permitting, investigating, inspecting, auditing, or enforcement.
- The value of City land authorized by the City for use by the payor
- A fine or penalty for a violation of law.

Principle Involved. A basic principle involved in this Report is the recognition of those full business costs as they are as defined by the authors of the Constitutional amendment, NOT just those costs which 1) the City might recognize and decide to budget; or 2) which it might decide to use in some other cost analysis methodology; or 3) that other jurisdictions not so complying might use.

These cost elements have been determined in accordance with State law summarized above and applied to each and every fee-financed or fee-financeable service provided by the City. Thus, a logical, legal, and Constitutionally-mandated cost-consciousness can now be applied to City operations.

TYPES OF COSTS

The following costs, identified above as part of "costs reasonably borne" by the Authors of Propositions 4 and 26, make up the cost detail found on the right-hand page in Appendix B for each service center.

Salaries and Wages

City government is in fact a service industry, and therefore, it is natural that salaries make up the largest single element of cost for most services.

Interview Process. In order to allocate the salaries, interviews were held, documents sought and researched, and reports and accounting records examined by RCS. The result was, in most cases, a percentage or hours distribution of individual employee personal services costs.

One hundred percent of the time of all Department employees was distributed, including time spent on services not funded by fee revenue. In other words, everyone had to be someplace all of their time. No judgments were made about what personnel should or might be doing. Their time was distributed to those service centers where the time was expended.

Employee Fringe Benefits

Since fractional time -- to as low as three minutes per unit of service or one-twentieth of a percent of the annual time of an employee has been allocated to service centers, fringe benefit costs also must be fractionalized to carefully and accurately distribute those ancillary personnel costs.

The City finances numerous benefits for its employees, thereby incurring measurable costs for these items, including:

- Retirement
- Medical Benefits
- Medicare Insurance
- Life Insurance
- Unemployment Insurance
- General Leave Pay-Off

All of these costs are current operating expenses, and the amounts were isolated. Actual costs were determined and reduced to a percentage of salary for each of the positions.

Available Work-Hours. After the individual elements of cost for positions was compiled, the total cost for each position was divided by the number of available work-hours. Available work hours were calculated as the total possible work-hours in a year, 2,080, less the following away-from-work benefit hours:

- Holidays
- Vacations
- Sick Leave – 50% Usage
- Morning/Afternoon Breaks
- Start Up/Down Time

Maintenance and Operation Costs

All maintenance and operation costs, including non-personnel expenses such as professional services, insurance, operating supplies etc., were derived from the 24-25 Council-approved budget and allocated via percentages or through actual allocation to each of the service centers identified in a department or division.

General and Departmental Overhead Costs

Overhead costs provide the vital glue that holds an organization together operationally and provide important coordinating capabilities. They also provide the day-to-day support services and facilities required for the organization to function effectively.

Full Cost Distribution. The purpose of deriving overhead costs to apportion these amounts to

direct service program costs. By adopting this method, the City will be aware of its true costs and be able to emulate business methods. Article XIIIB's (Proposition 4 of 1979) authors intended this, defining as part of "costs reasonably borne" a calculated "reasonable allocation for overhead and administration."

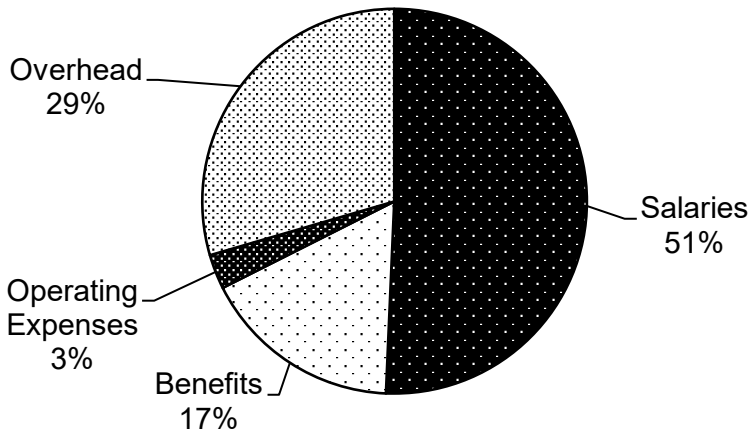
General City Overhead. These services primarily set policy and support other departments without providing a deliverable service to the public. These costs were determined by the City and allocated to the Department.

Departmental Administration. Costs in this category involve intra-departmental support functions, outside the General City overhead functions, and involve the allocation of staff time within and among departmental functions. These services also do not provide end-user deliverables to the public but instead provide vital administrative support within specific divisions.

Fully Allocated Hourly Rates

All of the above items make up the fully allocated hourly rate which is calculated for each position in the Department. The makeup of each component of the Department-wide average fully allocated hourly rate is detailed in the chart below.

Fully Allocated Hourly Rate Components



Calculation of Revenues. Many of the revenues included in this Report are calculated based on the current fee and the number of projected units of service. This may be different than the

current budgeted revenues due to changes to projected volume, which comes from looking at historic volume and estimates of current year levels.

GENERAL RECOMMENDATIONS

Adoption of Modifications to Current Fee Structure

It is recommended that the City Council adjust the fee schedule for the enumerated City services presented in Appendix A of this Report. Use of the "full business costing" concept will create consistency in the establishment of fees and allow for timely adjustment to reflect changes in the cost of providing services.

Review of Suggested Recovery Rates

The City Council should review each service and the suggested recovery rate to determine how much of each service should be recovered through fees, and how much should be subsidized through the City's tax dollars. This review is very important because it gives City staff direction as to what the Board wants to subsidize and what it does not.

Consumer Price Index changes. In the years in between Fee Study Updates, the City should consider increasing the fees by an inflationary factor, such as the Consumer Price Index. This allows for small incremental increases to the fees so that there are not large changes when a Study is performed.

CONCLUSION

If all the recommendations and suggestions made in this Report are adopted, the City's financial picture would be improved. Also, far more equity between taxpayers and fee-payers, as well as fairness between property-related and non-property-related services, could be secured, assisting in the City's continued financial stability into the future. The following Schedule 1 portrays the various services assessed during our analysis.

Appendix A – Summary of Current and Proposed Fees

Appendix A includes a summary of the current Department fees matched up with the proposed fees for each service presented.

Appendix B - Detailed Worksheets

The substance of RCS's work effort on this project is primarily comprised of two different worksheets shown in the detail of this report (see Appendix B). The first, "Revenue and Cost Summary Worksheet" is on the left hand side. These worksheets include a description of the service, the current fee structure, the recommended recovery rate, and other pertinent information. Also included are the revenue and cost comparisons and suggestions for fee modifications.

Presented on the facing page, titled "Cost Detail Worksheet", is the worksheet which details the costs involved with each service. This page identifies those employees providing the service, the time spent, and their related costs.

Appendix C – Detail of Building & Safety Fees

The details of the time detail, costs, and proposed fees are included in Appendix C.

CITY OF REDONDO BEACH

SUMMARY OF REVENUES, COSTS, AND SUBSIDIES

FY 2024-2025

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES ACTUAL (6)	PCT. RECOVERY FROM FEES SUGGEST (7)	**POSSIBLE NEW REVENUE (8)**	
S-001	MINOR ADMIN DESIGN REVIEW	$97,995	$132,237	($34,242)	74.1%	100%	**$34,200**	
S-002	MAJOR ADMIN DESIGN REVIEW	$108,528	$88,410	$20,118	122.8%	100%	**($20,100)**	
S-003	OTHER MINOR DESIGN REVIEW	$31,740	$39,841	($8,101)	79.7%	100%	**$8,100**	
S-004	OVERLAP PARKING REVIEW	$2,290	$2,032	$258	112.7%	100%	**($300)**	
S-005	ADDITIONS PLANNING COM DESIGN REV	$3,215	$5,791	($2,576)	55.5%	100%	**$2,600**	
S-006	NEW CON NON-RES PLAN COM DESIGN REV	$41,915	$31,032	$10,883	135.1%	100%	**($10,900)**	
S-007	NEW CON MFR PLAN COM DESIGN REV	$6,430	$31,253	($24,823)	20.6%	100%	**$24,800**	
S-008	NON-RES CONDITIONAL USE PERMIT	$57,744	$134,533	($76,789)	42.9%	100%	**$76,800**	
S-009	MULTI-FAMILY CONDITIONAL USE PERMIT	$0	$0	$0	0.0%	100%	**$0**	(c)
S-010	CONDOMINIUM CONVERSION	$16,558	$7,474	$9,084	221.5%	100%	**$0**	(a)
S-011	DEVELOPMENT AGREEMENT	$0	$0	$0	0.0%	100%	**$0**	
S-012	ZONE CHANGE	$0	$0	$0	0.0%	100%	**$0**	(b)
S-013	GENERAL PLAN AMENDMENT	$0	$0	$0	0.0%	100%	**$0**	(b)
S-014	NEW SPECIFIC PLAN	$0	$0	$0	0.0%	100%	**$0**	(b)
S-015	SPECIFIC PLAN AMENDMENT	$0	$0	$0	0.0%	100%	**$0**	(b)
S-016	ARTICLE 27 VOTE	$0	$0	$0	0.0%	100%	**$0**	(b)
S-017	PLANNED DEVELOPMENT REVIEW	$0	$0	$0	0.0%	100%	**$0**	(b)
S-018	INITIAL STUDY, NEG DEC, EIR REVIEW	$0	$0	$0	0.0%	100%	**$0**	(b)
S-019	PRE-APPLICATION REVIEW	$1,390	$5,150	($3,760)	27.0%	100%	**$3,800**	
S-020	VARIANCE	$6,400	$16,265	($9,865)	39.4%	100%	**$0**	(a)
S-021	MODIFICATION	$6,440	$15,516	($9,076)	41.5%	100%	**$9,100**	
S-022	WIRELESS TELECOM MODIFICATION	$0	$4,521	($4,521)	0.0%	100%	**$4,500**	
S-023	COASTAL DEV PERMIT - EXEMPT/CAT EX	$0	$3,787	($3,787)	0.0%	100%	**$3,800**	
S-024	COAST DEV PERMIT - PUB HEARING WAIV	$6,800	$13,594	($6,794)	50.0%	100%	**$6,800**	
S-025	COASTAL DEV PERMIT - PUBLIC HEARING	$8,025	$14,641	($6,616)	54.8%	100%	**$6,600**	
S-026	TENTATIVE PARCEL MAP	$35,310	$95,062	($59,752)	37.1%	100%	**$59,800**	
S-027	FINAL PARCEL MAP - PLANNING	$0	$842	($842)	0.0%	100%	**$800**	
S-028	TENTATIVE TRACT MAP	$7,470	$9,975	($2,505)	74.9%	100%	**$2,500**	
S-029	FINAL TRACT MAP - PLANNING	$0	$1,130	($1,130)	0.0%	100%	**$1,100**	
S-030	PLAN. COMM. TENTATIVE MAP EXTENSION	$0	$1,928	($1,928)	0.0%	100%	**$0**	(a)
S-031	LOT LINE ADJUSTMENT - PLANNING	$1,605	$4,189	($2,584)	38.3%	100%	**$2,600**	
S-032	URBAN LOT SPLIT	$1,605	$3,924	($2,319)	40.9%	100%	**$0**	(a)
S-033	LOT MERGER	$1,605	$4,059	($2,454)	39.5%	100%	**$0**	(a)
S-034	AMENDMENT	$0	$0	$0	0.0%	100%	**$0**	
S-035	EXTENSION	$688	$2,375	($1,687)	29.0%	100%	**$0**	(a)
S-036	ADMINISTRATIVE USE PERMIT	$8,025	$12,526	($4,501)	64.1%	100%	**$4,500**	
S-037	SIDEWALK DINING REVIEW - PLANNING	$0	$1,155	($1,155)	0.0%	100%	**$0**	(a)

CITY OF REDONDO BEACH

SUMMARY OF REVENUES, COSTS, AND SUBSIDIES

FY 2024-2025

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES ACTUAL (6)	PCT. RECOVERY FROM FEES SUGGEST (7)	**POSSIBLE NEW REVENUE (8)**	
S-038	TEMPORARY USE PERMIT	$4,600	$15,689	($11,089)	29.3%	100%	**$11,100**	
S-039	TEMPORARY BANNER	$490	$1,821	($1,331)	26.9%	100%	**$1,300**	
S-040	ENTERTAINMENT PERMIT - LEVEL I	$730	$1,569	($839)	46.5%	100%	**$800**	
S-041	ENTERTAINMENT PERMIT - LEVEL II	$806	$3,452	($2,646)	23.4%	100%	**$2,600**	
S-042	ENTERTAINMENT PERMIT RENEWAL	$1,435	$5,491	($4,056)	26.1%	100%	**$4,100**	
S-043	TOBACCO RETAIL PERMIT - NEW	$3,380	$12,680	($9,300)	26.7%	100%	**$9,300**	
S-044	TOBACCO RETAIL PERMIT - RENEWAL	$7,800	$7,803	($3)	100.0%	100%	**$0**	
S-045	MASSAGE BUSINESS REVIEW	$1,650	$2,341	($691)	70.5%	100%	**$700**	
S-046	BUSINESS LICENSE ZONING REVIEW	$0	$32,481	($32,481)	0.0%	100%	**$32,500**	
S-047	HOME OCCUPATION	$0	$3,609	($3,609)	0.0%	100%	**$3,600**	
S-048	LANDMARK DESIGNATION/DISTRICT ADDTN	$0	$37,589	($37,589)	0.0%	100%	**$37,600**	(b)
S-049	CERT OF APPROPRIATE - RESTORE/ADDTN	$0	$93,971	($93,971)	0.0%	100%	**$94,000**	(b)
S-050	CERT OF APPROPRIATE - DEMO/REMOVAL	$5,175	$8,003	($2,828)	64.7%	100%	**$0**	(a)
S-051	MILLS ACT CONTRACT	$0	$2,658	($2,658)	0.0%	100%	**$0**	(a)
S-052	HISTORIC VARIANCE	$2,570	$8,133	($5,563)	31.6%	100%	**$0**	(a)
S-053	APPEAL TO PLANNING COMISSION	$550	$4,573	($4,023)	12.0%	100%	**$4,000**	
S-054	APPEAL TO CITY COUNCIL	$500	$5,779	($5,279)	8.7%	100%	**$5,300**	
S-055	ZONING COMPLIANCE REPORT	$8,050	$16,034	($7,984)	50.2%	100%	**$8,000**	
S-056	SPECIAL STUDY REVIEW	$0	$0	$0	0.0%	100%	**$0**	(b)
S-057	MISCELLANEOUS PLANNING REVIEW	$0	$0	$0	0.0%	100%	**$0**	(b)
S-058	EXTRA PLANNING REVIEW/INSPECTION	$0	$0	$0	0.0%	100%	**$0**	(b)
S-059	GENERAL PLAN MAINTENANCE	$0	$100,000	($100,000)	0.0%	100%	**$100,000**	
S-060	BUILDING PLAN CHECK/INSPECTION	$3,214,452	$3,875,459	($661,007)	82.9%	100%	**$661,000**	
	TOTAL	**$3,703,966**	**$4,922,377**	**($1,218,411)**	**75.2%**		**$1,197,000**	

NOTES:

(a) Insufficient data to determine financial impact

(b) Deposit based service/fee

(c) Delete fee from fee schedule

APPENDIX A

SUMMARY
OF
CURRENT FEES
AND
PROPOSED FEES

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-001 TITLE: MINOR ADMIN DESIGN REVIEW

CURRENT FEE

Single Family, Additions, Commercial Remodels, Signs, etc. - No Charge
Pre-Application - $695 per application

RECOMMENDED FEE

Residential Addition - $840 per application
Commercial Tenant Improvement - $840 per application
Standalone Sign Program - $840 per application
New Single Family Residence - $1,970 per application

REF #: S-002 TITLE: MAJOR ADMIN DESIGN REVIEW

CURRENT FEE

New Development containing 2-3 units on a lot - $2,360 per application plus $688 per unit
Multi-Family Residential - $2,360 per application plus $688 per unit
Non-Residential under 10,000 square foot floor area - $5,400 per application

RECOMMENDED FEE

Non-Residential (under 10,000 sf) - $3,660 per application
Residential Base (up to 4 Units) - $3,660 per application
Each additional unit over 4 (up to 15) - $180

REF #: S-003 TITLE: OTHER MINOR DESIGN REVIEW

CURRENT FEE

Additions - $1,145 per application
Signs/Fences/Walls - $115 per review

RECOMMENDED FEE

$145 per application

REF #: S-004 TITLE: OVERLAP PARKING REVIEW

CURRENT FEE

$1,145 per application

RECOMMENDED FEE

$1,015 per application

REF #: S-005 TITLE: ADDITIONS PLANNING COM DESIGN REV

CURRENT FEE

Multi Family Residential - $3,215
Non-Residential under 10,000 square foot floor area - $3,215
Non-Residential 10,000-49,999 square foot floor area - $12,900
Non-Residential 50,000 square foot or more floor area - $25,800

RECOMMENDED FEE

$5,790 per application

REF #: S-006 TITLE: NEW CON NON-RES PLAN COM DESIGN REV

CURRENT FEE

Non-Residential under 10,000 square foot floor area - $3,215
Non-Residential 10,000-49,999 square foot floor area - $12,900
Non-Residential 50,000 square foot or more floor area - $25,800

RECOMMENDED FEE

0-9,999 square foot of floor area - $7,475 per application
10,000-49,999 square foot of floor area - $9,445 per application
50,000+ square foot of floor area - $14,110 per application

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-007 TITLE: NEW CON MFR PLAN COM DESIGN REV

CURRENT FEE

$3,215 per application

RECOMMENDED FEE

Base Fee - $11,420 per application
Each Additional Unit over 16 - $100

Affordable Housing Project on Housing Element Site:
Base Fee - $6,850 per application
Each Additional Unit over 16 - $100

These fees include the Conditional Use Permit review.

REF #: S-008 TITLE: NON-RES CONDITIONAL USE PERMIT

CURRENT FEE

$3,208 per application

RECOMMENDED FEE

$7,475 per application

REF #: S-009 TITLE: MULTI-FAMILY CONDITIONAL USE PERMIT

CURRENT FEE

$3,208 per application plus $1,345 per unit

RECOMMENDED FEE

This fee should be removed from the fee schedule as it is already included in another service.

REF #: S-010 TITLE: CONDOMINIUM CONVERSION

CURRENT FEE

$3,208 per application plus $1,345 per unit

RECOMMENDED FEE

$7,475 per application

This fee does not include the map review

REF #: S-011 TITLE: DEVELOPMENT AGREEMENT

CURRENT FEE

$2,069 per agreement plus contract cost

RECOMMENDED FEE

$5,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-012 TITLE: ZONE CHANGE

CURRENT FEE

Property Outside City's Coastal Zone - $5,507 per application
Property Within City's Coastal Zone - $8,040 per application

RECOMMENDED FEE

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-013 TITLE: GENERAL PLAN AMENDMENT

CURRENT FEE

None

RECOMMENDED FEE

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-014 TITLE: NEW SPECIFIC PLAN

CURRENT FEE

None

RECOMMENDED FEE

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-015 TITLE: SPECIFIC PLAN AMENDMENT

CURRENT FEE

None

RECOMMENDED FEE

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-016 TITLE: ARTICLE 27 VOTE

CURRENT FEE

None

RECOMMENDED FEE

$20,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-017 TITLE: PLANNED DEVELOPMENT REVIEW

CURRENT FEE

In Conjunction with Establishment of Overlay Zone - $5,507 per application
In Conjunction with Establishment of Overlay Zone within the City's Coastal Zone - $8,040 per application
Addition/Substantial Alteration to an Existing Development - $1,605 per application

RECOMMENDED FEE

$5,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-018 TITLE: INITIAL STUDY, NEG DEC, EIR REVIEW

CURRENT FEE	RECOMMENDED FEE
Initial Study and Negative Declaration - $2,069 plus contract cost Initial Study and Mitigated Negative Declaration - $2,230 plus contract cost Environmental Impact Report - Actual Cost Contract Administration Charge for EIR Consultant - $2,069 Supplemental Fee for Environmental Analysis based on Prior EIR or Master/Program EIR - $1,840	Staff Prepared - Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs. Consultant Prepared - 15% of the consultant contract cost (in addition to the consultant contract cost)

REF #: S-019 TITLE: PRE-APPLICATION REVIEW

CURRENT FEE	RECOMMENDED FEE
$695 per review	$2,575 per review

REF #: S-020 TITLE: VARIANCE

CURRENT FEE	RECOMMENDED FEE
$3,200 per application	$8,135 per application

REF #: S-021 TITLE: MODIFICATION

CURRENT FEE	RECOMMENDED FEE
$920 per application	$2,215 per application

REF #: S-022 TITLE: WIRELESS TELECOM MODIFICATION

CURRENT FEE	RECOMMENDED FEE
None	$2,260 per application

REF #: S-023 TITLE: COASTAL DEV PERMIT - EXEMPT/CAT EX

CURRENT FEE	RECOMMENDED FEE
None	$420 per application

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-024 **TITLE: COAST DEV PERMIT - PUB HEARING WAIV**

CURRENT FEE	RECOMMENDED FEE
$340 per application	$680 per application

REF #: S-025 **TITLE: COASTAL DEV PERMIT - PUBLIC HEARING**

CURRENT FEE	RECOMMENDED FEE
$1,605 per hearing	$2,930 per hearing

REF #: S-026 **TITLE: TENTATIVE PARCEL MAP**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	Standard - $4,060 per application Condominium up to 4 units - $5,500 per application

REF #: S-027 **TITLE: FINAL PARCEL MAP - PLANNING**

CURRENT FEE	RECOMMENDED FEE
None	$420 per map

REF #: S-028 **TITLE: TENTATIVE TRACT MAP**

CURRENT FEE	RECOMMENDED FEE
$2,490 per application	Standalone - $5,500 per application With Another Application - $1,685 per application plus $32 per lot/unit over 15 lots/units

REF #: S-029 **TITLE: FINAL TRACT MAP - PLANNING**

CURRENT FEE	RECOMMENDED FEE
None	$565 per map

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-030 **TITLE: PLAN. COMM. TENTATIVE MAP EXTENSION**

CURRENT FEE	RECOMMENDED FEE
None	$1,930 per application

REF #: S-031 **TITLE: LOT LINE ADJUSTMENT - PLANNING**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	$4,190 per application

REF #: S-032 **TITLE: URBAN LOT SPLIT**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	$3,925 per application

REF #: S-033 **TITLE: LOT MERGER**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	$4,060 per application

REF #: S-034 **TITLE: AMENDMENT**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	75% of the original application fee

REF #: S-035 **TITLE: EXTENSION**

CURRENT FEE	RECOMMENDED FEE
$688 per application	$2,375 per application

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-036 **TITLE: ADMINISTRATIVE USE PERMIT**

CURRENT FEE	RECOMMENDED FEE
$1,605 per application	$2,505 per application

REF #: S-037 **TITLE: SIDEWALK DINING REVIEW - PLANNING**

CURRENT FEE	RECOMMENDED FEE
None	$580 per application This is in addition to Public Works fees.

REF #: S-038 **TITLE: TEMPORARY USE PERMIT**

CURRENT FEE	RECOMMENDED FEE
Temporary Use Permit - $230 per application Temporary Use Permit for Watersport Instruction and Equipment Rental - $1,000 per application	$785 per application

REF #: S-039 **TITLE: TEMPORARY BANNER**

CURRENT FEE	RECOMMENDED FEE
$70 per application	$260 per application

REF #: S-040 **TITLE: ENTERTAINMENT PERMIT - LEVEL I**

CURRENT FEE	RECOMMENDED FEE
$365 per application	$785 per application

REF #: S-041 **TITLE: ENTERTAINMENT PERMIT - LEVEL II**

CURRENT FEE	RECOMMENDED FEE
$806 per application	$3,450 per application

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-042 **TITLE: ENTERTAINMENT PERMIT RENEWAL**

CURRENT FEE	RECOMMENDED FEE
$205 per renewal	$785 per renewal

REF #: S-043 **TITLE: TOBACCO RETAIL PERMIT - NEW**

CURRENT FEE	RECOMMENDED FEE
$260 per permit	$975 per application

REF #: S-044 **TITLE: TOBACCO RETAIL PERMIT - RENEWAL**

CURRENT FEE	RECOMMENDED FEE
$260 per renewal	$260 per renewal

REF #: S-045 **TITLE: MASSAGE BUSINESS REVIEW**

CURRENT FEE	RECOMMENDED FEE
$275 per application	$390 per application

REF #: S-046 **TITLE: BUSINESS LICENSE ZONING REVIEW**

CURRENT FEE	RECOMMENDED FEE
None	$70 per application

REF #: S-047 **TITLE: HOME OCCUPATION**

CURRENT FEE	RECOMMENDED FEE
None	$145 per application

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-048 **TITLE: LANDMARK DESIGNATION/DISTRICT ADDTN**

CURRENT FEE	RECOMMENDED FEE
No Charge	$2,500 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-049 **TITLE: CERT OF APPROPRIATE - RESTORE/ADDTN**

CURRENT FEE	RECOMMENDED FEE
No Charge	$2,500 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-050 **TITLE: CERT OF APPROPRIATE - DEMO/REMOVAL**

CURRENT FEE	RECOMMENDED FEE
$5,175 per application	$8,005 per application

REF #: S-051 **TITLE: MILLS ACT CONTRACT**

CURRENT FEE	RECOMMENDED FEE
No Charge	$1,330 per application

REF #: S-052 **TITLE: HISTORIC VARIANCE**

CURRENT FEE	RECOMMENDED FEE
$2,570 per application	$8,135 per application

REF #: S-053 **TITLE: APPEAL TO PLANNING COMISSION**

CURRENT FEE	RECOMMENDED FEE
Decision by Director to Planning Commission - $550 Administrative Design Review/Decision by Director to Planning Commission - $550 Administrative Design Review to Planning Commission for New Development containing 2-3 units on a lot - $735 plus $735 per unit (to be paid by applicant) Business License Administrative Appeal - $550	$4,575 per appeal

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-054 **TITLE: APPEAL TO CITY COUNCIL**

CURRENT FEE	RECOMMENDED FEE
25% of original application fee (maximum $500)	$5,780 per application

REF #: S-055 **TITLE: ZONING COMPLIANCE REPORT**

CURRENT FEE	RECOMMENDED FEE
$230 per report	$460 per report

REF #: S-056 **TITLE: SPECIAL STUDY REVIEW**

CURRENT FEE	RECOMMENDED FEE
None	15% of the consultant contract cost (in addition to the consultant contract cost)

REF #: S-057 **TITLE: MISCELLANEOUS PLANNING REVIEW**

CURRENT FEE	RECOMMENDED FEE
None	Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-058 **TITLE: EXTRA PLANNING REVIEW/INSPECTION**

CURRENT FEE	RECOMMENDED FEE
Planning Re-Inspection - $230	Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

REF #: S-059 **TITLE: GENERAL PLAN MAINTENANCE**

CURRENT FEE	RECOMMENDED FEE
$1.70 per $1,000 valuation	3.3% of Building Permit and Plan Check fees

CITY OF REDONDO BEACH
FEE COMPARISON REPORT
FY 2024-2025

REF #: S-060 **TITLE: BUILDING PLAN CHECK/INSPECTION**

CURRENT FEE	RECOMMENDED FEE
Various fees based on construction valuation and types of improvements	See Appendix C for detail

APPENDIX B

REVENUE AND COST SUMMARY WORKSHEETS Matched With COST DETAIL WORKSHEETS

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MINOR ADMIN DESIGN REVIEW	**S-001**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of an Administrative Minor Design project, such as New SFR, some residential additions, commercial TI's, and standalone sign programs for compliance with City codes and standards

CURRENT FEE STRUCTURE

Single Family, Additions, Commercial Remodels, Signs, etc. - No Charge
Pre-Application - $695 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$695.00**	**TOTAL REVENUE:**	**$97,995**
UNIT COST:	**$937.85**	**TOTAL COST:**	**$132,237**
UNIT PROFIT (SUBSIDY):	**$(242.85)**	**TOTAL PROFIT (SUBSIDY):**	**$(34,242)**
TOTAL UNITS:	**141**	**PCT. COST RECOVERY:**	**74.11%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Residential Addition - $840 per application
Commercial Tenant Improvement - $840 per application
Standalone Sign Program - $840 per application
New Single Family Residence - $1,970 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MINOR ADMIN DESIGN REVIEW	**S-001**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**141**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	Resid. Addition	1.00	$264.25	110	$29,068
PLANNING SVCS	ASSOC/SENIOR PLANNER	Resid. Addition	4.00	$577.40	110	$63,514
		TYPE SUBTOTAL	**5.00**	**$841.65**		**$92,582**
PLANNING SVCS	PLANNING MANAGER	New SFR	2.00	$528.50	12	$6,342
PLANNING SVCS	ASSOC/SENIOR PLANNER	New SFR	10.00	$1,443.50	12	$17,322
		TYPE SUBTOTAL	**12.00**	**$1,972.00**		**$23,664**
PLANNING SVCS	PLANNING MANAGER	Commercial TI	1.00	$264.25	18	$4,757
PLANNING SVCS	ASSOC/SENIOR PLANNER	Commercial TI	4.00	$577.40	18	$10,393
		TYPE SUBTOTAL	**5.00**	**$841.65**		**$15,150**
PLANNING SVCS	PLANNING MANAGER	Standalone Sign Prog	1.00	$264.25	1	$264
PLANNING SVCS	ASSOC/SENIOR PLANNER	Standalone Sign Prog	4.00	$577.40	1	$577
		TYPE SUBTOTAL	**5.00**	**$841.65**		**$842**
		TOTALS	**27.00**	**$937.85**		**$132,237**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MAJOR ADMIN DESIGN REVIEW	**S-002**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of an Administrative Major Design project, such as new MFR of 2-15 units, and some non-residential additions, for compliance with City codes and standards

CURRENT FEE STRUCTURE

New Development containing 2-3 units on a lot - $2,360 per application plus $688 per unit
Multi-Family Residential - $2,360 per application plus $688 per unit
Non-Residential under 10,000 square foot floor area - $5,400 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$4,933.09**	**TOTAL REVENUE:**	**$108,528**
UNIT COST:	**$4,018.64**	**TOTAL COST:**	**$88,410**
UNIT PROFIT (SUBSIDY):	**$914.45**	**TOTAL PROFIT (SUBSIDY):**	**$20,118**
TOTAL UNITS:	**22**	**PCT. COST RECOVERY:**	**122.76%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Non-Residential (under 10,000 sf) - $3,660 per application
Residential Base (up to 4 Units) - $3,660 per application
Each additional unit over 4 (up to 15) - $180

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MAJOR ADMIN DESIGN REVIEW	**S-002**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**22**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST	Base (Up To 4 Units)	1.00	$130.05	18	$2,341
PLANNING SVCS	PLANNING MANAGER	Base (Up To 4 Units)	2.00	$528.50	18	$9,513
PLANNING SVCS	PLANNING TECHNICIAN	Base (Up To 4 Units)	1.00	$114.53	18	$2,062
PLANNING SVCS	ASSOC/SENIOR PLANNER	Base (Up To 4 Units)	20.00	$2,887.00	18	$51,966
		TYPE SUBTOTAL	**24.00**	**$3,660.08**		**$65,881**
PLANNING SVCS	PLANNING ANALYST	15 Units	1.00	$130.05	4	$520
PLANNING SVCS	PLANNING MANAGER	15 Units	4.00	$1,057.00	4	$4,228
PLANNING SVCS	PLANNING TECHNICIAN	15 Units	1.00	$114.53	4	$458
PLANNING SVCS	ASSOC/SENIOR PLANNER	15 Units	30.00	$4,330.50	4	$17,322
		TYPE SUBTOTAL	**36.00**	**$5,632.08**		**$22,528**
		TOTALS	**60.00**	**$4,018.64**		**$88,410**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
OTHER MINOR DESIGN REVIEW	**S-003**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of Other Administrative Minor Design projects, such as signs, fences/walls, accessory structures, and mechanical equipment, for compliance with City codes and standards

CURRENT FEE STRUCTURE

Additions - $1,145 per application
Signs/Fences/Walls - $115 per review

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$115.00**	**TOTAL REVENUE:**	**$31,740**
UNIT COST:	**$144.35**	**TOTAL COST:**	**$39,841**
UNIT PROFIT (SUBSIDY):	**$(29.35)**	**TOTAL PROFIT (SUBSIDY):**	**$(8,101)**
TOTAL UNITS:	**276**	**PCT. COST RECOVERY:**	**79.67%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$145 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
OTHER MINOR DESIGN REVIEW	**S-003**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**276**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	ASSOC/SENIOR PLANNER		1.00	$144.35	276	$39,841
		TYPE SUBTOTAL	**1.00**	**$144.35**		**$39,841**
		TOTALS	**1.00**	**$144.35**		**$39,841**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
OVERLAP PARKING REVIEW	**S-004**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for overlap parking as part of a development for compliance with City codes and standards

CURRENT FEE STRUCTURE

$1,145 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,145.00**	**TOTAL REVENUE:**	**$2,290**
UNIT COST:	**$1,016.00**	**TOTAL COST:**	**$2,032**
UNIT PROFIT (SUBSIDY):	**$129.00**	**TOTAL PROFIT (SUBSIDY):**	**$258**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**112.70%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$1,015 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
OVERLAP PARKING REVIEW	**S-004**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		1.25	$330.31	2	$661
PLANNING SVCS	ASSOC/SENIOR PLANNER		4.75	$685.66	2	$1,371
		TYPE SUBTOTAL	**6.00**	**$1,015.97**		**$2,032**
		TOTALS	**6.00**	**$1,016.00**		**$2,032**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ADDITIONS PLANNING COM DESIGN REV	**S-005**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the design of a non-res addition of more than 1,000 square feet on more than 10,000 square foot lot or multi-family addition of more than 1,000 square feet on 16 or more units, by the Planning Commission for compliance with City codes.

CURRENT FEE STRUCTURE

Multi Family Residential - $3,215
Non-Residential under 10,000 square foot floor area - $3,215
Non-Residential 10,000-49,999 square foot floor area - $12,900
Non-Residential 50,000 square foot or more floor area - $25,800

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$3,215.00**	**TOTAL REVENUE:**	**$3,215**
UNIT COST:	**$5,791.00**	**TOTAL COST:**	**$5,791**
UNIT PROFIT (SUBSIDY):	**$(2,576.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,576)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**55.52%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$5,790 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ADDITIONS PLANNING COM DESIGN REV	**S-005**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		32.00	$4,619.20	1	$4,619
		TYPE SUBTOTAL	**37.00**	**$5,790.73**		**$5,791**
		TOTALS	**37.00**	**$5,791.00**		**$5,791**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW CON NON-RES PLAN COM DESIGN REV	**S-006**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the design of a new non-residential project by the Planning Commission for compliance with City codes.

CURRENT FEE STRUCTURE

Non-Residential under 10,000 square foot floor area - $3,215
Non-Residential 10,000-49,999 square foot floor area - $12,900
Non-Residential 50,000 square foot or more floor area - $25,800

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$13,971.67**	**TOTAL REVENUE:**	**$41,915**
UNIT COST:	**$10,344.00**	**TOTAL COST:**	**$31,032**
UNIT PROFIT (SUBSIDY):	**$3,627.67**	**TOTAL PROFIT (SUBSIDY):**	**$10,883**
TOTAL UNITS:	**3**	**PCT. COST RECOVERY:**	**135.07%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

0-9,999 square foot of floor area - $7,475 per application
10,000-49,999 square foot of floor area - $9,445 per application
50,000+ square foot of floor area - $14,110 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW CON NON-RES PLAN COM DESIGN REV	**S-006**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**3**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	0-10k Sq Ft	6.00	$1,585.50	1	$1,586
PLANNING SVCS	PLANNING TECHNICIAN	0-10k Sq Ft	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	0-10k Sq Ft	40.00	$5,774.00	1	$5,774
		TYPE SUBTOTAL	**47.00**	**$7,474.03**		**$7,474**
PLANNING SVCS	PLANNING MANAGER	10k-50k Sq Ft	8.00	$2,114.00	1	$2,114
PLANNING SVCS	PLANNING TECHNICIAN	10k-50k Sq Ft	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	10k-50k Sq Ft	50.00	$7,217.50	1	$7,218
		TYPE SUBTOTAL	**59.00**	**$9,446.03**		**$9,446**
PLANNING SVCS	PLANNING MANAGER	50k+ Sq Ft	12.00	$3,171.00	1	$3,171
PLANNING SVCS	PLANNING TECHNICIAN	50k+ Sq Ft	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	50k+ Sq Ft	75.00	$10,826.25	1	$10,826
		TYPE SUBTOTAL	**88.00**	**$14,111.78**		**$14,112**
		TOTALS	**194.00**	**$10,344.00**		**$31,032**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW CON MFR PLAN COM DESIGN REV	**S-007**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the design of a new multi-family residential project by the Planning Commission for compliance with City codes.

CURRENT FEE STRUCTURE

$3,215 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$3,215.00**	**TOTAL REVENUE:**	**$6,430**
UNIT COST:	**$15,626.50**	**TOTAL COST:**	**$31,253**
UNIT PROFIT (SUBSIDY):	**$(12,411.50)**	**TOTAL PROFIT (SUBSIDY):**	**$(24,823)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**20.57%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Base Fee - $11,420 per application
Each Additional Unit over 16 - $100

Affordable Housing Project on Housing Element Site:
Base Fee - $6,850 per application
Each Additional Unit over 16 - $100

These fees include the Conditional Use Permit review.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW CON MFR PLAN COM DESIGN REV	**S-007**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	16 Units w/ CUP	10.00	$2,642.50	1	$2,643
PLANNING SVCS	PLANNING TECHNICIAN	16 Units w/ CUP	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	16 Units w/ CUP	60.00	$8,661.00	1	$8,661
		TYPE SUBTOTAL	**71.00**	**$11,418.03**		**$11,418**
PLANNING SVCS	PLANNING MANAGER	100 Units w/ CUP	20.00	$5,285.00	1	$5,285
PLANNING SVCS	PLANNING TECHNICIAN	100 Units w/ CUP	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	100 Units w/ CUP	100.00	$14,435.00	1	$14,435
		TYPE SUBTOTAL	**121.00**	**$19,834.53**		**$19,835**
		TOTALS	**192.00**	**$15,626.50**		**$31,253**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NON-RES CONDITIONAL USE PERMIT	**S-008**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the conditions for a proposed non-residential project by the Planning Commission for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$3,208 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$3,208.00**	**TOTAL REVENUE:**	**$57,744**
UNIT COST:	**$7,474.06**	**TOTAL COST:**	**$134,533**
UNIT PROFIT (SUBSIDY):	**$(4,266.06)**	**TOTAL PROFIT (SUBSIDY):**	**$(76,789)**
TOTAL UNITS:	**18**	**PCT. COST RECOVERY:**	**42.92%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$7,475 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NON-RES CONDITIONAL USE PERMIT	**S-008**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**18**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		6.00	$1,585.50	18	$28,539
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	18	$2,062
PLANNING SVCS	ASSOC/SENIOR PLANNER		40.00	$5,774.00	18	$103,932
		TYPE SUBTOTAL	**47.00**	**$7,474.03**		**$134,533**
		TOTALS	**47.00**	**$7,474.06**		**$134,533**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MULTI-FAMILY CONDITIONAL USE PERMIT	**S-009**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the conditions for a proposed multi-family residential project by the Planning Commission for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$3,208 per application plus $1,345 per unit

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**0**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

This fee should be removed from the fee schedule as it is already included in another service.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MULTI-FAMILY CONDITIONAL USE PERMIT	**S-009**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**0**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CONDOMINIUM CONVERSION	**S-010**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed conversion of existing apartment units to condominium units by the Planning Commission for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$3,208 per application plus $1,345 per unit

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$16,558.00**	**TOTAL REVENUE:**	**$16,558**
UNIT COST:	**$7,474.00**	**TOTAL COST:**	**$7,474**
UNIT PROFIT (SUBSIDY):	**$9,084.00**	**TOTAL PROFIT (SUBSIDY):**	**$9,084**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**221.54%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$7,475 per application

This fee does not include the map review

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CONDOMINIUM CONVERSION	**S-010**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		6.00	$1,585.50	1	$1,586
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		40.00	$5,774.00	1	$5,774
		TYPE SUBTOTAL	**47.00**	**$7,474.03**		**$7,474**
		TOTALS	**47.00**	**$7,474.00**		**$7,474**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
DEVELOPMENT AGREEMENT	**S-011**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review and negotiation of a development agreement for a proposed development.

CURRENT FEE STRUCTURE

$2,069 per agreement plus contract cost

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$5,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
DEVELOPMENT AGREEMENT	**S-011**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ZONE CHANGE	**S-012**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to amend the City zoning code or maps for a private development for compliance with City codes and standards.

CURRENT FEE STRUCTURE

Property Outside City's Coastal Zone - $5,507 per application
Property Within City's Coastal Zone - $8,040 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ZONE CHANGE	**S-012**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
GENERAL PLAN AMENDMENT	**S-013**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to amend the City General Plan or maps for a private development for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
GENERAL PLAN AMENDMENT	**S-013**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW SPECIFIC PLAN	**S-014**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to create a new Specific Plan for a private development for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
NEW SPECIFIC PLAN	**S-014**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SPECIFIC PLAN AMENDMENT	**S-015**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to amend an existing Specific Plan for a private development for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$10,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SPECIFIC PLAN AMENDMENT	**S-015**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ARTICLE 27 VOTE	**S-016**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Processing and review of an election related to a private development under the terms of the City's Article 27.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$20,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ARTICLE 27 VOTE	**S-016**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PLANNED DEVELOPMENT REVIEW	**S-017**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed Planned Development project for compliance with City codes and standards.

CURRENT FEE STRUCTURE

In Conjunction with Establishment of Overlay Zone - $5,507 per application
In Conjunction with Establishment of Overlay Zone within the City's Coastal Zone - $8,040 per application
Addition/Substantial Alteration to an Existing Development - $1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$5,000 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PLANNED DEVELOPMENT REVIEW	**S-017**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
INITIAL STUDY, NEG DEC, EIR REVIEW	**S-018**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of an Initial Study, Negative Declaration, or Environmental Impact Report for compliance withe California Environmental Quality Act.

CURRENT FEE STRUCTURE

Initial Study and Negative Declaration - $2,069 plus contract cost
Initial Study and Mitigated Negative Declaration - $2,230 plus contract cost
Environmental Impact Report - Actual Cost
Contract Administration Charge for EIR Consultant - $2,069
Supplemental Fee for Environmental Analysis based on Prior EIR or Master/Program EIR - $1,840

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Staff Prepared - Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.
Consultant Prepared - 15% of the consultant contract cost (in addition to the consultant contract cost)

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
INITIAL STUDY, NEG DEC, EIR REVIEW	**S-018**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PRE-APPLICATION REVIEW	**S-019**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	REVIEW	

DESCRIPTION OF SERVICE

Review of a proposed project before formal application submittal at the request of the applicant.

CURRENT FEE STRUCTURE

$695 per review

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$695.00**	**TOTAL REVENUE:**	**$1,390**
UNIT COST:	**$2,575.00**	**TOTAL COST:**	**$5,150**
UNIT PROFIT (SUBSIDY):	**$(1,880.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(3,760)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**26.99%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,575 per review

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PRE-APPLICATION REVIEW	**S-019**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	COM DEVELOP DIRECTOR		1.00	$314.48	2	$629
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	2	$1,057
PLANNING SVCS	ASSOC/SENIOR PLANNER		12.00	$1,732.20	2	$3,464
		TYPE SUBTOTAL	**15.00**	**$2,575.18**		**$5,150**
		TOTALS	**15.00**	**$2,575.00**		**$5,150**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
VARIANCE	**S-020**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for a variance from the terms of the City Zoning Code.

CURRENT FEE STRUCTURE

$3,200 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$3,200.00**	**TOTAL REVENUE:**	**$6,400**
UNIT COST:	**$8,132.50**	**TOTAL COST:**	**$16,265**
UNIT PROFIT (SUBSIDY):	**$(4,932.50)**	**TOTAL PROFIT (SUBSIDY):**	**$(9,865)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**39.35%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$8,135 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
VARIANCE	**S-020**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	2	$260
PLANNING SVCS	PLANNING MANAGER		8.00	$2,114.00	2	$4,228
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	2	$229
PLANNING SVCS	ASSOC/SENIOR PLANNER		40.00	$5,774.00	2	$11,548
		TYPE SUBTOTAL	**50.00**	**$8,132.58**		**$16,265**
		TOTALS	**50.00**	**$8,132.50**		**$16,265**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MODIFICATION	**S-021**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for an Administrative Modification from the terms of the City Zoning Code.

CURRENT FEE STRUCTURE

$920 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$920.00**	**TOTAL REVENUE:**	**$6,440**
UNIT COST:	**$2,216.57**	**TOTAL COST:**	**$15,516**
UNIT PROFIT (SUBSIDY):	**$(1,296.57)**	**TOTAL PROFIT (SUBSIDY):**	**$(9,076)**
TOTAL UNITS:	**7**	**PCT. COST RECOVERY:**	**41.51%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,215 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MODIFICATION	**S-021**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**7**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	7	$910
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	7	$3,700
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	7	$802
PLANNING SVCS	ASSOC/SENIOR PLANNER		10.00	$1,443.50	7	$10,105
		TYPE SUBTOTAL	**14.00**	**$2,216.58**		**$15,516**
		TOTALS	**14.00**	**$2,216.57**		**$15,516**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
WIRELESS TELECOM MODIFICATION	**S-022**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of modifications to an existing wireless telecommunication use, such as co-location, for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$2,260.50**	**TOTAL COST:**	**$4,521**
UNIT PROFIT (SUBSIDY):	**$(2,260.50)**	**TOTAL PROFIT (SUBSIDY):**	**$(4,521)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,260 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
WIRELESS TELECOM MODIFICATION	**S-022**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	2	$1,057
PLANNING SVCS	ASSOC/SENIOR PLANNER		12.00	$1,732.20	2	$3,464
		TYPE SUBTOTAL	**14.00**	**$2,260.70**		**$4,521**
		TOTALS	**14.00**	**$2,260.50**		**$4,521**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COASTAL DEV PERMIT - EXEMPT/CAT EX	**S-023**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed exemption for a project in the Coastal Zone.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$420.78**	**TOTAL COST:**	**$3,787**
UNIT PROFIT (SUBSIDY):	**$(420.78)**	**TOTAL PROFIT (SUBSIDY):**	**$(3,787)**
TOTAL UNITS:	**9**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$420 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COASTAL DEV PERMIT - EXEMPT/CAT EX	**S-023**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**9**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		0.50	$132.13	9	$1,189
PLANNING SVCS	ASSOC/SENIOR PLANNER		2.00	$288.70	9	$2,598
		TYPE SUBTOTAL	**2.50**	**$420.83**		**$3,787**
		TOTALS	**2.50**	**$420.78**		**$3,787**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COAST DEV PERMIT - PUB HEARING WAIV	**S-024**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed public hearing waiver for a project in the Coastal Zone.

CURRENT FEE STRUCTURE

$340 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$340.00**	**TOTAL REVENUE:**	**$6,800**
UNIT COST:	**$679.70**	**TOTAL COST:**	**$13,594**
UNIT PROFIT (SUBSIDY):	**$(339.70)**	**TOTAL PROFIT (SUBSIDY):**	**$(6,794)**
TOTAL UNITS:	**20**	**PCT. COST RECOVERY:**	**50.02%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$680 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COAST DEV PERMIT - PUB HEARING WAIV	**S-024**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**20**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		0.50	$132.13	20	$2,643
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	20	$2,291
PLANNING SVCS	ASSOC/SENIOR PLANNER		3.00	$433.05	20	$8,661
		TYPE SUBTOTAL	**4.50**	**$679.71**		**$13,594**
		TOTALS	**4.50**	**$679.70**		**$13,594**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COASTAL DEV PERMIT - PUBLIC HEARING	**S-025**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	HEARING	

DESCRIPTION OF SERVICE

Conducting a public hearing of a proposed project in the Coastal Zone due to coastal concerns.

CURRENT FEE STRUCTURE

$1,605 per hearing

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$8,025**
UNIT COST:	**$2,928.20**	**TOTAL COST:**	**$14,641**
UNIT PROFIT (SUBSIDY):	**$(1,323.20)**	**TOTAL PROFIT (SUBSIDY):**	**$(6,616)**
TOTAL UNITS:	**5**	**PCT. COST RECOVERY:**	**54.81%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,930 per hearing

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
COASTAL DEV PERMIT - PUBLIC HEARING	**S-025**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**5**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		3.00	$792.75	5	$3,964
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	5	$573
PLANNING SVCS	ASSOC/SENIOR PLANNER		14.00	$2,020.90	5	$10,105
		TYPE SUBTOTAL	**18.00**	**$2,928.18**		**$14,641**
		TOTALS	**18.00**	**$2,928.20**		**$14,641**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TENTATIVE PARCEL MAP	**S-026**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed tentative parcel map to subdivide land into four or less lots and develop conditions that comply with City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$35,310**
UNIT COST:	**$4,321.00**	**TOTAL COST:**	**$95,062**
UNIT PROFIT (SUBSIDY):	**$(2,716.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(59,752)**
TOTAL UNITS:	**22**	**PCT. COST RECOVERY:**	**37.14%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Standard - $4,060 per application
Condominium up to 4 units - $5,500 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TENTATIVE PARCEL MAP	**S-026**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**22**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	Standalone	4.00	$1,057.00	18	$19,026
PLANNING SVCS	PLANNING TECHNICIAN	Standalone	1.00	$114.53	18	$2,062
PLANNING SVCS	ASSOC/SENIOR PLANNER	Standalone	20.00	$2,887.00	18	$51,966
		TYPE SUBTOTAL	**25.00**	**$4,058.53**		**$73,054**
PLANNING SVCS	PLANNING MANAGER	Condo Up To 4 Units	4.00	$1,057.00	4	$4,228
PLANNING SVCS	PLANNING TECHNICIAN	Condo Up To 4 Units	1.00	$114.53	4	$458
PLANNING SVCS	ASSOC/SENIOR PLANNER	Condo Up To 4 Units	30.00	$4,330.50	4	$17,322
		TYPE SUBTOTAL	**35.00**	**$5,502.03**		**$22,008**
		TOTALS	**60.00**	**$4,321.00**		**$95,062**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
FINAL PARCEL MAP - PLANNING	**S-027**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	MAP	

DESCRIPTION OF SERVICE

Planning review of a final parcel map to subdivide land into five or less lots and confirm conditions that comply with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$421.00**	**TOTAL COST:**	**$842**
UNIT PROFIT (SUBSIDY):	**$(421.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(842)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$420 per map

January 29, 2026

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
FINAL PARCEL MAP - PLANNING	**S-027**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	Standalone	0.50	$132.13	2	$264
PLANNING SVCS	ASSOC/SENIOR PLANNER	Standalone	2.00	$288.70	2	$577
		TYPE SUBTOTAL	**2.50**	**$420.83**		**$842**
		TOTALS	**2.50**	**$421.00**		**$842**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TENTATIVE TRACT MAP	**S-028**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed tentative parcel map to subdivide land into more than four lots and develop conditions that comply with City codes and standards.

CURRENT FEE STRUCTURE

$2,490 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$2,490.00**	**TOTAL REVENUE:**	**$7,470**
UNIT COST:	**$3,325.00**	**TOTAL COST:**	**$9,975**
UNIT PROFIT (SUBSIDY):	**$(835.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,505)**
TOTAL UNITS:	**3**	**PCT. COST RECOVERY:**	**74.89%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Standalone - $5,500 per application
With Another Application - $1,685 per application plus $32 per lot/unit over 15 lots/units

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TENTATIVE TRACT MAP	**S-028**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**3**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	5-15 Unit Standalone	4.00	$1,057.00	1	$1,057
PLANNING SVCS	PLANNING TECHNICIAN	5-15 Unit Standalone	1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER	5-15 Unit Standalone	30.00	$4,330.50	1	$4,331
		TYPE SUBTOTAL	**35.00**	**$5,502.03**		**$5,502**
PLANNING SVCS	PLANNING MANAGER	5-15 Unit w/ APPS	2.00	$528.50	1	$529
PLANNING SVCS	ASSOC/SENIOR PLANNER	5-15 Unit w/ APPS	8.00	$1,154.80	1	$1,155
		TYPE SUBTOTAL	**10.00**	**$1,683.30**		**$1,683**
PLANNING SVCS	PLANNING MANAGER	50 Unit w/ Other App	4.00	$1,057.00	1	$1,057
PLANNING SVCS	ASSOC/SENIOR PLANNER	50 Unit w/ Other App	12.00	$1,732.20	1	$1,732
		TYPE SUBTOTAL	**16.00**	**$2,789.20**		**$2,789**
		TOTALS	**61.00**	**$3,325.00**		**$9,975**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
FINAL TRACT MAP - PLANNING	**S-029**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	MAP	

DESCRIPTION OF SERVICE

Planning review of a final tract map to subdivide land into more than five lots and confirm conditions that comply with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$565.00**	**TOTAL COST:**	**$1,130**
UNIT PROFIT (SUBSIDY):	**$(565.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(1,130)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$565 per map

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
FINAL TRACT MAP - PLANNING	**S-029**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER	Standalone	0.50	$132.13	2	$264
PLANNING SVCS	ASSOC/SENIOR PLANNER	Standalone	3.00	$433.05	2	$866
		TYPE SUBTOTAL	**3.50**	**$565.18**		**$1,130**
		TOTALS	**3.50**	**$565.00**		**$1,130**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PLAN. COMM. TENTATIVE MAP EXTENSION	**S-030**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for an extension of an expiring tentative map by the Planning Commission for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$1,928.00**	**TOTAL COST:**	**$1,928**
UNIT PROFIT (SUBSIDY):	**$(1,928.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(1,928)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$1,930 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
PLAN. COMM. TENTATIVE MAP EXTENSION	**S-030**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	1	$130
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	1	$529
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		8.00	$1,154.80	1	$1,155
		TYPE SUBTOTAL	**12.00**	**$1,927.88**		**$1,928**
		TOTALS	**12.00**	**$1,928.00**		**$1,928**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LOT LINE ADJUSTMENT - PLANNING	**S-031**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Planning review of a request to adjust the lot lines between two lots for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$1,605**
UNIT COST:	**$4,189.00**	**TOTAL COST:**	**$4,189**
UNIT PROFIT (SUBSIDY):	**$(2,584.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,584)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**38.31%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$4,190 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LOT LINE ADJUSTMENT - PLANNING	**S-031**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	1	$130
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		20.00	$2,887.00	1	$2,887
		TYPE SUBTOTAL	**26.00**	**$4,188.58**		**$4,189**
		TOTALS	**26.00**	**$4,189.00**		**$4,189**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
URBAN LOT SPLIT	**S-032**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to split the lot lines of an existing lot for compliance with State Law, City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$1,605**
UNIT COST:	**$3,924.00**	**TOTAL COST:**	**$3,924**
UNIT PROFIT (SUBSIDY):	**$(2,319.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,319)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**40.90%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$3,925 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
URBAN LOT SPLIT	**S-032**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	1	$130
PLANNING SVCS	PLANNING MANAGER		3.00	$792.75	1	$793
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		20.00	$2,887.00	1	$2,887
		TYPE SUBTOTAL	**25.00**	**$3,924.33**		**$3,924**
		TOTALS	**25.00**	**$3,924.00**		**$3,924**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LOT MERGER	**S-033**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request to merge two lots into one lot for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$1,605**
UNIT COST:	**$4,059.00**	**TOTAL COST:**	**$4,059**
UNIT PROFIT (SUBSIDY):	**$(2,454.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,454)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**39.54%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$4,060 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LOT MERGER	**S-033**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		20.00	$2,887.00	1	$2,887
		TYPE SUBTOTAL	**25.00**	**$4,058.53**		**$4,059**
		TOTALS	**25.00**	**$4,059.00**		**$4,059**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
AMENDMENT	**S-034**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed amendment to an approved application for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

75% of the original application fee

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
AMENDMENT	**S-034**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
EXTENSION	**S-035**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for an extension on an expiring application for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$688 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$688.00**	**TOTAL REVENUE:**	**$688**
UNIT COST:	**$2,375.00**	**TOTAL COST:**	**$2,375**
UNIT PROFIT (SUBSIDY):	**$(1,687.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(1,687)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**28.97%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,375 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
EXTENSION	**S-035**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	1	$529
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		12.00	$1,732.20	1	$1,732
		TYPE SUBTOTAL	**15.00**	**$2,375.23**		**$2,375**
		TOTALS	**15.00**	**$2,375.00**		**$2,375**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ADMINISTRATIVE USE PERMIT	**S-036**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the conditions for a proposed project by the Community Development Director for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$1,605 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$1,605.00**	**TOTAL REVENUE:**	**$8,025**
UNIT COST:	**$2,505.20**	**TOTAL COST:**	**$12,526**
UNIT PROFIT (SUBSIDY):	**$(900.20)**	**TOTAL PROFIT (SUBSIDY):**	**$(4,501)**
TOTAL UNITS:	**5**	**PCT. COST RECOVERY:**	**64.07%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,505 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ADMINISTRATIVE USE PERMIT	**S-036**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**5**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	5	$650
PLANNING SVCS	PLANNING MANAGER		2.00	$528.50	5	$2,643
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	5	$573
PLANNING SVCS	ASSOC/SENIOR PLANNER		12.00	$1,732.20	5	$8,661
		TYPE SUBTOTAL	**16.00**	**$2,505.28**		**$12,526**
		TOTALS	**16.00**	**$2,505.20**		**$12,526**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SIDEWALK DINING REVIEW - PLANNING	**S-037**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Planning review of a request for sidewalk dining for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$577.50**	**TOTAL COST:**	**$1,155**
UNIT PROFIT (SUBSIDY):	**$(577.50)**	**TOTAL PROFIT (SUBSIDY):**	**$(1,155)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$580 per application

This is in addition to Public Works fees.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SIDEWALK DINING REVIEW - PLANNING	**S-037**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	ASSOC/SENIOR PLANNER		4.00	$577.40	2	$1,155
		TYPE SUBTOTAL	**4.00**	**$577.40**		**$1,155**
		TOTALS	**4.00**	**$577.50**		**$1,155**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TEMPORARY USE PERMIT	**S-038**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for a temporary use related to a business use for compliance with City codes and standards.

CURRENT FEE STRUCTURE

Temporary Use Permit - $230 per application
Temporary Use Permit for Watersport Instruction and Equipment Rental - $1,000 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$230.00**	**TOTAL REVENUE:**	**$4,600**
UNIT COST:	**$784.45**	**TOTAL COST:**	**$15,689**
UNIT PROFIT (SUBSIDY):	**$(554.45)**	**TOTAL PROFIT (SUBSIDY):**	**$(11,089)**
TOTAL UNITS:	**20**	**PCT. COST RECOVERY:**	**29.32%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$785 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TEMPORARY USE PERMIT	**S-038**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**20**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST	Business-Related	4.00	$520.20	20	$10,404
PLANNING SVCS	PLANNING MANAGER	Business-Related	1.00	$264.25	20	$5,285
		TYPE SUBTOTAL	**5.00**	**$784.45**		**$15,689**
		TOTALS	**5.00**	**$784.45**		**$15,689**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TEMPORARY BANNER	**S-039**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a temporary banner for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$70 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$70.00**	**TOTAL REVENUE:**	**$490**
UNIT COST:	**$260.14**	**TOTAL COST:**	**$1,821**
UNIT PROFIT (SUBSIDY):	**$(190.14)**	**TOTAL PROFIT (SUBSIDY):**	**$(1,331)**
TOTAL UNITS:	**7**	**PCT. COST RECOVERY:**	**26.91%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$260 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TEMPORARY BANNER	**S-039**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**7**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		2.00	$260.10	7	$1,821
		TYPE SUBTOTAL	**2.00**	**$260.10**		**$1,821**
		TOTALS	**2.00**	**$260.14**		**$1,821**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT - LEVEL I	**S-040**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a new Level I Entertainment Permit for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$365 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$365.00**	**TOTAL REVENUE:**	**$730**
UNIT COST:	**$784.50**	**TOTAL COST:**	**$1,569**
UNIT PROFIT (SUBSIDY):	**$(419.50)**	**TOTAL PROFIT (SUBSIDY):**	**$(839)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**46.53%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$785 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT - LEVEL I	**S-040**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		4.00	$520.20	2	$1,040
PLANNING SVCS	PLANNING MANAGER		1.00	$264.25	2	$529
		TYPE SUBTOTAL	**5.00**	**$784.45**		**$1,569**
		TOTALS	**5.00**	**$784.50**		**$1,569**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT - LEVEL II	**S-041**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a new Level II Entertainment Permit for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$806 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$806.00**	**TOTAL REVENUE:**	**$806**
UNIT COST:	**$3,452.00**	**TOTAL COST:**	**$3,452**
UNIT PROFIT (SUBSIDY):	**$(2,646.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,646)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**23.35%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$3,450 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT - LEVEL II	**S-041**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	COM DEVELOP DIRECTOR		1.00	$314.48	1	$314
PLANNING SVCS	PLANNING ANALYST		16.00	$2,080.80	1	$2,081
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
		TYPE SUBTOTAL	**21.00**	**$3,452.28**		**$3,452**
		TOTALS	**21.00**	**$3,452.00**		**$3,452**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT RENEWAL	**S-042**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	RENEWAL	

DESCRIPTION OF SERVICE

Review of a renewal of an existing Entertainment Permit for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$205 per renewal

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$205.00**	**TOTAL REVENUE:**	**$1,435**
UNIT COST:	**$784.43**	**TOTAL COST:**	**$5,491**
UNIT PROFIT (SUBSIDY):	**$(579.43)**	**TOTAL PROFIT (SUBSIDY):**	**$(4,056)**
TOTAL UNITS:	**7**	**PCT. COST RECOVERY:**	**26.13%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$785 per renewal

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ENTERTAINMENT PERMIT RENEWAL	**S-042**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**7**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		4.00	$520.20	7	$3,641
PLANNING SVCS	PLANNING MANAGER		1.00	$264.25	7	$1,850
		TYPE SUBTOTAL	**5.00**	**$784.45**		**$5,491**
		TOTALS	**5.00**	**$784.43**		**$5,491**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TOBACCO RETAIL PERMIT - NEW	**S-043**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed new Tobacco Retail Permit for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$260 per permit

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$260.00**	**TOTAL REVENUE:**	**$3,380**
UNIT COST:	**$975.38**	**TOTAL COST:**	**$12,680**
UNIT PROFIT (SUBSIDY):	**$(715.38)**	**TOTAL PROFIT (SUBSIDY):**	**$(9,300)**
TOTAL UNITS:	**13**	**PCT. COST RECOVERY:**	**26.66%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$975 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TOBACCO RETAIL PERMIT - NEW	**S-043**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**13**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		7.50	$975.38	13	$12,680
		TYPE SUBTOTAL	**7.50**	**$975.38**		**$12,680**
		TOTALS	**7.50**	**$975.38**		**$12,680**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TOBACCO RETAIL PERMIT - RENEWAL	**S-044**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	RENEWAL	

DESCRIPTION OF SERVICE

Review of a renewal of an existing Tobacco Retail Permit for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$260 per renewal

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$260.00**	**TOTAL REVENUE:**	**$7,800**
UNIT COST:	**$260.10**	**TOTAL COST:**	**$7,803**
UNIT PROFIT (SUBSIDY):	**$(0.10)**	**TOTAL PROFIT (SUBSIDY):**	**$(3)**
TOTAL UNITS:	**30**	**PCT. COST RECOVERY:**	**99.96%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$260 per renewal

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
TOBACCO RETAIL PERMIT - RENEWAL	**S-044**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**30**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		2.00	$260.10	30	$7,803
		TYPE SUBTOTAL	**2.00**	**$260.10**		**$7,803**
		TOTALS	**2.00**	**$260.10**		**$7,803**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MASSAGE BUSINESS REVIEW	**S-045**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a new or existing Massage Business within the City for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$275 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$275.00**	**TOTAL REVENUE:**	**$1,650**
UNIT COST:	**$390.17**	**TOTAL COST:**	**$2,341**
UNIT PROFIT (SUBSIDY):	**$(115.17)**	**TOTAL PROFIT (SUBSIDY):**	**$(691)**
TOTAL UNITS:	**6**	**PCT. COST RECOVERY:**	**70.48%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$390 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MASSAGE BUSINESS REVIEW	**S-045**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**6**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST	Every 2 Years	3.00	$390.15	6	$2,341
		TYPE SUBTOTAL	**3.00**	**$390.15**		**$2,341**
		TOTALS	**3.00**	**$390.17**		**$2,341**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
BUSINESS LICENSE ZONING REVIEW	**S-046**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the zoning of a proposed business operating within the City for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$72.18**	**TOTAL COST:**	**$32,481**
UNIT PROFIT (SUBSIDY):	**$(72.18)**	**TOTAL PROFIT (SUBSIDY):**	**$(32,481)**
TOTAL UNITS:	**450**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$70 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
BUSINESS LICENSE ZONING REVIEW	**S-046**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**450**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	ASSOC/SENIOR PLANNER		0.50	$72.18	450	$32,481
		TYPE SUBTOTAL	**0.50**	**$72.18**		**$32,481**
		TOTALS	**0.50**	**$72.18**		**$32,481**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
HOME OCCUPATION	**S-047**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a proposed business operating at a residence for compliance with City codes and standards.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$144.36**	**TOTAL COST:**	**$3,609**
UNIT PROFIT (SUBSIDY):	**$(144.36)**	**TOTAL PROFIT (SUBSIDY):**	**$(3,609)**
TOTAL UNITS:	**25**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$145 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
HOME OCCUPATION	**S-047**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**25**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	ASSOC/SENIOR PLANNER		1.00	$144.35	25	$3,609
		TYPE SUBTOTAL	**1.00**	**$144.35**		**$3,609**
		TOTALS	**1.00**	**$144.36**		**$3,609**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LANDMARK DESIGNATION/DISTRICT ADDTN	**S-048**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of a request for a Landmark Designation or District Addition for compliance with City codes and standards.

CURRENT FEE STRUCTURE

No Charge

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$9,397.25**	**TOTAL COST:**	**$37,589**
UNIT PROFIT (SUBSIDY):	**$(9,397.25)**	**TOTAL PROFIT (SUBSIDY):**	**$(37,589)**
TOTAL UNITS:	**4**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,500 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
LANDMARK DESIGNATION/DISTRICT ADDTN	**S-048**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**4**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		10.00	$2,642.50	4	$10,570
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	4	$458
PLANNING SVCS	ASSOC/SENIOR PLANNER		46.00	$6,640.10	4	$26,560
		TYPE SUBTOTAL	**57.00**	**$9,397.13**		**$37,589**
		TOTALS	**57.00**	**$9,397.25**		**$37,589**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CERT OF APPROPRIATE - RESTORE/ADDTN	**S-049**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the restoration or addition to an Historic Certificate of Appropriateness for compliance with City codes and standards.

CURRENT FEE STRUCTURE

No Charge

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$9,397.10**	**TOTAL COST:**	**$93,971**
UNIT PROFIT (SUBSIDY):	**$(9,397.10)**	**TOTAL PROFIT (SUBSIDY):**	**$(93,971)**
TOTAL UNITS:	**10**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$2,500 deposit with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CERT OF APPROPRIATE - RESTORE/ADDTN	**S-049**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**10**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		10.00	$2,642.50	10	$26,425
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	10	$1,145
PLANNING SVCS	ASSOC/SENIOR PLANNER		46.00	$6,640.10	10	$66,401
		TYPE SUBTOTAL	**57.00**	**$9,397.13**		**$93,971**
		TOTALS	**57.00**	**$9,397.10**		**$93,971**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CERT OF APPROPRIATE - DEMO/REMOVAL	**S-050**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review of the proposed demolition or list removal for an Historic Certificate of Appropriateness for compliance with City codes and standards.

CURRENT FEE STRUCTURE

$5,175 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$5,175.00**	**TOTAL REVENUE:**	**$5,175**
UNIT COST:	**$8,003.00**	**TOTAL COST:**	**$8,003**
UNIT PROFIT (SUBSIDY):	**$(2,828.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,828)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**64.66%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$8,005 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
CERT OF APPROPRIATE - DEMO/REMOVAL	**S-050**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING MANAGER		8.00	$2,114.00	1	$2,114
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		40.00	$5,774.00	1	$5,774
		TYPE SUBTOTAL	**49.00**	**$8,002.53**		**$8,003**
		TOTALS	**49.00**	**$8,003.00**		**$8,003**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MILLS ACT CONTRACT	**S-051**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATION	

DESCRIPTION OF SERVICE

Review and processing of a proposed Mills Act Contract for an historic property for compliance with City codes and standards.

CURRENT FEE STRUCTURE

No Charge

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$1,329.00**	**TOTAL COST:**	**$2,658**
UNIT PROFIT (SUBSIDY):	**$(1,329.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(2,658)**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$1,330 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MILLS ACT CONTRACT	**S-051**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		8.00	$1,040.40	2	$2,081
PLANNING SVCS	ASSOC/SENIOR PLANNER		2.00	$288.70	2	$577
		TYPE SUBTOTAL	**10.00**	**$1,329.10**		**$2,658**
		TOTALS	**10.00**	**$1,329.00**		**$2,658**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
HISTORIC VARIANCE	**S-052**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPLICATON	

DESCRIPTION OF SERVICE

Review of a proposed variance from the Zoning Code for an historic structure.

CURRENT FEE STRUCTURE

$2,570 per application

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$2,570.00**	**TOTAL REVENUE:**	**$2,570**
UNIT COST:	**$8,133.00**	**TOTAL COST:**	**$8,133**
UNIT PROFIT (SUBSIDY):	**$(5,563.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(5,563)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**31.60%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$8,135 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
HISTORIC VARIANCE	**S-052**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING ANALYST		1.00	$130.05	1	$130
PLANNING SVCS	PLANNING MANAGER		8.00	$2,114.00	1	$2,114
PLANNING SVCS	PLANNING TECHNICIAN		1.00	$114.53	1	$115
PLANNING SVCS	ASSOC/SENIOR PLANNER		40.00	$5,774.00	1	$5,774
		TYPE SUBTOTAL	**50.00**	**$8,132.58**		**$8,133**
		TOTALS	**50.00**	**$8,133.00**		**$8,133**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
APPEAL TO PLANNING COMISSION	**S-053**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPEAL	

DESCRIPTION OF SERVICE

Processing and review of an appeal of an administrative decision to the Planning Commission.

CURRENT FEE STRUCTURE

Decision by Director to Planning Commission - $550
Administrative Design Review/Decision by Director to Planning Commission - $550
Administrative Design Review to Planning Commission for New Development containing 2-3 units on a lot - $735 plus $735 per unit (to be paid by applicant)
Business License Administrative Appeal - $550

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$550.00**	**TOTAL REVENUE:**	**$550**
UNIT COST:	**$4,573.00**	**TOTAL COST:**	**$4,573**
UNIT PROFIT (SUBSIDY):	**$(4,023.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(4,023)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**12.03%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$4,575 per appeal

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
APPEAL TO PLANNING COMISSION	**S-053**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	COM DEVELOP DIRECTOR		2.00	$628.96	1	$629
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
PLANNING SVCS	ASSOC/SENIOR PLANNER		20.00	$2,887.00	1	$2,887
		TYPE SUBTOTAL	**26.00**	**$4,572.96**		**$4,573**
		TOTALS	**26.00**	**$4,573.00**		**$4,573**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
APPEAL TO CITY COUNCIL	**S-054**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	APPEAL	

DESCRIPTION OF SERVICE

Processing and review of an appeal of a Planning Commission decision to the City Council.

CURRENT FEE STRUCTURE

25% of original application fee (maximum $500)

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$500.00**	**TOTAL REVENUE:**	**$500**
UNIT COST:	**$5,779.00**	**TOTAL COST:**	**$5,779**
UNIT PROFIT (SUBSIDY):	**$(5,279.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(5,279)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**8.65%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$5,780 per application

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
APPEAL TO CITY COUNCIL	**S-054**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	COM DEVELOP DIRECTOR		4.00	$1,257.92	1	$1,258
PLANNING SVCS	PLANNING MANAGER		4.00	$1,057.00	1	$1,057
PLANNING SVCS	ASSOC/SENIOR PLANNER		24.00	$3,464.40	1	$3,464
		TYPE SUBTOTAL	**32.00**	**$5,779.32**		**$5,779**
		TOTALS	**32.00**	**$5,779.00**		**$5,779**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ZONING COMPLIANCE REPORT	**S-055**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	REPORT	

DESCRIPTION OF SERVICE

Providing the zoning history of a particular parcel on request.

CURRENT FEE STRUCTURE

$230 per report

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$230.00**	**TOTAL REVENUE:**	**$8,050**
UNIT COST:	**$458.11**	**TOTAL COST:**	**$16,034**
UNIT PROFIT (SUBSIDY):	**$(228.11)**	**TOTAL PROFIT (SUBSIDY):**	**$(7,984)**
TOTAL UNITS:	**35**	**PCT. COST RECOVERY:**	**50.21%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

$460 per report

January 29, 2026

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
ZONING COMPLIANCE REPORT	**S-055**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**35**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS	PLANNING TECHNICIAN		4.00	$458.12	35	$16,034
		TYPE SUBTOTAL	**4.00**	**$458.12**		**$16,034**
		TOTALS	**4.00**	**$458.11**		**$16,034**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SPECIAL STUDY REVIEW	**S-056**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	REPORT	

DESCRIPTION OF SERVICE

Review of a special study that is needed for a private development.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

15% of the consultant contract cost (in addition to the consultant contract cost)

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
SPECIAL STUDY REVIEW	**S-056**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MISCELLANEOUS PLANNING REVIEW	**S-057**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	REVIEW	

DESCRIPTION OF SERVICE

Miscellaneous Planning review not otherwise included in the fee schedule.

CURRENT FEE STRUCTURE

None

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
MISCELLANEOUS PLANNING REVIEW	**S-057**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
EXTRA PLANNING REVIEW/INSPECTION	**S-058**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	REVIEW/INSPECTION	

DESCRIPTION OF SERVICE

Extra Planning review or inspection beyond the standard number of reviews or inspections due to the actions of the applicant.

CURRENT FEE STRUCTURE

Planning Re-Inspection - $230

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$0.00**	**TOTAL COST:**	**$0**
UNIT PROFIT (SUBSIDY):	**$0.00**	**TOTAL PROFIT (SUBSIDY):**	**$0**
TOTAL UNITS:	**2**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

Deposit determined by staff with charges at the fully allocated hourly rates for all staff involved plus outside contract costs.

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
EXTRA PLANNING REVIEW/INSPECTION	**S-058**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**2**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
			0.00	$0.00	0	$0
		TYPE SUBTOTAL	**0.00**	**$0.00**		**$0**
		TOTALS	**0.00**	**$0.00**		**$0**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
GENERAL PLAN MAINTENANCE	**S-059**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
PLANNING	PERMIT	

DESCRIPTION OF SERVICE

Maintenance of the City General Plan.

CURRENT FEE STRUCTURE

$1.70 per $1,000 valuation

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$0.00**	**TOTAL REVENUE:**	**$0**
UNIT COST:	**$100,000.00**	**TOTAL COST:**	**$100,000**
UNIT PROFIT (SUBSIDY):	**$(100,000.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(100,000)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**0.00%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

3.3% of Building Permit and Plan Check fees

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
GENERAL PLAN MAINTENANCE	**S-059**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
PLANNING SVCS			0.00	$100,000.00	1	$100,000
		TYPE SUBTOTAL	**0.00**	**$100,000.00**		**$100,000**
		TOTALS	**0.00**	**$100,000.00**		**$100,000**

CITY OF REDONDO BEACH
REVENUE AND COST SUMMARY WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
BUILDING PLAN CHECK/INSPECTION	**S-060**

PRIMARY DEPARTMENT	UNIT OF SERVICE	SERVICE RECIPIENT
BUILDING	PLAN/PERMIT	

DESCRIPTION OF SERVICE

Review of Building construction plans and inspection of building construction for compliance with City codes and standards.

CURRENT FEE STRUCTURE

Various fees based on construction valuation and types of improvements

REVENUE AND COST COMPARISON

UNIT REVENUE:	**$3,214,452.00**	**TOTAL REVENUE:**	**$3,214,452**
UNIT COST:	**$3,875,459.00**	**TOTAL COST:**	**$3,875,459**
UNIT PROFIT (SUBSIDY):	**$(661,007.00)**	**TOTAL PROFIT (SUBSIDY):**	**$(661,007)**
TOTAL UNITS:	**1**	**PCT. COST RECOVERY:**	**82.94%**

SUGGESTED FEE FOR COST RECOVERY OF: 100%

See Appendix C for detail

CITY OF REDONDO BEACH
COST DETAIL WORKSHEET
FY 2024-2025

SERVICE	REFERENCE NO.
BUILDING PLAN CHECK/INSPECTION	**S-060**
NOTE	**TOTAL UNITS**
Unit Costs are an Average of Total Units	**1**

DEPARTMENT	POSITION	TYPE	UNIT TIME	UNIT COST	ANN. UNITS	TOTAL COST
BUILDING SVCS	BLDG & ENGR TECH	91% Of 3	4,447.17	$559,987.65	1	$559,988
BUILDING SVCS	PLAN CHECK ENGR	91%	1,466.01	$275,800.46	1	$275,800
BUILDING SVCS	PERMIT SUPERVISOR	91%	1,466.01	$303,566.69	1	$303,567
BUILDING SVCS	SR BLDG INSP	91% Of 3	4,447.17	$744,545.20	1	$744,545
BUILDING SVCS	SR PLAN CHECK ENGR	91%	1,466.01	$359,011.19	1	$359,011
BUILDING SVCS		Contract/Prof Svcs	0.00	$1,400,000.00	1	$1,400,000
		TYPE SUBTOTAL	**13,292.37**	**$3,642,911.19**		**$3,642,911**
PLANNING SVCS	ASSOC/SENIOR PLANNER	25% Of 4	1,611.00	$232,547.85	1	$232,548
		TYPE SUBTOTAL	**1,611.00**	**$232,547.85**		**$232,548**
		TOTALS	**14,903.37**	**$3,875,459.00**		**$3,875,459**

THIS PAGE

INTENTIONALLY BLANK

APPENDIX C

DETAIL OF
BUILDING & SAFETY FEES

CITY OF REDONDO BEACH
BUILDING & SAFETY FEE SCHEDULE
CONSOLIDATED NEW CONSTRUCTION PERMIT FEES INCLUDING BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING
FY 24-25

			PLAN CHECK		INSPECTION		PLAN CHECK & INSPECTION	
CBC GROUP	DESCRIPTION	SQ FT	BASE PLAN CHK COST	ADD'L COST PER 100 SQ FT	BASE INSPECT. COST	ADD'L COST PER 100 SQ FT	BASE INSPECT. COST	ADD'L COST PER 100 SQ FT
A	ASSEMBLY (OTHER THAN A-2)	500	$7,852	$213.27	$4,236	$115.05	$12,088	$328.31
NEW		**5,000**	**$17,449**	$83.37	**$9,413**	$44.97	$26,862	$128.34
		50,000	$54,964	$108.38	$29,651	$58.47	$84,615	$166.84
A2	ASSEMBLY - RESTAURANT	500	$9,522	$258.63	$5,491	$149.14	$15,013	$407.77
NEW		**5,000**	**$21,161**	$101.10	**$12,202**	$58.30	$33,363	$159.40
		50,000	$66,657	$131.43	$38,436	$75.79	$105,093	$207.22
B OR M	BUSINESS OR RETAIL	1,500	$12,118	$162.93	$9,588	$224.13	$21,705	$387.05
NEW		**5,000**	**$17,820**	$383.13	**$17,432**	$374.79	$35,252	$757.92
		15,000	$56,133	$371.64	$54,911	$363.54	$111,044	$735.18
E	EDUCATIONAL/DAYCARE	500	$7,184	$195.12	$6,119	$166.19	$13,302	$361.30
NEW		**5,000**	**$15,964**	$76.27	**$13,597**	$64.96	$29,561	$141.24
		50,000	$50,287	$99.15	$42,831	$84.45	$93,117	$183.61
F1, F2	FACTORY	500	$5,847	$158.82	$9,413	$255.66	$15,260	$414.48
NEW		**5,000**	**$12,994**	$62.08	**$20,918**	$99.94	$33,912	$162.02
		50,000	$40,931	$80.71	$65,892	$129.92	$106,823	$210.63
H1-H5	HAZARDOUS OCCUPANCIES	500	$6,516	$176.97	$9,413	$255.66	$15,929	$432.63
NEW		**5,000**	**$14,479**	$69.18	**$20,918**	$99.94	$35,397	$169.12
		50,000	$45,609	$89.93	$65,892	$129.92	$111,501	$219.85
I	INSTITUTIONAL	500	$8,186	$222.33	$6,119	$166.19	$14,305	$388.52
NEW		**5,000**	**$18,191**	$86.91	**$13,597**	$64.96	$31,788	$151.88
		50,000	$57,302	$112.99	$42,831	$84.45	$100,132	$197.44
L	LABORATORIES	500	$6,683	$181.50	$8,001	$217.31	$14,684	$398.81
NEW		**5,000**	**$14,850**	$70.95	**$17,780**	$84.95	$32,630	$155.90
		50,000	$46,778	$92.24	$56,007	$110.43	$102,785	$202.67
R-1	HOTEL/MOTEL	1,000	$8,353	$278.44	$7,844	$261.48	$16,198	$539.92
NEW		**10,000**	**$33,413**	$79.82	**$31,377**	$74.96	$64,790	$154.78
		100,000	$105,251	$103.77	$98,838	$97.44	$204,089	$201.21
R-2	MULTI-FAMILY RESIDENTIAL/	1,000	$5,569	$185.63	$8,934	$297.79	$14,503	$483.42
NEW	APARTMENT	**10,000**	**$22,275**	$53.21	**$35,735**	$85.37	$58,010	$138.58
		100,000	$70,166	$69.18	$112,565	$110.98	$182,732	$180.15
R-3	SINGLE FAMILY RESIDENTIAL	1,000	$6,137	$231.47	$4,989	$221.21	$11,126	$452.67
NEW		**3,000**	**$10,766**	$186.61	**$9,413**	$276.11	$20,179	$462.73
		6,000	$16,364	$272.45	$17,696	$295.44	$34,061	$567.89

CITY OF REDONDO BEACH
BUILDING & SAFETY FEE SCHEDULE
CONSOLIDATED NEW CONSTRUCTION PERMIT FEES INCLUDING BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING
FY 24-25

			PLAN CHECK		INSPECTION		PLAN CHECK & INSPECTION	
CBC GROUP	DESCRIPTION	SQ FT	BASE PLAN CHK COST	ADD'L COST PER 100 SQ FT	BASE INSPECT. COST	ADD'L COST PER 100 SQ FT	BASE INSPECT. COST	ADD'L COST PER 100 SQ FT
S-1	LOW HAZARD WAREHOUSE/	500	$4,678	$127.05	$5,648	$153.40	$10,326	$280.45
NEW	PARKING GARAGE	**5,000**	**$10,395**	$49.67	**$12,551**	$59.97	$22,946	$109.63
		50,000	$32,744	$64.56	$39,536	$77.96	$72,280	$142.52
S-2	MODERATE HAZARD WAREHOUSE/	500	$4,344	$117.98	$6,668	$181.10	$11,012	$299.08
NEW	PARKING GARAGE	**5,000**	**$9,653**	$46.12	**$14,817**	$70.79	$24,470	$116.91
		50,000	$30,407	$59.96	$46,674	$92.03	$77,081	$151.99
U	UTILITY/MISCELLANEOUS STRUCTURE	50	$835	$226.84	$353	$95.82	$1,188	$322.67
NEW		**500**	**$1,856**	$123.73	**$784**	$52.27	$2,640	$176.00
		5,000	$7,424	$148.48	$3,136	$62.72	$10,560	$211.20
SHELL	SHELL BUILDING - FOUNDATION &	500	$6,349	$172.43	$5,334	$144.87	$11,682	$317.30
NEW	EMPTY STRUCTURE	**5,000**	**$14,108**	$67.40	**$11,853**	$56.63	$25,961	$124.04
		50,000	$44,440	$87.63	$37,337	$73.62	$81,777	$161.25

NOTES:
Building Official and Community Development Director have the discretion to charge time and materials for any project considered outside the scope of the projects listed above.
*Production Homes are charged full fee for plan review. Inspections are not discounted.
** Foundation only is charged as 10% of the Building Permit Fee.
*** Plan Check and permit fees calculated through this study are in relation to requirements imposed by the California Building Code (CBC).
The CBC dictates the types of development projects and appliations, which require different permits. The plan check and inspection fees are to review those projects and applications to ensure conformance with those building code requirements.

CITY OF REDONDO BEACH BUILDING DEPARTMENT
NEW CONSTRUCTION TIME AND COST DETAIL
FISCAL YEAR 2024-2025

BURDENED HOURLY RATE	$275.00	$174.32	$125.92

PLAN CHECK TIME INCLUDES 3 PLAN CHECKS
INSPECTION TIME INCLUDES STANDARD NUMBER OF INSPECTIONS

TASKS	PLAN CHECK	BLDG. INSP.	BLDG PERMIT TECH	TOTAL TIME
PERMIT ISSUANCE				
TOTAL HOURS	0.00	0.00	1.00	1.00
TOTAL COST	$0.00	$0.00	$125.92	$125.92
SUGGESTED FEE				**$126**
MEP PERMIT ISSUANCE				
TOTAL HOURS	0.00	0.00	0.50	0.50
TOTAL COST	$0.00	$0.00	$62.96	$62.96
SUGGESTED FEE				**$63**
ASSEMBLY - 5,000 SF (A)				
TOTAL HOURS	63.45	54.00	0.00	117.45
TOTAL COST	$17,448.75	$9,413.01	$0.00	$26,861.76
SUGGESTED FEE				**$26,862**
ASSEMBLY - RESTURANT - 5,000 SF (A-2)				
TOTAL HOURS	76.95	70.00	0.00	146.95
TOTAL COST	$21,161.25	$12,202.05	$0.00	$33,363.30
SUGGESTED FEE				**$33,363**
BUSINESS OR RETAIL- 5,000 SF (B OR M)				
TOTAL HOURS	64.80	100.00	0.00	164.80
TOTAL COST	$17,820.00	$17,431.50	$0.00	$35,251.50
SUGGESTED FEE				**$35,252**
EDUCATIONAL/DAYCARE - 5,000 SF (E)				
TOTAL HOURS	58.05	78.00	0.00	136.05
TOTAL COST	$15,963.75	$13,596.57	$0.00	$29,560.32
SUGGESTED FEE				**$29,560**

CITY OF REDONDO BEACH BUILDING DEPARTMENT
NEW CONSTRUCTION TIME AND COST DETAIL
FISCAL YEAR 2024-2025

BURDENED HOURLY RATE	$275.00	$174.32	$125.92

PLAN CHECK TIME INCLUDES 3 PLAN CHECKS
INSPECTION TIME INCLUDES STANDARD NUMBER OF INSPECTIONS

TASKS	PLAN CHECK	BLDG. INSP.	BLDG PERMIT TECH	TOTAL TIME
FACTORY/INDUSTRIAL, LOW/MOD HAZARD - 5,000 SF (F-1/F-2)				
TOTAL HOURS	47.25	120.00	0.00	167.25
TOTAL COST	$12,993.75	$20,917.80	$0.00	$33,911.55
SUGGESTED FEE				**$33,912**
HAZARDOUS OCCUPANCIES - 5,000 SF (H1-5)				
TOTAL HOURS	52.65	120.00	0.00	172.65
TOTAL COST	$14,478.75	$20,917.80	$0.00	$35,396.55
SUGGESTED FEE				**$35,397**
INSTITUTIONAL - 5,000 SF (I)				
TOTAL HOURS	66.15	78.00	0.00	144.15
TOTAL COST	$18,191.25	$13,596.57	$0.00	$31,787.82
SUGGESTED FEE				**$31,788**
LABORATORY - 5,000 SF (L)				
TOTAL HOURS	54.00	102.00	0.00	156.00
TOTAL COST	$14,850.00	$17,780.13	$0.00	$32,630.13
SUGGESTED FEE				**$32,630**
HOTEL/MOTEL - 10,000 SF (R-1)				
TOTAL HOURS	121.50	180.00	0.00	301.50
TOTAL COST	$33,412.50	$31,376.70	$0.00	$64,789.20
SUGGESTED FEE				**$64,789**

CITY OF REDONDO BEACH BUILDING DEPARTMENT
NEW CONSTRUCTION TIME AND COST DETAIL
FISCAL YEAR 2024-2025

BURDENED HOURLY RATE	$275.00	$174.32	$125.92

PLAN CHECK TIME INCLUDES 3 PLAN CHECKS
INSPECTION TIME INCLUDES STANDARD NUMBER OF INSPECTIONS

TASKS	PLAN CHECK	BLDG. INSP.	BLDG PERMIT TECH	TOTAL TIME
MULTI-FAM RES/APARTMENT - 10,000 SF (R-2)				
TOTAL HOURS	81.00	205.00	0.00	286.00
TOTAL COST	$22,275.00	$35,734.58	$0.00	$58,009.58
SUGGESTED FEE				**$58,010**
SINGLE FAMILY RESIDENTIAL - 3,000 SF (R-3)				
TOTAL HOURS	39.15	54.00	0.00	93.15
TOTAL COST	$10,766.25	$9,413.01	$0.00	$20,179.26
SUGGESTED FEE				**$20,179**
STORAGE, LOW HAZARD - 5,000 SF (S-1)				
TOTAL HOURS	37.80	72.00	0.00	109.80
TOTAL COST	$10,395.00	$12,550.68	$0.00	$22,945.68
SUGGESTED FEE				**$22,946**
STORAGE, MODERATE HAZARD - 5,000 SF (S-2)				
TOTAL HOURS	35.10	85.00	0.00	120.10
TOTAL COST	$9,652.50	$14,816.78	$0.00	$24,469.28
SUGGESTED FEE				**$24,469**
UTILITY/MISCELLANEOUS BUILDING - 500 SF (U)				
TOTAL HOURS	6.75	4.50	0.00	11.25
TOTAL COST	$1,856.25	$784.42	$0.00	$2,640.67
SUGGESTED FEE				**$2,641**
SHELL BUILDING - FOUNDATION & EMPTY STRUCTURE - 5,000 SF				
TOTAL HOURS	51.30	68.00	0.00	119.30
TOTAL COST	$14,107.50	$11,853.42	$0.00	$25,960.92
SUGGESTED FEE				**$25,961**

Misc Inspection Hours		$174.32		$275.00		
Description	**Bldg Insp Hours**	**Bldg Insp Cost**	**Plan Check Hours**	**Plan Check Cost**	**Total Cost**	**Proposed Fee**
Permit Issuance					$63.00	$63
Single Family Dwelling renovation and repair - interior only non-structural with PME					65% of New Construction Fee	
Kitchen/Bathroom Remodel					65% of New Construction Fee	
Tenant Improvements					65% of New Construction Fee	
Fence First 100 lineal feet(wood,vinyl,w.iron etc)	0.75	$130.74	1	$275.00	$405.74	$406
each additional 100 lineal feet	0.5	$87.16	0.3	$82.50	$169.66	$170
All masonry wall heights measured from top of footing to top of wall						
Masonry Wall- ≤ 6ft high-First 100 lineal feet	1.5	$261.47	0.75	$206.25	$467.72	$468
each additional 100 ft	0.5	$87.16	0.3	$82.50	$169.66	$170
Retaining Wall-Special Design-≤6 ft high-First 100 lineal feet	1.5	$261.47	1.5	$412.50	$673.97	$674
each additional 100 ft	0.5	$87.16	0.3	$82.50	$169.66	$170
Retaining wall-Special design-over 6 ft high per 1000 sq ft	1.5	$261.47	1.5	$412.50	$673.97	$674
Patio Cover, Pergola, Gazebo, Porch, Deck-First 500 sq ft	2	$348.63	1.5	$412.50	$761.13	$761
each additional 500 sq ft	1	$174.32	0.5	$137.50	$311.82	$312
Patio Enclosure First 500 sq ft - ICC	2	$348.63	0.5	$137.50	$486.13	$486
each additional 500 sq ft	1	$174.32	0.1	$27.50	$201.82	$202
Patio Enclosure First 500 sq ft - Conventional/Special Design	2	$348.63	1	$275.00	$623.63	$624
each additional 500 sq ft	1	$174.32	0.5	$137.50	$311.82	$312
Loft - Special Design - first 500 sq ft	3	$522.95	2	$550.00	$1,072.95	$1,073
each additional 500 sq ft	1	$174.32	0.3	$82.50	$256.82	$257
Garage Conversion - Conventional Construction					65% of New Construction Fee	
Garage Conversion - Special Design					65% of New Construction Fee	

Misc Inspection Hours		$174.32		$275.00		
Description	**Bldg Insp Hours**	**Bldg Insp Cost**	**Plan Check Hours**	**Plan Check Cost**	**Total Cost**	**Proposed Fee**
Combination Permits						
New Pool/Spa						
Residential	3.5	$610.10	2.5	$687.50	$1,297.60	$1,298
Commercial	5	$871.58	3.5	$962.50	$1,834.08	$1,834
New Pool/Spa with Vault						
Residential	6	$1,045.89	3.5	$962.50	$2,008.39	$2,008
Commercial	8.5	$1,481.68	4	$1,100.00	$2,581.68	$2,582
Swimming pool grotto or additional structural/water features - each	3	$522.95	2	$550.00	$1,072.95	$1,073
Swimming pool misc structure or code upgrade/modifications				65% of U Occup New Construction Fee		
Ponds/Fountains 200 sq ft or less	1	$174.32	1	$275.00	$449.32	$449
Foundation Repair /seismic upgrade/per 200 lineal ft of foundation	2	$348.63	1	$275.00	$623.63	$624
Window/Doors Residential-new/changeout/skylights (up to 5 windows)	2	$348.63	1	$275.00	$623.63	$624
Window/Doors Residential-new/changeout/skylights (greater than 5 windows)	2.6	$453.22	1.3	$357.50	$810.72	$811
Window Non-Residential-new/changeout/skylights (Each 50)					65% of New Construction Fee	
Re-Roof - Single Family Residential	2.5	$435.79	1	$275.00	$710.79	$711
Re-Roof - MultiFamily Residential, Commercial, Industrial						
Up to 1,500 sq ft	2.5	$435.79	1	$275.00	$710.79	$711
1,501 - 5,000 sq ft	3	$522.95	1	$275.00	$797.95	$798
Greater than 5,000 sq ft - Each add'l 1,000 sq ft (additional over base)	0.75	$130.74		$0.00	$130.74	$131
Storage Racks 6 ft and higher						
first 500 lineal ft	2	$348.63	2.5	$687.50	$1,036.13	$1,036
each additional 500 ft	2	$348.63	0.5	$137.50	$486.13	$486
Cell Site/commercial antenna structure - each	4	$697.26	4	$1,100.00	$1,797.26	$1,797

Misc Inspection Hours

$174.32 $275.00

Description	Bldg Insp Hours	Bldg Insp Cost	Plan Check Hours	Plan Check Cost	Total Cost	Proposed Fee
Flag pole	1	$174.32	0.5	$137.50	$311.82	$312
Miscellaneous - includes 3 plan checks/inspections only plus actual cost over 3 plan checks/inspections					65% of New Construction Fee	
Sign - Non-Electrical 200 sq ft or less						
Wall mounted	0.5	$87.16	1	$275.00	$362.16	$362
monument 6 ft high or less	0.5	$87.16	1.5	$412.50	$499.66	$500
Pole sign 200 sq ft or less and 20 ft high or less	1	$174.32	1.5	$412.50	$586.82	$587
each additional 200 sq ft and/or each additional 20 ft height	0.5	$87.16	0.2	$55.00	$142.16	$142
Sign - Electrical - see Electrical fees						
Demolition: Review and inspection of demolition to ensure compliance with CBC & RBMC						
Pool Demolition	1	$174.32	1	$275.00	$449.32	$449
Partial Demolition	1	$174.32	1	$275.00	$449.32	$449
Full Demolition	3	$522.95	0.5	$137.50	$660.45	$660
Manufactured Home Foundation System						
first Section 12'x60' (720 sq ft)	1.5	$261.47	2	$550.00	$811.47	$811
each additional section	0.25	$43.58	0.5	$137.50	$181.08	$181
Commercial Coach / Manufactured Bldg	1	$174.32	1.5	$412.50	$586.82	$587
Foundation System for Commercial Coach/Manufactured Bldg	1.5	$261.47	1.5	$412.50	$673.97	$674
Vault						
underground	2	$348.63	1.5	$412.50	$761.13	$761
above ground	2	$348.63	1.5	$412.50	$761.13	$761
Bleachers per 1000 sq ft	2	$348.63	2	$550.00	$898.63	$899
each additional 1000 sq ft	0.67	$116.79	2	$550.00	$666.79	$667
Restucco/Siding/Façade					65% of New Construction Fee	
Address Change		$0.00	4	$1,100.00	$1,100.00	$1,100
Building Moving Permit		$0.00	5	$1,375.00	$1,375.00	$1,375

Misc Inspection Hours		$174.32		$275.00		
Description	**Bldg Insp Hours**	**Bldg Insp Cost**	**Plan Check Hours**	**Plan Check Cost**	**Total Cost**	**Proposed Fee**
Deputy Inspector Certification Registration		$0.00	1.5	$412.50	$412.50	$413
Permit Transfer Processing		$0.00	2	$550.00	$550.00	$550
Residential Building Records Report		$0.00	1.5	$412.50	$412.50	$413
Construction Operation After Hours Application		$0.00	1	$275.00	$275.00	$275
Appeal of Building Administrative Decision to the Board of Appeals		$0.00	4	$1,100.00	$1,100.00	$1,100
Temporary Certificate of Occupancy		$0.00	4	$1,100.00	$1,100.00	$1,100
Residential Staging (No Gas Release)		$0.00	4	$1,100.00	$1,100.00	$1,100
Permit Extension		$0.00	1.5	$412.50	$412.50	$413
Plan Check Extension		$0.00	1.5	$412.50	$412.50	$413
Summary of Accessibility Upgrades for Commercial Projects		$0.00	1.5	$412.50	$412.50	$413
Records Retention Surcharge (Percent of the all Permit Fees)						5%
Technology/Training Surcharge						$0.0025 of Valuation
Reinspection	1	$174.32		$0.00	$174.32	$174
Plan Review/Inspection services not otherwise identified						Hourly Rate
After Hours Inspection-Per Hour at OT Rate (2 hour minimum)						Hourly Rate
Non-Compliance Inspection-Per Hour	1	$174.32	1	$275.00	$449.32	$449

SB 1473 Green Building Standards						
$1-$25,000 of Permit Valuation						$1.18
$25,001-$50,000 of Permit Valuation						$2.36
$50,001-$75,000 of Permit Valuation						$3.54
$75,001-$100,000 of Permit Valuation						$4.72
Every $25,000 of Fraction Thereof Above $100,000						$1.00

CA Strong Motion Instrumentation Program (SMIP)						
Residential up to 3 Stories						$0.00013 of Valuation
Residential over 3 Stories and Commercial						$0.00028 of Valuation

State Energy T-24 Plan Check - 25% of Building Plan Check Fee
Disability Plan Check - 10% of the Building Plan Check Fee
Accelerated Plan Check - 50% of the total Plan Check Fee
Housing, Tract Single-Family Dwelling (Repeat without modifications) - 35% of the total Plan Check Fee

Grading Plan Check &Inspection Hours

$174.32 $275.00

Description	Bldg Insp Hours	Bldg Insp Cost	Plan Check Hours	Plan Check Cost	Total Cost	Proposed Fee
Permit Issuance					$63.00	$63
Grading Plan Check						
51-1,000 cubic yards	3.5	$610.10	2.5	$687.50	$1,297.60	$1,298
1,001-10,000 cubic yards	4.5	$784.42	3	$825.00	$1,609.42	$1,609
10,001+ cubic yards	5.5	$958.73	3.5	$962.50	$1,921.23	$1,921
Shoring Plan Check/Inspection						
500 square feet	4	$697.26	3	$825.00	$1,522.26	$1,522
1,000 square feet	6	$1,045.89	4	$1,100.00	$2,145.89	$2,146
3,000 square feet	6.5	$1,133.05	4.5	$1,237.50	$2,370.55	$2,371
5,000 square feet	8	$1,394.52	6	$1,650.00	$3,044.52	$3,045

Electrical Description	Building Inspection Hours	$174.32 Building Inspection Cost		Plan Check Hours	$275.00 Plan Check Cost	Total Cost	Proposed Fee
Permit Issuance						$63.00	$63
Stand Alone Plan Check - per hour				1	$275.00	$275.00	$275
Single Family Residential							
Single Family Dwelling - New Service/Sub-Panel/Change-Out - 400 amp or less service (includes Circuits, Outlets, Switches, etc)	0.5	$87.16		0	$0.00	$87.16	$87
New Service-Single Family Single phase Services 600 amps or more	0.5	$87.16		1	$275.00	$362.16	$362
New Services-Commercial/Industrial and all three phase (Circuits, Outlets, Switches, etc no sub-panels included)							
400 Amps or less	0.67	$116.79		0	$0.00	$116.79	$117
600 - 800 Amps	0.67	$116.79		1	$275.00	$391.79	$392
1000 Amps or greater	0.75	$130.74		1	$275.00	$405.74	$406

642

Electrical Description	Building Inspection Hours	Building Inspection Cost ($174.32)	Plan Check Hours	Plan Check Cost ($275.00)	Total Cost	Proposed Fee
Commercial/Industrial and all three phase - "Service Only" change out (service panel only does not include wiring new circuits)						
400 Amps or less	0.67	$116.79	0	$0.00	$116.79	$117
600 - 800 Amps	0.67	$116.79	1	$275.00	$391.79	$392
1000 Amps or greater	0.75	$130.74	1	$275.00	$405.74	$406
Sub-panels,motor control panels etc. Commercial/Industrial and all three phase						
400 Amps or less	0.33	$57.52	0	$0.00	$57.52	$58
600 Amps	0.33	$57.52	0.5	$137.50	$195.02	$195
800 Amps or greater	0.5	$87.16	1	$275.00	$362.16	$362
Other misc electrical Items						
Transformer - each	0.75	$130.74	0	$0.00	$130.74	$131
Generator - Permanent - each 1000 amps	0.75	$130.74	0	$0.00	$130.74	$131
Generator - Temporary - more than 8 kW	0.75	$130.74	0	$0.00	$130.74	$131
Solar-Photovotaic - Residential	0.5	$87.16	1	$275.00	$362.16	$362
Solar-Photovotaic - Commercial/Industrial	1	$174.32	2	$550.00	$724.32	$724
Temporary Power Pole plus piggy back	0.25	$43.58	0	$0.00	$43.58	$44
Temporary Power Pole- additional receptacle pole	0.25	$43.58	0	$0.00	$43.58	$44

Electrical Description	Building Inspection Hours	Building Inspection Cost ($174.32)	Plan Check Hours	Plan Check Cost ($275.00)	Total Cost	Proposed Fee
Temporary Lighting - Holiday Sale Lots	0.25	$43.58	0	$0.00	$43.58	$44
Light Standard - First 5 poles	0.25	$43.58	1	$275.00	$318.58	$319
each additional 5 poles	0.25	$43.58	0.5	$137.50	$181.08	$181
Battery Backup	1.5	$261.47	1	$275.00	$536.47	$536
EV Charging Station						
Residential	1.5	$261.47	1	$275.00	$536.47	$536
Commercial	1.5	$261.47	1.5	$412.50	$673.97	$674
Electrical Sign-per sign 200 sq ft or less/includes 2 sign transformers						
Wall mounted 200 sq ft or less	0.33	$57.52	0.3	$82.50	$140.02	$140
Monument 6 ft high or less and 200 sq ft or less	0.33	$57.52	1	$275.00	$332.52	$333
Pole/monument sign 200 sq ft or less and 20 ft high or less	0.33	$57.52	0.5	$137.50	$195.02	$195
height and/or each additional 2 sign transformers	0.33	$57.52	0.25	$68.75	$126.27	$126
Electrical Meter Reset	0.33	$57.52	0	$0.00	$57.52	$58
Misc Electrical Circuits (added to existing panel)	0.33	$57.52	0	$0.00	$57.52	$58
Swimming pool pump motor	0.33	$57.52	0	$0.00	$57.52	$58
Residential Remodel/Addition - per sq ft						$0.74
Commercial Tenant Improvement - per sq ft						$0.58

Plumbing Description	Building Inspection Hours	$174.32 Building Inspection Cost	Plan Check Hours	$275.00 Plan Check Cost	Total Cost	Proposed Fee
Permit Issuance					$63.00	$63
Stand Alone Plan Check Per Hour			1	$275.00	$275.00	$275
EACH UNIT						
MISC fixtures Per fixture	0.5	$87.16	0	$0.00	$87.16	$87
Each Gas Outlet	0.5	$87.16	0	$0.00	$87.16	$87
Lawn Sprinkler valve/Backflow device	0.5	$87.16	0	$0.00	$87.16	$87
Building Sewer/Trailer park sewer-per unit	0.5	$87.16	0	$0.00	$87.16	$87
Water Repipe	0.75	$130.74	0	$0.00	$130.74	$131
Misc piping per 300 lineal ft	0.25	$43.58	0	$0.00	$43.58	$44
Gray Water System	0.5	$87.16	0.25	$68.75	$155.91	$156
Roof Drains - per building	0.5	$87.16	0	$0.00	$87.16	$87
Reclaimed water system	0.5	$87.16	0.25	$68.75	$155.91	$156
Solar or Hydronic systems	0.5	$87.16	0.5	$137.50	$224.66	$225
Backflow valves	0.5	$87.16	0	$0.00	$87.16	$87
Sump Pump - Per Building	0.5	$87.16	0.25	$68.75	$155.91	$156
Sewage Ejection System/Grinder Pump - Per Site	0.5	$87.16	0.25	$68.75	$155.91	$156
Sewer Cap	1	$174.32		$0.00	$174.32	$174
Cesspool/Septic Tank Removal	2	$348.63	0.25	$68.75	$417.38	$417

		$174.32		$275.00			
Plumbing Description	**Building Inspection Hours**	**Building Inspection Cost**	**Plan Check Hours**	**Plan Check Cost**	**Total Cost**		**Proposed Fee**
Swimming pool misc piping/retrofit/repair	0.5	$87.16	0.25	$68.75	$155.91		$156
Residential Remodel/Addition - per sq ft							$0.65
Commercial Tenant Improvement - per sq ft							$0.56

Mechanical Description	Building Inspection Hours	$174.32 Building Inspection Cost		Plan Check Hours	$275.00 Plan Check Cost		Total Cost		Proposed Fee
Permit Issuance							$63.00		$63
Stand Alone Plan Check - Per Hour				1	$275.00		$275.00		$275
Miscellaneous Mechanical Permit	0.33	$57.52		0.25	$68.75		$126.27		$126
Type 1 or 2 Hood/Duct system	0.33	$57.52		0.75	$206.25		$263.77		$264
Unlisted Equipment(Minimum or by the hour)	0.33	$57.52		0.5	$137.50		$195.02		$195
Wall Heater	0.33	$57.52		0.42	$115.50		$173.02		$173
Dust Collection System	0.33	$57.52		0.5	$137.50		$195.02		$195
Residential FAU Change out (Same Location)	0.33	$57.52		0.5	$137.50		$195.02		$195
Residential Remodel/Addition - per sq ft									$0.65
Commercial Tenant Improvement - per sq ft									$0.56

Building Valuation Data – FEBRUARY 2026

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again, it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3. $$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300{,}000 \times 75\%}{\$30{,}000{,}000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

Permit Fee = Gross Area x Square Foot Construction Cost
X Permit Fee Multiplier

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $274.77/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $274.77/sq. ft x 0.0075
   = $32,972.40

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs [a, b, c]

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family [d]	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.

Administrative Report

N.2., **File #** 26-0255 **Meeting Date:** 3/17/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR 2025-26 MIDYEAR BUDGET REVIEW

RECEIVE AND FILE A PRESENTATION ON THE STATUS OF THE CITY'S CAPITAL IMPROVEMENT PROJECTS

PROVIDE DIRECTION ON IDENTIFIED FY 2026-27 COST SAVINGS STRATEGIES

ADOPT BY 4/5THS VOTE AND BY TITLE ONLY RESOLUTION NO. 2603-014, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, MODIFYING THE BUDGET FOR FISCAL YEAR 2025-26

EXECUTIVE SUMMARY

In June 2025, the City Council adopted the FY 2025-26 Operating Budget, which funds core municipal services for the residents, businesses, and visitors of the City of Redondo Beach.

This report reviews the City's budget and financial condition following the first six months of FY 2025-26, provides an overview of revenue and spending and capital projects progress, presents proposed revenue adjustments, and includes limited Decision Packages that reflect modest changes and corrections to the Adopted Budget. The report also presents updated internal service fund adjustments and necessary modifications to non-General Funds that require Council approval. Additionally, the report provides information on potential cost saving options and other considerations in preparation for the FY 2026-27 Budget.

Including revenue adjustments, internal service fund changes, recommended Decision Packages, and estimated salary savings, staff anticipates ending FY 2025-26 with a positive General Fund balance of approximately $1.27 million. Staff recommends taking no action with the estimated remaining fund balance at this time, as it will be needed to support the 2026-27 Budget. It is recommended the Council discuss the information presented in the report and approve a budget modification resolution adjusting the FY 2025-26 Budget accordingly.

BACKGROUND

This midyear budget report with attachments presents information on revenue and expenditures to date, proposes revenue and expenditure adjustments based on review of activity and the completed

internal services plan update, proposes decision packages, and estimates the General Fund year-end fund balance.

Revenue and Spending through Midyear

Through December 31, 2026, the City has collected approximately 39% of total revenue, (excluding transfers). This is in line with prior years at the same point in time. The percentage of total revenue collected through six months reflects the timing of payments for the City's largest tax sources, Property Tax and Sales Tax, which the City receives on irregular payment cycles, with the last payments received following the end of the fiscal year. Transient Occupancy Tax also reflects five, rather than six months of payment, as receipts are due at the end of the month following the period taxed. For comparison, the City received 38% of tax revenue through the same time period in FY 2024-25, and 36% through the same period in FY 2023-24. In each of those years, General Fund revenue exceeded final budget.

Revenue Category	Adopted Budget	Received	% Received
Taxes	85,237,861.00	29,091,235.90	34%
Licenses and Permits	2,952,848.21	1,849,511.69	63%
Intergovernmental	219,366.87	151,924.56	69%
Charges for Service	26,501,554.20	13,251,217.60	50%
Use of Money/ Property	3,295,401.00	2,838,835.79	86%
Fines and Forfeiture	1,693,994.00	858,391.13	51%
Other Revenue	2,774,825.00	347,199.82	13%
	122,675,850.28	**48,388,316.49**	**39%**

The City has spent 46% of its General Fund budget (excluding transfers) through December 31, 2025. Personnel spending occurs on a regular rate, except that the first half of the year includes one-time lump sum payments for vacation cash-outs; the second half of the year will also incorporate any MOU-related increases effective for that year, so spending is expected to be below 50% midway through the fiscal year. Spending for Materials and Supplies, Equipment Maintenance and Operations, Contracts and Services, and Capital Outlay largely reflect project timing, so the rate of expenditure is not the same throughout the year. Based on current spending, including projecting the remainder of the year with the most recent payroll data, staff anticipates ending the year with salary and other savings. In FY 2024-25 at midyear, General Fund spending as at 48% of budget, and was at 41% of budget in FY 2023-24.

Spending Catetory	Adopted Budget	Spent	% Spent
Personnel	49,819,058	21,915,100	44%
Fringe	22,000,847	10,356,483	47%
Materials and Supplies	2,804,256	1,178,973	42%
Equipment M&O	831,744	505,577	61%
Contracts and Services	8,640,676	3,771,650	44%
Internal Services	30,805,104	15,402,553	50%
Capital Outlay	40,000	37,817	95%
	$ 114,941,684	**$ 53,168,152**	**46%**

Capital Projects Update

With the midyear report, staff also presents Council with an update on the progress of capital projects. The table below shows projects by phase as of March 2026.

Phase	# of Projects
Pre-Design/ Design	25
Procurement	11
Construction	8
Completed	21
	65

Detail for each category is included as an attachment to this report. In addition, staff will provide an update on the progress of Capital Improvements Projects (CIP) including the phases of active projects, expenditures to date, and a five year historical look of the CIP program, as part of the March 17, 2026 meeting presentations.

Estimated Ending Fund Balance

Staff estimates the FY 2025-26 ending fund balance using estimated prior fiscal year-end balance, excluding assignments other funds unavailable for spending. This is the same calculation presented to City Council on February 17, 2026 regarding year-end carryover. Including approved items, staff anticipates a starting FY 2025-26 fund balance of $3.15 million.

At budget adoption, staff estimated a year-end balance of approximately $75,000. From July through December, Council has approved a net increase of approximately $73,000 to General Fund appropriations for the Cannabis Survey (approximately $35,000) and for a prior year unspent Cal Water donation, offset by prior year revenue (approximately $38,000). Including use of balance and net year-to-date amendments, the estimated ending balance before changes remains approximately $3.15 million.

Fund Balance Calculation - to reach estimated FY 2024-25 Ending Fund Balance (adds Council-approved budget changes from Budget Adoption through Midyear Report)		
Balance	**3,151,678**	**Beginning Fund Balance**
Set Aside for FY 25-26 Budget	1,258,968	
Adopted Budget	129,095,178	Adopted Revenues & Transfers In
	(130,279,026)	Adopted Expenditures & Transfers Out
Modifications	(73,150)	Other Modifications Approved by 4/5 Council Vote
	3,153,648	**Estimated FY 2025-26 ending fund balance**

The estimate above assumes full spending for the fiscal year, and is the starting point for evaluation of further adjustments.

Recommended Adjustments

With the carryover report, staff previewed anticipated midyear revenue reductions and internal service cost increases. This report's recommended adjustments include those items and an expenditure increase for payments to the lender-held Authority Funded Reserve (AFR) related to the City's site-specific tax agreement for the three Marine Avenue hotel properties. This is consistent with auditor requirements to record gross revenue and expenditure and reflects updated projections for these payments. Finally, although there is no associated budget adjustment, staff conservatively

estimates year-end personnel savings.

Revenue

Revenue performance is mixed for the General Fund, with increases in property tax, documentary transfer tax, and charges for service revenue along with one-time unanticipated payments offset by anticipated decreases to sales tax, transient occupancy tax, and franchise fee revenue. Revenue adjustments also include internal revenue for overhead, which is offset by expense. Staff recommends revenue adjustments resulting in a $2.3 million increase to General Fund revenues, detailed below.

Taxes: -$0.6 million

- Property Tax: $0.7 million
  Revenue is based on the City's assessed valuation, and changes annually in line with this calculation. The increase is based on a 3.6% valuation increase, slightly ahead of original projections.

- Documentary Transfer Tax: $0.4 million
  Increase based on revenue receipts through December 2025, which mirror the higher rate of revenue received in the 2024-25 fiscal year, with an estimated increase of $0.4 million.

- Sales and Use Tax: ($0.4 million)
  Estimated $0.4 million decrease is based on revised current year projections from the City's sales tax consultant, reflecting downward adjustments across categories, with weaker than expected revenue in hotels and restaurants, two of the City's major categories. Trends are consistent with the state and region, generally, which in the revised projection show as flat statewide, with small increases seen in the next fiscal year.

- Transient Occupancy Tax (TOT): ($0.6 million)
  The $0.6 million decrease reflects weaker than anticipated receipts to date. Across hotels, monthly TOT is generally down from the prior year, on average approximately five percent. The City's downward trend is consistent with what is being experienced in the South Bay, State and travel and tourism industry nationwide. The projected revenue includes TOT from the Hilton Garden Inn, Homewood Suites, and Residence Inn, the hotel properties with which the City has a site-specific tax agreement, consistent with auditor requirements to record gross revenue and expenditure. Revised projections for those hotels result in contributions to the AFR for this TOT, which is reflected in expenditure adjustments below.

- Franchise Fees: ($0.6 million)
  The projected $0.6 million decrease reflects weakness in prior year receipts, with revenue to date showing similar trends. Franchise fee revenue can fluctuate year-over-year, with receipts depending on prices and volume of electricity, gas, and water transmitted within the City. Staff will continue to monitor this source to inform FY 2026-27 budget projections.

- Business License Tax: ($50,000)
  Reduction reflects known decreases based on downward adjustments to individual business calculations.

Charges for Services and Use of Money and Property: $1.0 million

- Increases reflect better than anticipated receipts in Community Development Fees and Permits (excluding Building Plan Check Fees); Fire ALS pass-through fees, and Police Parking Meter Fees, offset by a slight decrease to Community Services facility rentals.

One-time Payments: $0.6 million

- The City has received unanticipated one-time reimbursements, including a $0.4 million payment for an easement termination agreement and a retroactive payment of $0.2 million related to the updated Google/ Tata agreement.

Overhead: $1.4 million

- Staff has completed an internal services review, updating all internal costs for FY 2024-25 actual spending. The anticipated additional General Fund revenue from revised overhead charges is $1.4 million, representing an approximately 9% increase over the prior year, driven largely by personnel and fringe increases. This increase has a net zero General Fund effect, as it is offset by increased expense.

Finally, staff projects reduced revenue related to the recreation programs and after school classes, related to both hiring challenges and some reduction in demand. These revenue decreases are offset by cost decreases; therefore, we believe revenue adjustments for those areas are unnecessary at this time.

Non-General Funds

In other funds, staff recommends the following adjustments:

- **Harbor Uplands**: Staff recommends an approximately $0.4 million increase to parking revenue based on year-over-year increases in parking activity during the first half of the fiscal year. During this period, Harbor Uplands parking revenue increased approximately 15%.

- **Internal Services**: revenue increases match contribution increases to each fund as shown below in total increases. Detail is included in the revenue adjustments attachment to this report.

Expenditure

General Fund spending is on track with budget and as anticipated through six months of the fiscal year. Staff recommends adjustments for TOT contributions to the lender-held authority funded reserve related to the Marine Avenue hotel agreement and to internal services.

- **Authority Funded Reserve Contributions: $2.3 million.** Consistent with auditor recommendations to record gross revenue and expense, staff recommends an expenditure adjustment to account for these payments. At the time of budget adoption, based on hotel owner estimates supported by external data, staff had anticipated retaining TOT revenue for these hotel properties starting in September 2025, with minimal additional draws throughout the year. However, both lower than anticipated revenue and higher than projected expense for a brand-required property refresh mean that staff anticipates contributing the remainder of the year's TOT generated from these properties to the AFR. Staff estimates the total amount at approximately $2.3 million, including $1.3 million paid through February 2026. At the current rate, staff anticipates reaching the $3 million AFR threshold - the point at which the City retains TOT - in July

or August of 2026.

Internal Service Funds
The City's internal service funds provide critical reserve funding to ensure the organization is prepared to meet future foundational support needs. The annual analysis updates fund contributions to reflect the most recent spending. The calculations to reach these updated allocations smooth the impacts of larger spikes in spending, such as large workers' compensation or liability claims.

Including all funds, the most recent update shows an approximately $5.7 million or 14% increase over the prior year, driven largely by anticipated cost increases in the Self-Insurance Fund and in the overhead plan. The impact to the General Fund is $2.9 million.

- Self-Insurance
  Staff anticipated an increase to this fund contribution, which reflects liability insurance premium costs and the fund's operating expenses, and a five-year average of liability and workers' compensation claims (the calculation uses an average to avoid large year-over-year fluctuations). The significant 35% increase is primarily related to FY 2023-24 workers' compensation and liability claims updated with final audit adjustments not included in the prior year calculation. Fiscal Year 2024-25 shows a more positive trend, with workers' compensation long-term claims decreases largely offsetting long-term liability increases. Looking forward, staff proposes adjustments to premiums, detailed in the section below, which could balance these impacts in future years. Future year ongoing improvements to claims in both areas could also moderate these liabilities for the future.

- Building Occupancy
  The 8% increase primarily reflects energy cost increases, and represents a leveling off following a larger increase in the prior year.

- Information Technology
  The 2% decrease reflects lower replacement needs offsetting some operating increases.

- Emergency Communications
  The 13% increase primarily reflects the impact of increases to staffing costs.

- Vehicle Maintenance and Repair
  The $0.6 million, or 11%, increase reflects the planned replenishment of the fund to meet current vehicle replacement expectations and recent accelerated vehicle purchases in the Fire Department.

- Overhead
  The 12% increase is consistent with new personnel costs and some additional expenses. The General Fund portion of this cost is offset with revenue, for a net zero impact. Other funds see an approximately $0.3 million increase.

- Major Facility Repair
  The approximate doubling to $0.2 million reflects increased energy costs.

- City Facility Sewer Fee: This plan decreased by approximately 25%, reflecting lower use.

Details for all revenue and expenditure adjustments are included in report attachments.

Salary Savings
At this point in the year, staff reviews spending to date and projects potential expenditure savings, with a focus on personnel costs. Based on the most current payroll data, and accounting for year-end adjustments, staff anticipates ending the year with approximately $2.4 million in salary savings. This reflects adjustments staff made during FY 2025-26 budgeting to more accurately budget for overtime and fringe benefits, along with naturally occurring staff turnover.

Decision Packages
Staff proposes limited Decision Packages related to policy, operational, or financial matters. The recommended decision packages are listed below:

GENERAL FUND
Decision Package #1: Paramedic Assessment Fee
The City entered an Agreement with Wittman Enterprises, LLC for implementation of the Paramedic Assessment Fee on July 1, 2025, and began collection on August 1, 2025. The budgeted revenue for FY 2025-26 was proposed during the annual budget cycle with the understanding that the City would record net revenue, with the vendor deducting payment before remitting revenue to the City. The final Agreement instead requires direct payment to the vendor, a process that is also consistent with auditor requirements to record gross revenue and expense. To support vendor payments, the City must therefore increase the Fire Department's expenditure budget. The increase will be offset by a matching increase to revenue, which has shown consistent growth through the first half of the fiscal year. This is an ongoing Decision Package and staff will build in approved contract cost increases in future year budgets, which will also be offset by revenue. Staff recommends a revenue increase of $68,000 and an ongoing appropriation of $68,000 to the Fire Department's Contracts & Services Budget for a net zero impact to the General Fund.

Decision Package #2: Contract Building Plan Check Review
The Community Development Department’s (CDD) Building Division requires additional funding to maintain its program of outsourcing building plan checks to third-party service providers. The FY 2025-26 Budget included funding for third party consultants to meet the Department's target of a two to three week turnaround time for building plan check reviews and approvals. The City entered into agreements with multiple consulting firms, which are paid at a rate of 60% of the plan-check application fee collected by the City. The third-party plan check program has been highly successful in improving customer service and reducing average review times to meet the Department's performance metrics for project review times and customer service.

On January 6, 2026, the City Council appropriated $650,000 to continue funding the outsourcing of building plan checks, which was offset by additional application fee revenue that exceeded projections. Following the January appropriation, there have been multiple large projects added to the processing queue; including a 49-unit mixed-use project at 401 PCH, a 167 residential unit project at 2819 182nd Street, and the recent submittal for a new data center located at 3690 Redondo Avenue, valued at $32 million dollars and generating a plan check fee of $514,000. To support the timely review of these applications, the CDD is requesting additional funding in the

amount of $950,000 to continue with the outsourcing of building plan checks through the remainder of the fiscal year. The funding will be offset by application fee revenue, which is at a current surplus of $730,000, including the January appropriation. The revenue surplus will be increased with the submittal of the above noted projects, and, in addition to the current surplus, will be substantially more than the $950,000 of funding that is being requested. Staff will segregate these appropriations so that they are not part of core budget, and will not be used apart from specific agreements associated with revenue generation. Staff recommends a $950,000 revenue and expenditure increase within the Community Development Department, for a net zero impact to the General Fund.

OTHER FUNDS

Decision Package #3: CDBG 2025-26 Annual Action Plan (CDBG Fund)

Annually, the City receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) to be used to address local housing and community development needs. On July 15, 2025, the City Council approved HUD's allocation of $295,609 to be used for the following programs/services:

- Public Facilities and Improvements - $152,147
- Administration/Fair Housing - $59,121
- Public Service Agencies (Subrecipients) - $44,341
- Home Improvement Program (Mobility Access/Emergency Repair) - $40,000

Staff recommends an increase of $295,609 in revenue and expenditure to the Community Development Block Grant (CDBG) Fund.

Decision Package #4: Measure A Grant Adjustments: Veteran's Park Historic Library (Intergovernmental Grants Fund)

City Council approved $850,000 in Measure A funding for the Veteran's Park Historic Library with the Adopted Budget, based on an estimate of project funding. Following budget adoption, the granting agency, Los Angeles County's Regional Parks and Open Space District (RPOSD), approved $1,023,889 for the project. To appropriate the full approved amount, staff recommends a $173,889 increase to revenue and expenditure in the Intergovernmental Grants Fund.

Decision Package #5: Proposition 68 Grant Adjustment: Alta Vista Park Court Resurfacing (Intergovernmental Grants Fund)

California voters approved Proposition 68 in 2018, resulting in a $4 billion bond program that provides funding for parks, outdoor space, and water quality projects. Through this program, the City of Redondo Beach received $271,577, of which $110,735 was used in 2022 for replacement of playground surfacing at Perry Park. Staff recommend using the remaining balance of $108,842 to support the resurfacing of the tennis courts and installation of the pickleball courts at Alta Vista Park, which is an eligible project to utilize these funds. The grant requires the City to provide a 20% match, which is $21,768, resulting in $90,107 of project savings. Staff recommend the City Council approve the remaining balance of $108,842 in Prop. 68 funds to be appropriated to the Intergovernmental Grants Fund for the resurfacing of the tennis courts and installation of pickleball courts at Alta Vista Park.

Decision Package #6: LGBTQ Statue (John Parsons Funding, Capital Projects Fund)

The City Council approved a $45,000 agreement with Lebasse Projects (LBP) on May 13, 2025 to develop the Artesia Blvd. Strategic Art Plan (Plan). The Plan, developed through community

outreach, outlines an initial implementation phase that includes at least three public art installations funded by a previously allocated $405,000 budget and a second phase, estimated at $550,000, that remains unfunded. The Cultural Arts Commission reviewed and supported the Plan on November 19, 2025, and recommended an additional allocation to support an LGBTQ-themed sculpture in front of the North Branch Library as part of the Phase I implementation. On December 16, 2025, the City Council approved the Plan with minor modifications to the initial phase, and an additional allocation of $35,000 to support the inclusion of an LGBTQ-themed sculpture that would support LBP's additional consulting services, including community outreach; fabrication and installation of the sculpture; and contingency funding. Adoption of the proposed budget modification would formally appropriate $35,000 from the John Parsons Public Art Fund (JPPAF), collected in the City's Deposit Fund, to the Capital Improvement Project #10128 - ARTesia Project in the Capital Projects Fund to support the LGBTQ-themed sculpture for inclusion in Phase I implementation. Staff recommends the Council approve the appropriation of $35,000 to the Capital Projects Fund, with associated transfers to move funds from the Deposit Fund.

Decision Package #7: Information Technology Department Reorganization (IT Fund)

Over the last three years, the Information Technology team has bridged a myriad of infrastructure and technology gaps. As the team shifts focus toward multiple enterprise modernization initiatives including Citywide digital workflow and records management, artificial intelligence strategy, and planning for major construction projects, the need for dedicated operational leadership and project coordination within the Information Technology Department has increased. A vacancy within the Department has created a timely opportunity to make a classification change to address this need. Staff proposes the reclassification of one vacant Information Systems Specialist position to an Information Technology Operations/Infrastructure Supervisor classification. The new role would provide focus on project and operations leadership and be responsible for coordinating IT initiatives, managing project timelines and deliverables, supporting vendor oversight, and providing day-to-day operational supervision and escalation across key IT programs. Staff recommends an approximately $27,000 personnel expenditure increase, offset by a parallel reduction to contracts and professional services for a net zero impact to the Information Technology Fund.

Decision Package #8 Public Works Staffing Reorganization (multiple funds)

To improve staff retention, respond to evolving service demands, and maximize the use of increasingly available technological solutions, Department leadership recommends adjusting staffing classifications within the Operations Division. The proposed Public Works reorganization aligns staff roles with current operational needs, strengthens supervisory span of control, and ensures resources are deployed more effectively. These adjustments will improve operational efficiency, support workforce stability, and position the Department to meet service expectations in a cost-effective and sustainable manner.

The proposed reorganization is cost neutral and would adjust the current budgeted configuration of a Senior Management Analyst, and two Senior Administrative Specialists to an updated structure featuring an Administrative Manager, an Office Coordinator and an Administrative Specialist. Also proposed is the modification of one budgeted Public Works Manager position (vacant) to a Public Works Supervisor and the renaming of one Public Works Manager to Public Works Superintendent. The changes impact multiple funds, resulting in a small estimated net reduction to the General Fund and all impacted funds. Staff recommends adjustments to the personnel budgets in the General Fund, Harbor Tidelands, Harbor Uplands, Solid Waste, Sewer, Fleet, and Building Occupancy funds, resulting in a net decrease across funds, with decreases in the General Fund, Harbor Tidelands, and

Harbor Uplands funds offset by small increases to the Solid Waste, Sewer, Fleet, and Building Occupancy Funds.

Decision Package #9: Refuse Rate Midyear Adjustment (Solid Waste Fund)
Decision Package #21 in the approved FY 2025-26 Budget increased the annual expenditures in line with the Council approved Refuse Rate Adjustment. This is a pass-through fee from residents to Athens Services via Los Angeles County. Each year, an adjustment is made through the budget process to account for the new approved solid waste rates. However, the new count of households is not known before the Budget is adopted. The revised unit count is 16,210, an increase of 12 units. Recommended is an increase from the Solid Waste Fund of $7,414.72 to cover the cost of additional units and the approved increased cost of two Household Hazardous Waste events. Also recommended is a restoration of Core Budget in the amount of $68,434.20 from the Solid Waste Fund. The total ongoing expenditure increase of $75,848.92 is offset by ongoing revenues. Staff recommends a $75,848.92 increase to revenue and expenditure in the Solid Waste Fund.

Decision Package #10: Advance Replacement Backhoe (Vehicle Replacement Fund)
The Public Works Streets Division requests the advance purchase of a Street Division Tractor/Backhoe (Unit 362-12). The existing Unit is a 2012 model year vehicle with a designated 17-year lifespan in the Vehicle Replacement Schedule that is due for replacement in FY 2028-29. The vehicle is in heavy daily use by the Streets Division and is the only unit of its type in the fleet. The Unit has experienced a significant failure. Given the estimates for repair, the age of the unit, and the critical nature of this unit for daily operations, staff recommends advance replacement of the unit for a cost of $180,000. Of this amount, a portion is already collected in the fund, and the fund balance is sufficient to support this purchase during the fiscal year. Staff recommends a $180,000 increase to the Vehicle Replacement Fund.

Decision Package #11: Fuel Island Rehabilitation and Improvement: (Vehicle Replacement Fund)
The Public Works Department proposes working with an outside engineering firm to determine a long-term solution to rehabilitate the fuel island, develop plans and specifications, submit all required permitting applications, and implement the recommended and permitted improvements. The Department operates and maintains the City's gasoline, diesel, and compressed natural gas fueling station. Over the past several years, the City's gasoline tanks and fuel dispensers have experienced an increasing number of operational failures, causing prolonged downtime and disruptions for Departments reliant on City-provided fuel. These issues have resulted in increased emergency maintenance costs and fueling costs at non-public agency fueling stations. In the FY 2025-26 Budget, the City Council approved a one-time Vehicle Replacement Fund appropriation of $100,000 to the Public Works Fleet Operating Budget. Through project design, it has become clear that the scope of work is more significant than originally thought. Recommended is the creation of a CIP project for this work, the transfer of existing funding to the CIP project, and an additional one-time appropriation. Staff recommends a $100,000 appropriation from the Vehicle Replacement Fund. As noted above, the fund has sufficient available balance to support this cost.

Estimated Ending Fund Balance with Adjustments & Decision Packages
Including all changes described above, the estimated ending General Fund balance for FY 2025-26 is approximately $1.27 million.

Fund Balance Estimate including Recommended Changes		
Balance	3,153,648	Estimated FY 2025-26 ending fund balance
Revenue Adjustments	2,360,901	Revenue adjustments, Overhead
	1,018,000	Decision Packages
Expenditure Adjustments	(4,336,615)	Internal Services
	(2,300,000)	AFR Contributions
	2,400,000	Estimated Personnel Savings
	(1,017,404)	Decision Packages
	1,278,530	**Estimated FY 2025-26 ending fund balance**

As mentioned above, the remaining balance excludes the contingency reserve, which is backed out before calculating available fund balance. It also does not include CalPERS Reserve funds, which are held in a separate account and currently total roughly $4.5 million.

Possible Cost Reductions/ Considerations Heading into the FY 2026-27 Budget
Looking ahead to the FY 2026-27 Budget, staff is aware of ongoing challenges, including potential ongoing weakness in TOT revenue, required unfunded accrued liability payment, and ongoing internal service fund costs. Staff has identified areas of potential savings for Council consideration, included below. These do not represent an exhaustive list of potential cost savings measures, but are ones which require early direction to implement for the budget. Staff seeks Council input on these ideas to assist with preparation of the FY 2026-27 Budget and to support financial sustainability moving forward.

Crossing Guards
As staff reports annually with Budget, the City spends significant funds each year to support crossing guards at multiple locations Citywide. For example, as staff presented in Budget Response Report #43 as part of the FY 2025-26 Budget, the City currently supports 27 crossing guard locations at an annual cost of approximately $580,000 (including approximately $370,000 approved as one-time funding). As the City examines expenses, staff requests the Council provide direction on possible changes to the level of service provided, including the option of reducing the number of crossing guard locations. More detail, including analysis of each crossing guard location, is included as an attachment to this report.

Insurance Coverage
Staff has identified potential costs savings associated with adjustments to property liability coverage that would have minimal negative impact on the City's risk calculations. Following surveys of neighboring cities and discussions with the City's insurance providers, staff recommends the following for consideration:

- Reducing or eliminating earthquake coverage for certain properties (earthquake coverage comprises $1 million of the City's annual $1.7 million liability premium payment)
- Adjusting the City's self-insured retention (SIR) amount

Staff recommends the Council discuss the City's coverage levels and provide direction on FY 2026-27 premium payments, particularly the earthquake coverage amounts as any changes in this category related to next year's premium cost would be due to the City's insurance provider by the end of the month.

Staff also recommends that Council provide general direction on consideration of changes to the SIR amount. This decision does not have the same urgent deadline, and staff will return to Council with additional information as relevant.

Additional detail, including a list of properties with their associated values and premiums, and staff recommendations for adjustment, is included as an attachment to the report.

Pension Costs / UAL Status

The City's Unfunded Accrued Liability (UAL) Payment for FY 2026-27 is $4.2 million and is projected to be roughly $3 million annually through 2029-30 if CalPERS meets its 6.8% investment target. The City's total unfunded liability at the end of FY 2023-24 (the year included in the City's most recent valuation) was comparatively low to other municipalities at $51.0 million, with a combined funded level of approximately 93%. When incorporating the known FY 2024-25 CalPERS returns of 11.6%, CalPERS' projection tool estimates that the City's next valuation (which will be delivered to the City in July and set the FY 2027-28 contribution amounts), will show significant improvement in both the City's total unfunded accrued liability amount and percentage level of funding. The miscellaneous plan is projected to exceed 100% funded, the combined UAL total is expected to decrease to below $20 million, and the total funding level increased to 97.8%. It is important to note that these numbers represent a forecast only, and do not incorporate other factors that may impact the plan, including changes to plan experience.

If the calculations hold, this is an extremely positive development for the City's future budget projections, as the City's UAL payment is likely to be reduced in FY 2027-28 and continue to decline in the following fiscal years.

Additional information regarding the City's UAL is included as an attachment to this report.

Fiscal Year 2026-27 Budget Preparation

Staff has initiated budget preparation for initial presentation to the City Council in May 2026.

COORDINATION

All Departments participated in the midyear budget review. The Budget and Finance Commission reviewed the midyear budget report on March 12, 2026 and supported staff's recommendation, noting the importance of maintaining fiscal stability and the need to plan for multiple scenarios, including further negative changes to revenue. The Budget Modification Resolution has been approved as to form by the City Attorney's Office.

FISCAL IMPACT

The report describes the City's financial and budgetary situation at the midyear point of FY 2025-26. Including recommended revenue and appropriations changes, Decision Packages, and estimated personnel savings, staff estimates a revised year-end General Fund balance of $1.27 million.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

Resolution No. CC-2603-014 Midyear 25-26

Exhibit A - Revenue Adjustments
Exhibit B - Appropriations Adjustments

- Attachment 1 - Council-approved Budget Modifications
- Attachment 2 - Internal Services Fund Summary
- Attachment 3 - Decision Packages
- Attachment 4 - FY 2025-26 CIP Midyear Update
- Attachment 5 - Crossing Guard Issue Analysis
- Attachment 6 - Insurance Options
- Attachment 7 - Pension Update

RESOLUTION NO. CC-2603-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, MODIFYING THE BUDGET FOR FISCAL YEAR 2025-2026

WHEREAS, it is the intention of the City Council of the City of Redondo Beach to review the adopted budget at midyear; and

WHEREAS, the City's adopted budget needs to be modified to reflect unanticipated revenues; and

WHEREAS, the City's adopted budget needs to be modified to appropriate monies from fund balances or external funding sources for necessary additional expenditures.

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

SECTION 1. That conditions have arisen during the budget year that require modification; and upon recommendations of the City Manager, the budget as adopted for Fiscal Year 2025-26 is modified per Exhibit A (Adjustments to Revenue) and Exhibit B (Adjustments to Appropriations) attached hereto.

SECTION 2. Pursuant to Section 11(f) of the City Charter, the City Clerk is hereby directed and instructed to correct the budget records of said City for Fiscal Year 2025-26 in accordance with the above modifications.

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 March, 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-2603-014 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 March, 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
Midyear Revenue Adjustments
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Received	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
100 - General Fund					
Taxes					
Property Tax	37,876,298	-	16,162,048	746,243	38,622,541
Property Tax in Lieu of Vlf	10,614,205	-	-	(702)	10,613,503
Homeowners' Exemption	136,000	-	19,206	-	136,000
Sales and Use Tax	11,414,000	-	3,603,982	(414,000)	11,000,000
Property Tax Trust Fund	125,000	-	-	-	125,000
Public Safety Augmentation Fund	1,002,190	-	319,613	-	1,002,190
Utility Users' Tax	9,033,626	-	3,431,623	-	9,033,626
Transient Occupancy Tax	9,174,038	-	3,584,978	(607,764)	8,566,274
Franchise Fees	2,208,655	-	182,409	(608,655)	1,600,000
Business License Tax	1,352,930	-	501,355	(50,000)	1,302,930
Property Transfer Tax	2,300,919	-	1,286,022	377,812	2,678,731
Taxes Total	**85,237,861**	**-**	**29,091,236**	**(557,066)**	**84,680,795**
Licenses and Permits					
Construction/Excavation Permits	2,521,874	-	1,650,416	-	2,521,874
Miscellaneous Licenses/Permits	305,159	-	165,152	-	305,159
Street/Curb/Parking Permits	128,315	-	35,029	-	128,315
Licenses and Permits Total	**2,955,348**	**-**	**1,850,597**	**-**	**2,955,348**
Fines and Forfeitures					
Parking Citations	1,586,163	-	823,576	-	1,586,163
Restitution	-	-	660	-	-
Vehicle Code Fines	107,831	-	34,155	-	107,831
Fines and Forfeitures Total	**1,693,994**	**-**	**858,391**	**-**	**1,693,994**
Intergovernmental					
Motor Vehicle/In-Lieu	89,367	-	107,359	-	89,367
Other Intergovernmental Revenue	100,000	-	39,500	-	100,000
SB90 State Mandated Cost Reimbursement	30,000	-	5,066	-	30,000
Intergovernmental Total	**219,367**	**-**	**151,925**	**-**	**219,367**
Use of Money and Property					
Investment Earnings	1,250,000	-	1,813,284	-	1,250,000
Rents And Percentages	2,045,401	-	1,025,551	(126,000)	1,919,401
Use of Money and Property Total	**3,295,401**	**-**	**2,838,836**	**(126,000)**	**3,169,401**
Charges for Services					
Administrative Fees	118,100	-	46,190	-	118,100
Building and Engineering Fees	2,196,637	650,000	1,792,680	1,750,000	4,596,637
Fire Service Fees	750,435	-	392,054	268,000	1,018,435
Library Book Fines and Fees	19,500	-	12,729	-	19,500
Other Building Fees	924,518	-	263,178	-	924,518
Parking Meter Fees	3,735,597	-	2,005,595	135,000	3,870,597
Planning Fees	296,775	-	218,437	-	296,775
Police Service Fees	353,725	-	128,164	-	353,725
Public Works Fees	9,500	-	-	-	9,500
Recreation Users Pay	3,145,501	-	957,678	(30,000)	3,115,501
Recreation Users Pay/Library Book Fines and Fe	29,500	-	9,949	-	29,500
State Energy Fees	181,650	-	219,394	-	181,650
Overhead Charges	14,737,617	-	7,204,085	1,358,172	16,095,789
Charges for Services Total	**26,499,054**	**650,000**	**13,250,133**	**3,481,172**	**30,630,226**

REDONDO BEACH

City of Redondo Beach
Midyear Revenue Adjustments
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Received	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
Other Revenues					
Miscellaneous Revenue	2,268,025	-	279,175	580,796	2,848,821
Other Revenues	422,800	-	-	-	422,800
Program Donations	84,000	-	68,025	-	84,000
Other Revenues Total	**2,774,825**	**-**	**347,200**	**580,796**	**3,355,621**
Internal Revenue					
Transfers In	6,403,128	-	-	-	6,403,128
Internal Revenue Total	**6,403,128**	**-**	**-**	**-**	**6,403,128**
100 - General Fund Total	**129,078,978**	**650,000**	**48,388,316**	**3,378,901**	**133,107,880**
202 - State Gas Tax					
Charges for Services	6,000	-	-	-	6,000
Intergovernmental	3,731,941	-	1,495,737	-	3,731,941
Use of Money and Property	20,000	-	-	-	20,000
202 - State Gas Tax Total	**3,757,941**	**-**	**1,495,737**	**-**	**3,757,941**
204 - Storm Drain Improvement					
Charges for Services	30,000	-	21,183	-	30,000
204 - Storm Drain Improvement Total	**30,000**	**-**	**21,183**	**-**	**30,000**
208 - Street Landscaping&Lghtng Dist					
Charges for Services	1,530,600	-	608,262	-	1,530,600
Internal Revenue	1,226,345	-	-	-	1,226,345
208 - Street Landscaping&Lghtng Dist Total	**2,756,945**	**-**	**608,262**	**-**	**2,756,945**
210 - Local Transportation Artcl Iii					
Intergovernmental	80,698	-	-	-	80,698
210 - Local Transportation Artcl Iii Total	**80,698**	**-**	**-**	**-**	**80,698**
211 - Measure M					
Intergovernmental	1,405,427	-	532,881	-	1,405,427
Use of Money and Property	30,000	-	-	-	30,000
211 - Measure M Total	**1,435,427**	**-**	**532,881**	**-**	**1,435,427**
212 - Prop A Local Trans Sale Tx 1/2					
Intergovernmental	1,993,365	-	756,033	-	1,993,365
Use of Money and Property	30,000	-	-	-	30,000
212 - Prop A Local Trans Sale Tx 1/2 Total	**2,023,365**	**-**	**756,033**	**-**	**2,023,365**
214 - Prop C Local Trans Sale Tx 1/2					
Intergovernmental	1,653,444	-	627,105	-	1,653,444
Use of Money and Property	120,000	-	-	-	120,000
214 - Prop C Local Trans Sale Tx 1/2 Total	**1,773,444**	**-**	**627,105**	**-**	**1,773,444**
215 - Measure R					
Intergovernmental	1,240,083	-	470,259	-	1,240,083
Use of Money and Property	15,000	-	25,392	-	15,000
215 - Measure R Total	**1,255,083**	**-**	**495,651**	**-**	**1,255,083**
216 - Transit Fund					
Charges for Services	348,392	102,641	110,233	-	451,033
Intergovernmental	2,548,186	-	1,587,824	-	2,548,186
Internal Revenue	1,333,582	-	13,228	-	1,333,582
Other Revenues	500	-	61	-	500
216 - Transit Fund Total	**4,230,660**	**102,641**	**1,711,345**	**-**	**4,333,301**
217 - Measure W					
Intergovernmental	720,000	-	-	-	720,000

REDONDO BEACH

City of Redondo Beach
Midyear Revenue Adjustments
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Received	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
217 - Measure W Total	**720,000**	**-**	**-**	**-**	**720,000**
218 - Air Quality Improvement					
Intergovernmental	88,000	-	46,937	-	88,000
Use of Money and Property	2,000	-	-	-	2,000
218 - Air Quality Improvement Total	**90,000**	**-**	**46,937**	**-**	**90,000**
230 - Other Inter Governmental Grant					
Intergovernmental	8,670,497	784,051	5,446,303	282,731	9,737,279
230 - Other Inter Governmental Grant Total	**8,670,497**	**784,051**	**5,446,303**	**282,731**	**9,737,279**
234 - Community Develop Block Grants					
Intergovernmental	285,916	-	66,198	295,609	581,525
234 - Community Develop Block Grants Total	**285,916**	**-**	**66,198**	**295,609**	**581,525**
238 - Housing Authority					
Intergovernmental	7,794,657	-	2,482,203	-	7,794,657
Other Revenues	838,987	-	255,275	-	838,987
Use of Money and Property	-	-	29,183	-	-
238 - Housing Authority Total	**8,633,644**	**-**	**2,766,661**	**-**	**8,633,644**
250 - Parks & Recreation Facilities					
Charges for Services	31,500	-	7,310	-	31,500
250 - Parks & Recreation Facilities Total	**31,500**	**-**	**7,310**	**-**	**31,500**
252 - Narcotic Forfeiture & Seizure					
Fines and Forfeitures	70,000	-	-	-	70,000
Use of Money and Property	10,000	-	-	-	10,000
252 - Narcotic Forfeiture & Seizure Total	**80,000**	**-**	**-**	**-**	**80,000**
254 - Subdivision Park Trust					
Other Revenues	1,075,000	-	350,000	-	1,075,000
254 - Subdivision Park Trust Total	**1,075,000**	**-**	**350,000**	**-**	**1,075,000**
256 - Disaster Recovery					
Charges for Services	1,000	-	360	-	1,000
Other Revenues	50,000	-	65,903	-	50,000
256 - Disaster Recovery Total	**51,000**	**-**	**66,263**	**-**	**51,000**
300 - Capital Project Fund					
Charges for Services	360,298	-	90,073	-	360,298
Internal Revenue	1,050,266	-	-	35,000	1,085,266
Taxes	180,000	-	28,193	-	180,000
300 - Capital Project Fund Total	**1,590,564**	**-**	**118,266**	**35,000**	**1,625,564**
400 - Parking Authority					
Use of Money and Property	-	-	78	-	-
400 - Parking Authority Total	**-**	**-**	**78**	**-**	**-**
600 - Harbor Tidelands					
Charges for Services	959,850	-	561,006	-	959,850
Fines and Forfeitures	7,200	-	-	-	7,200
Internal Revenue	-	-	117,158	-	-
Other Revenues	1,400	-	15,979	-	1,400
Use of Money and Property	6,911,770	-	2,615,015	-	6,911,770
600 - Harbor Tidelands Total	**7,880,220**	**-**	**3,309,159**	**-**	**7,880,220**
601 - Harbor Uplands					
Charges for Services	1,704,500	-	1,112,151	392,000	2,096,500
Fines and Forfeitures	15,300	-	-	-	15,300

REDONDO BEACH

City of Redondo Beach
Midyear Revenue Adjustments
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Received	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
Internal Revenue	-	-	38,873	-	-
Other Revenues	200	-	-	-	200
Use of Money and Property	4,669,000	-	1,676,917	-	4,669,000
601 - Harbor Uplands Total	**6,389,000**	**-**	**2,827,941**	**392,000**	**6,781,000**
602 - Solid Waste					
Charges for Services	7,150,486	-	2,906,382	75,849	7,226,334
Internal Revenue	-	-	15,117	-	-
Licenses and Permits	40,000	-	101,557	-	40,000
Other Revenues	216,179	-	54,244	-	216,179
602 - Solid Waste Total	**7,406,665**	**-**	**3,077,300**	**75,849**	**7,482,514**
603 - Wastewater					
Charges for Services	5,571,203	-	2,286,977	(9,909)	5,561,294
Internal Revenue	-	-	123,992	-	-
Use of Money and Property	300,000	-	51	-	300,000
603 - Wastewater Total	**5,871,203**	**-**	**2,411,020**	**(9,909)**	**5,861,294**
700 - Self-Insurance Prgm					
Charges for Services	7,681,233	-	3,820,235	2,631,666	10,312,899
Fines and Forfeitures	-	-	(2,206)	-	-
Internal Revenue	-	-	2,160	-	-
Use of Money and Property	-	-	14,690	-	-
700 - Self-Insurance Prgm Total	**7,681,233**	**-**	**3,834,879**	**2,631,666**	**10,312,899**
701 - Vehicle Replacement					
Charges for Services	5,085,017	-	2,456,411	560,167	5,645,184
Internal Revenue	-	-	15,117	-	-
Other Revenues	72,500	-	38,395	-	72,500
701 - Vehicle Replacement Total	**5,157,517**	**-**	**2,509,923**	**560,167**	**5,717,684**
702 - Building Occupancy					
Charges for Services	3,922,105	-	1,849,108	281,267	4,203,372
Internal Revenue	-	-	31,314	-	-
702 - Building Occupancy Total	**3,922,105**	**-**	**1,880,422**	**281,267**	**4,203,372**
703 - Information Technology					
Charges for Services	5,258,901	-	2,618,395	(113,033)	5,145,868
Internal Revenue	-	-	31,044	-	-
703 - Information Technology Total	**5,258,901**	**-**	**2,649,439**	**(113,033)**	**5,145,868**
705 - Emergency Communications Fund					
Charges for Services	4,193,132	-	1,746,263	438,331	4,631,463
Internal Revenue	-	-	43,192	-	-
705 - Emergency Communications Fund Total	**4,193,132**	**-**	**1,789,455**	**438,331**	**4,631,463**
707 - Major Facilities Repair					
Charges for Services	137,270	-	64,553	121,940	259,210
707 - Major Facilities Repair Total	**137,270**	**-**	**64,553**	**121,940**	**259,210**
750 - Redevelopment Agency Fund-City					
Other Revenues	83,307	-	-	-	83,307
750 - Redevelopment Agency Fund-City Total	**83,307**	**-**	**-**	**-**	**83,307**
760 - Housing Authority Fund-City					
Other Revenues	695,930	-	-	-	695,930
760 - Housing Authority Fund-City Total	**695,930**	**-**	**-**	**-**	**695,930**
800 - Deposits					

REDONDO BEACH

City of Redondo Beach
Midyear Revenue Adjustments
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Received	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
Charges for Services	790,000	-	-	-	790,000
800 - Deposits Total	**790,000**	**-**	**-**	**-**	**790,000**
940 - Public Financing Authority					
Internal Revenue	14,753,563	-	3,289,328	-	14,753,563
Use of Money and Property	273,975	-	160,965	-	273,975
940 - Public Financing Authority Total	**15,027,538**	**-**	**3,450,293**	**-**	**15,027,538**
970 - Redev Obligation Retirement					
Other Revenues	228,682	-	-	-	228,682
Taxes	456,294	-	-	-	456,294
Use of Money and Property	196,962	-	111,516	-	196,962
970 - Redev Obligation Retirement Total	**881,938**	**-**	**111,516**	**-**	**881,938**
971 - Low Mod Income Housing Asset					
Use of Money and Property	44,000	-	16,274	-	44,000
971 - Low Mod Income Housing Asset Total	**44,000**	**-**	**16,274**	**-**	**44,000**
All Funds Total	**239,070,621**	**1,536,692**	**91,436,704**	**8,370,521**	**248,977,834**

REDONDO BEACH

City of Redondo Beach
Midyear Adjustments to Appropriations
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Spent	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
100 - General Fund					
Capital Outlay	40,000	37,127	37,817	-	77,127
Internal Service Fund Allocations	19,203,814	-	9,601,908	2,930,349	22,134,163
Maintenance and Operations	12,276,676	785,616	5,456,199	1,018,000	14,080,292
Overhead Expenditures	11,601,289	-	5,800,645	1,406,266	13,007,556
Personnel	71,819,905	(99,594)	32,271,583	(596)	71,719,715
Transfers Out	15,337,342	-	2,352,885	2,300,000	17,637,342
100 - General Fund Total	**130,279,026**	**723,149**	**55,521,036**	**7,654,019**	**138,656,195**
202 - State Gas Tax					
Capital Outlay	1,800,000	-	1,553,940	-	1,800,000
Internal Service Fund Allocations	118,028	-	59,014	37,334	155,362
Maintenance and Operations	328,980	-	199,540	-	328,980
Overhead Expenditures	-	-	-	84	84
Personnel	992,736	-	299,914	-	992,736
202 - State Gas Tax Total	**3,239,744**	**-**	**2,112,408**	**37,418**	**3,277,162**
204 - Storm Drain Improvement					
208 - Street Landscaping&Lghtng Dist					
Capital Outlay	-	5,904	5,903	-	5,904
Internal Service Fund Allocations	137,717	-	68,858	(13,794)	123,923
Maintenance and Operations	1,641,252	(5,904)	764,997	-	1,635,348
Overhead Expenditures	34,177	-	17,088	4,143	38,319
Personnel	1,234,661	-	447,382	-	1,234,661
208 - Street Landscaping&Lghtng Dist Total	**3,047,806**	**-**	**1,304,229**	**(9,651)**	**3,038,155**
210 - Local Transportation Artcl Iii					
Capital Outlay	54,511	-	-	-	54,511
210 - Local Transportation Artcl Iii Total	**54,511**	**-**	**-**	**-**	**54,511**
211 - Measure M					
Capital Outlay	1,200,000	-	684,449	-	1,200,000
Personnel	-	-	25,696	-	-
211 - Measure M Total	**1,200,000**	**-**	**710,145**	**-**	**1,200,000**
212 - Prop A Local Trans Sale Tx 1/2					
Transfers Out	1,333,582	-	-	-	1,333,582
212 - Prop A Local Trans Sale Tx 1/2 Total	**1,333,582**	**-**	**-**	**-**	**1,333,582**
214 - Prop C Local Trans Sale Tx 1/2					
Capital Outlay	1,500,000	-	614,696	-	1,500,000
Personnel	-	-	3,969	-	-
214 - Prop C Local Trans Sale Tx 1/2 Total	**1,500,000**	**-**	**618,666**	**-**	**1,500,000**
215 - Measure R					
Capital Outlay	1,408,500	-	268,106	-	1,408,500
Personnel	-	-	25,625	-	-
215 - Measure R Total	**1,408,500**	**-**	**293,731**	**-**	**1,408,500**
216 - Transit Fund					
Capital Outlay	-	18,048	-	-	18,048
Internal Service Fund Allocations	146,265	-	73,132	30,330	176,594
Maintenance and Operations	5,818,700	(18,048)	1,937,824	-	5,800,652
Overhead Expenditures	336,963	-	168,482	40,845	377,809
Personnel	783,780	-	253,146	-	783,780
Transfers Out	64,205	-	13,228	-	64,205
216 - Transit Fund Total	**7,149,912**	**-**	**2,445,812**	**71,175**	**7,221,088**

REDONDO BEACH

City of Redondo Beach
Midyear Adjustments to Appropriations
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Spent	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
217 - Measure W					
Capital Outlay	420,000	-	362,892	-	420,000
Internal Service Fund Allocations	48,287	-	24,144	19,556	67,844
Maintenance and Operations	247,954	-	60,669	-	247,954
Personnel	135,529	-	53,245	-	135,529
217 - Measure W Total	**851,770**	**-**	**500,950**	**19,556**	**871,326**
218 - Air Quality Improvement					
Capital Outlay	-	-	6,830	-	-
Internal Service Fund Allocations	1,419	-	710	327	1,746
Maintenance and Operations	93,600	-	8,883	-	93,600
Overhead Expenditures	4,282	-	2,141	519	4,801
Personnel	16,668	-	6,304	-	16,668
218 - Air Quality Improvement Total	**115,969**	**-**	**24,867**	**846**	**116,814**
230 - Other Inter Governmental Grant					
Capital Outlay	8,474,380	165,901	2,309,910	282,731	8,923,012
Maintenance and Operations	187,597	357,951	324,363	-	545,548
Personnel	148,412	160,199	182,273	-	308,611
Transfers Out	162,700	-	-	-	162,700
230 - Other Inter Governmental Grant Total	**8,973,089**	**684,051**	**2,816,546**	**282,731**	**9,939,871**
234 - Community Develop Block Grants					
Capital Outlay	-	-	1,297	-	-
Maintenance and Operations	140,071	-	-	295,609	435,680
234 - Community Develop Block Grants Total	**140,071**	**-**	**1,297**	**295,609**	**435,680**
238 - Housing Authority					
Maintenance and Operations	7,702,744	-	2,470,448	-	7,702,744
238 - Housing Authority Total	**7,702,744**	**-**	**2,470,448**	**-**	**7,702,744**
250 - Parks & Recreation Facilities					
Capital Outlay	-	-	20,045	-	-
250 - Parks & Recreation Facilities Total	**-**	**-**	**20,045**	**-**	**-**
252 - Narcotic Forfeiture & Seizure					
Maintenance and Operations	108,699	-	-	-	108,699
Overhead Expenditures	2,458	-	1,229	298	2,756
252 - Narcotic Forfeiture & Seizure Total	**111,157**	**-**	**1,229**	**298**	**111,455**
254 - Subdivision Park Trust					
Capital Outlay	1,096,866	-	664,609	-	1,096,866
254 - Subdivision Park Trust Total	**1,096,866**	**-**	**664,609**	**-**	**1,096,866**
256 - Disaster Recovery					
Maintenance and Operations	17,060	-	952	-	17,060
Personnel	-	-	104,093	-	-
256 - Disaster Recovery Total	**17,060**	**-**	**105,045**	**-**	**17,060**
258 - Calpers Reserve					
Transfers Out	3,500,000	-	-	-	3,500,000
258 - Calpers Reserve Total	**3,500,000**	**-**	**-**	**-**	**3,500,000**
300 - Capital Project Fund					
Capital Outlay	2,598,164	-	615,639	35,000	2,633,164
Personnel	194,590	-	83,538	-	194,590
300 - Capital Project Fund Total	**2,792,754**	**-**	**699,177**	**35,000**	**2,827,754**
302 - Major Facilities Reconstructn					
Capital Outlay	214,700	-	-	-	214,700

REDONDO BEACH

City of Redondo Beach
Midyear Adjustments to Appropriations
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Spent	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
302 - Major Facilities Reconstructn Total	**214,700**	**-**	**-**	**-**	**214,700**
303 - Open Space Acquisition					
Capital Outlay	-	-	138,023	-	-
Personnel	-	-	5,240	-	-
303 - Open Space Acquisition Total	**-**	**-**	**143,263**	**-**	**-**
600 - Harbor Tidelands					
Capital Outlay	-	76,605	41,232	-	76,605
Internal Service Fund Allocations	860,306	-	430,153	289,262	1,149,568
Maintenance and Operations	1,650,149	(76,605)	739,015	-	1,573,544
Overhead Expenditures	250,174	-	125,087	25,690	275,864
Personnel	4,854,700	-	2,092,850	(34,795)	4,819,905
POB Debt	173,773	-	-	-	173,773
Transfers Out	568,673	-	117,158	-	568,673
600 - Harbor Tidelands Total	**8,357,775**	**-**	**3,545,496**	**280,157**	**8,637,932**
601 - Harbor Uplands					
Capital Outlay	-	-	24,416	-	-
Internal Service Fund Allocations	1,907,097	-	953,549	759,131	2,666,228
Maintenance and Operations	1,268,178	-	309,267	-	1,268,178
Overhead Expenditures	180,952	-	90,476	21,934	202,886
Personnel	2,731,462	-	1,051,961	(19,295)	2,712,167
POB Debt	31,457	-	-	-	31,457
Transfers Out	1,839,190	-	544,121	-	1,839,190
601 - Harbor Uplands Total	**7,958,336**	**-**	**2,973,790**	**761,770**	**8,720,106**
602 - Solid Waste					
Capital Outlay	-	-	64,576	-	-
Internal Service Fund Allocations	151,952	-	75,976	12,098	164,050
Maintenance and Operations	5,725,851	-	3,408,755	75,849	5,801,700
Overhead Expenditures	195,273	-	97,637	23,670	218,944
Personnel	1,354,290	-	374,070	4,691	1,358,981
Transfers Out	73,377	-	15,117	-	73,377
602 - Solid Waste Total	**7,500,744**	**-**	**4,036,130**	**116,308**	**7,617,052**
603 - Wastewater					
Capital Outlay	500,000	25,185	645,680	-	525,185
Internal Service Fund Allocations	773,675	-	386,837	(49,970)	723,705
Maintenance and Operations	1,522,961	(25,185)	454,737	-	1,497,776
Overhead Expenditures	96,101	-	48,050	11,649	107,750
Personnel	1,907,251	-	843,687	19,116	1,926,367
Transfers Out	191,305	-	123,992	-	191,305
603 - Wastewater Total	**4,991,292**	**-**	**2,502,984**	**(19,205)**	**4,972,087**
700 - Self-Insurance Prgm					
Internal Service Fund Allocations	974	-	487	224	1,199
Maintenance and Operations	9,273,179	-	6,799,324	-	9,273,179
Overhead Expenditures	65,306	-	32,653	7,916	73,222
Personnel	418,952	-	160,014	-	418,952
Transfers Out	10,482	-	2,160	-	10,482
700 - Self-Insurance Prgm Total	**9,768,893**	**-**	**6,994,638**	**8,140**	**9,777,033**
701 - Vehicle Replacement					
Capital Outlay	1,447,474	-	2,238,394	280,000	1,727,474
Internal Service Fund Allocations	279,437	-	139,719	41,443	320,880

REDONDO BEACH

City of Redondo Beach
Midyear Adjustments to Appropriations
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Spent	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
Maintenance and Operations	1,791,280	-	759,310	-	1,791,280
Overhead Expenditures	199,532	-	99,766	24,186	223,718
Personnel	747,415	-	316,872	14,560	761,975
Transfers Out	73,377	-	15,117	-	73,377
701 - Vehicle Replacement Total	**4,538,515**	**-**	**3,569,178**	**360,189**	**4,898,704**
702 - Building Occupancy					
Capital Outlay	-	6,900	6,896	-	6,900
Internal Service Fund Allocations	230,265	-	115,133	27,737	258,002
Maintenance and Operations	1,827,090	(6,900)	893,596	-	1,820,190
Overhead Expenditures	255,800	-	127,900	31,007	286,807
Personnel	1,701,739	-	728,071	11,916	1,713,655
Transfers Out	151,995	-	31,314	-	151,995
702 - Building Occupancy Total	**4,166,889**	**-**	**1,902,911**	**70,660**	**4,237,549**
703 - Information Technology					
Capital Outlay	263,360	-	358,280	-	263,360
Internal Service Fund Allocations	950,006	-	475,003	(183,477)	766,529
Maintenance and Operations	2,621,988	-	1,528,813	(27,342)	2,594,645
Overhead Expenditures	156,247	-	78,124	18,940	175,187
Personnel	1,491,162	-	595,292	27,342	1,518,505
Transfers Out	150,685	-	31,044	-	150,685
703 - Information Technology Total	**5,633,448**	**-**	**3,066,557**	**(164,537)**	**5,468,911**
705 - Emergency Communications Fund					
Capital Outlay	345,000	-	94,266	-	345,000
Internal Service Fund Allocations	155,714	-	77,857	8,069	163,783
Maintenance and Operations	552,177	-	444,257	-	552,177
Overhead Expenditures	707,270	-	353,635	85,733	793,003
Personnel	2,245,533	-	1,094,310	-	2,245,533
POB Debt	12,284	-	-	-	12,284
Transfers Out	209,649	-	43,192	-	209,649
705 - Emergency Communications Fund Total	**4,227,626**	**-**	**2,107,517**	**93,802**	**4,321,428**
707 - Major Facilities Repair					
Capital Outlay	130,000	-	9,689	-	130,000
707 - Major Facilities Repair Total	**130,000**	**-**	**9,689**	**-**	**130,000**
750 - Redevelopment Agency Fund-City					
Internal Service Fund Allocations	53,328	-	79,993	-	53,328
Maintenance and Operations	15,000	-	492	-	15,000
Overhead Expenditures	14,979	-	22,469	-	14,979
750 - Redevelopment Agency Fund-City Total	**83,307**	**-**	**102,953**	**-**	**83,307**
760 - Housing Authority Fund-City					
Internal Service Fund Allocations	43,429	-	21,714	123,753	167,181
Maintenance and Operations	197,953	-	61,629	-	197,953
Overhead Expenditures	307,367	-	153,683	37,258	344,625
Personnel	651,627	-	237,578	-	651,627
Transfers Out	96,231	-	-	-	96,231
760 - Housing Authority Fund-City Total	**1,296,606**	**-**	**474,605**	**161,010**	**1,457,617**
800 - Deposits					
Transfers Out	-	-	-	35,000	35,000
800 - Deposits Total	**-**	**-**	**-**	**35,000**	**35,000**
890 - Full Accrual Fund					

REDONDO BEACH

City of Redondo Beach
Midyear Adjustments to Appropriations
Fiscal Year 2025-2026

FUND	Adopted Budget	Transfers and Amendments	Spent	Proposed Changes Increase/(Decrease)	Proposed Revised Budget
940 - Public Financing Authority					
Maintenance and Operations	14,920,372	-	2,688,142	-	14,920,372
Transfers Out	96,766	-	390,872	-	96,766
940 - Public Financing Authority Total	**15,017,138**	**-**	**3,079,014**	**-**	**15,017,138**
970 - Redev Obligation Retirement					
Maintenance and Operations	217,891	-	-	-	217,891
Transfers Out	839,921	-	-	-	839,921
970 - Redev Obligation Retirement Total	**1,057,812**	**-**	**-**	**-**	**1,057,812**
971 - Low Mod Income Housing Asset					
Maintenance and Operations	150,000	-	42,979	-	150,000
Personnel	80,954	-	-	-	80,954
Transfers Out	250,000	-	-	-	250,000
971 - Low Mod Income Housing Asset Total	**480,954**	**-**	**42,979**	**-**	**480,954**
All Funds Total	**249,938,598**	**1,407,200**	**104,861,945**	**10,090,296**	**261,436,095**

City of Redondo Beach
Exhibit A: Council Approved Appropriation and Revenue Modifications
Fiscal Year 2025 - 2026

Fund	Item	Date of Council Action	Appropriation Amount	Revenue Amount
100 - General Fund	Cannibis Program Survery Funds	8/19/2025	168,000	-
101 - General Fund	Cal Water Donation Funds for Fire Department Cognitive Performance Coaching Program	11/18/2025	38,400	-
102 - General Fund	Outsourced Plan Check Funds	1/6/2026	650,000	650,000
			856,400	**650,000**
214 - Prop C Fund	Project 41160 Manhattan Beach Blvd Resurfacing - Transfer funds from Project 41440 to Project 41160	8/19/2025	1,100,000	-
214 - Prop C Fund	Project 41160 Manhattan Beach Blvd Resurfacing - Transfer funds from Project 41440 to Project 41160	8/19/2025	(1,100,000)	-
214 - Prop C Fund	Project 41440 Artesia Blvd Resurfacing - Prop C funds from Metro	10/7/2025	1,747,973	1,747,973
			1,747,973	**1,747,973**
216 - Transit Fund	El Segundo - BCT Line 109 Cost Sharing Agreement	8/19/2025	-	60,132
216 - Transit Fund	Manhattan Beach - BCT Line 109 Cost Sharing Agreement	8/19/2025	-	25,326
216 - Transit Fund	Hermosa Beach - BCT Line 109 Cost Sharing Agreement	10/21/2025	-	17,183
			-	**102,641**
230 - Other Intergovernmental Grant Fund	FY 2021 SHSP Grant Funds for Police Equipment and Training	7/1/2025	165,901	165,901
230 - Other Intergovernmental Grant Fund	State Office of Traffic Safety - Selective Traffic Enformcement	10/7/2025	179,000	179,000
230 - Other Intergovernmental Grant Fund	Housing and Urban Development Grant for Dock Replacement	10/7/2025	1,466,279	1,466,279
230 - Other Intergovernmental Grant Fund	California Coastal Commission Grant for Local Coastal Program Assistance	10/7/2025	500,000	500,000
230 - Other Intergovernmental Grant Fund	Clean Power Alliance of Southern California Grant for Fleet Electrificiation	10/7/2025	250,000	250,000
230 - Other Intergovernmental Grant Fund	South Bay Cities Council of Governments Grant for Homeless Court and Motel and Single Room Occupancy Beds	10/7/2025	339,150	339,150
230 - Other Intergovernmental Grant Fund	FY 25-26 Surrendered and Abandoned Vessel Exchange Grant	11/4/2025	50,000	50,000
230 - Other Intergovernmental Grant Fund	FY 2024 SHSP Grant Funds for Police and Fire Equipment and Training	12/2/2025	64,322	64,322
			3,014,652	**3,014,652**
		Total	**5,619,025**	**5,515,266**

Internal Services

- **Self-Insurance:** workers' compensation and liability premiums and claims, driven by FY 2023-24 final adjustments
- **Building Occupancy**: increase primarily reflects energy costs
- **Information Technology**: decrease reflects lower annual replacement requirements following year with significant expense.
- **Emergency Communications**: primarily reflects personnel cost increases
- **Vehicle Maintenance and Repair**: increase reflects personnel costs and contributions for prior-year purchases not yet added to the replacement schedule.
- **Overhead**: Increase is consistent with personnel costs and some additional expenses.
- **Major Facility Repair**: Increase reflects increased materials and energy costs.
- **City Facility Sewer Fee**: Decrease reflects flat rates and lower usage.

Internal Services

PLAN	FY 24-25	FY 25-26	Delta	%
Building Occupancy	3,698,216	3,979,482	281,267	8%
Sewer	40,169	30,260	(9,909)	-25%
Emergency Communications	3,492,526	3,930,857	438,331	13%
Information Technology	5,276,921	5,163,889	(113,033)	-2%
Major Facilities Repair	127,172	249,112	121,940	96%
Overhead	14,355,649	16,095,789	1,740,140	12%
Self-Insurance	7,615,463	10,247,129	2,631,666	35%
Vehicle Replacement	4,874,499	5,434,666	560,167	11%
GRAND TOTAL	$39,480,614	$45,131,184	$5,650,570	14%

REDONDO BEACH

City of Redondo Beach
Midyear Decision Packages
Fiscal Year 2025-2026

DP #	Decision Package Title	Fund	Revenue/ Expenditure	Amount Increase/ (Decrease)
1	**Paramedic Assessment Fee**	100 - General Fund	Revenue	68,000
			Expenditure	68,000
			DP #1 Total	**-**
2	**Contract Building Plan Review**	100 - General Fund	Revenue	950,000
			Expenditure	950,000
			DP #2 Total	**-**
3	**CDBG 2025-26 Annual Action Plan**	234 - Community Develop Block Grants	Revenue	295,609
			Expenditure	295,609
			DP #3 Total	**-**
4	**Measure A Grant Adjustments**	230 - Other Inter Governmental Grant	Revenue	173,889
			Expenditure	173,889
			DP #4 Total	**-**
5	**Prop 68 Grant Adjustment: Alta Vista Park Court Resurfacing**	230 - Other Inter Governmental Grant	Revenue	108,842
			Expenditure	108,842
			DP #5 Total	**-**
6	**LGBTQ Statue: John Parsons Funding (Capital Projects Fund)**	300 - Capital Project Fund	Revenue	35,000
			Expenditure	35,000
		800 - Deposits	Expenditure	35,000
			DP #6 Total	**35,000**
7	**Information Technology Department Reorganization**	703 - Information Technology	Expenditure	-
			DP #7 Total	**-**
8	**Public Works Staffing Reorganization**	100 - General Fund	Expenditure	(596)
		600 - Harbor Tidelands	Expenditure	(34,795)
		601 - Harbor Uplands	Expenditure	(19,295)
		602 - Solid Waste	Expenditure	4,691
		603 - Wastewater	Expenditure	19,116
		701 - Vehicle Replacement	Expenditure	14,560
		702 - Building Occupancy	Expenditure	11,916
			DP #8 Total	**(4,403)**
9	**Refuse Rate Midyear Adjustment**	602 - Solid Waste	Revenue	75,849
			Expenditure	75,849
			DP #9 Total	**-**
10	**Advance Replacement Backhoe (Unit 362)**	701 - Vehicle Replacement	Expenditure	180,000
			DP #10 Total	**180,000**
11	**Fuel Island Rehabilitation and Improvement**	701 - Vehicle Replacement	Expenditure	100,000
			DP #11 Total	**100,000**
			Decision Package Total	**310,597**

FY 2025-26 CIP Projects-Pre-Design/Design

1. *Alley Rehab with PCI<25- Second Phase*- In Design with Residential Rehab
2. Andrews Park Exercise Course- In Design
3. Artesia Railroad Bridge Painting- In Design
4. ART-esia- Pre-Design
5. Aviation Blvd Resurfacing- Artesia to MBB- Pre-Design
6. Basin 3 Marina Boat Slip Improvements-Design- Pre-Design
7. Boat Launch Design & Reconstruction (Relocation of Boat Launch)- In Design
8. Emerald and N Juanita Resurfacing- In Design
9. Curb Ramp Improvements- In Design
10. Dominquez Park Slope Improvements- 190th Slope- Pre Design
11. Fulton Playfield Infiltration Project- In Design
12. Glen Anderson Park Regional Stormwater- In Design
13. Green Street Improvements- Current Phase- Pre-Design
14. Median Renovation- Catalina Ave- In Design
15. NRB Bikeway Extension- Inglewood Design/Corner Parcel Landscaping- In Design
16. PCH Improvements- PCH and Torrance- In Design
17. Pickleball Court- Aviation- Pre-Design
18. Police Department Shooting Range- Pre-Design
19. Redondo Beach Blvd/Grant Ave./Ripley Ave/190th St. Active Transportation- In Design
20. Residential Street Rehabilitation- Year 1 of 2023 PS&E approval in August 2026
21. Riviera Village Pedestrian and Multi-Modal Enhancements- Pre-Design
22. Seaside Lagoon- In Design
23. Traffic Signal Communication Upgrades Phase 1 (Inglewood Ave)- In Design
24. Traffic Signal Communication Upgrades Phase 2 (Prospect and Catalina)- In Design
25. Yacht Club Way Sewer Pump Station- In Design

FY 2025-26 Cip Projects- Procurement

1. Franklin Park All-Inclusive Playground- purchase and installation contract scheduled for 4/14/26
2. Gateway / Gate Wave Art Project- contract approved and documents being prepared for plan check review by March 2026
3. Herondo Street Parking Meters- obtaining quotes for installation by end of March 2026
4. Measure FP (Fire and Police Stations)- progressive design build proposals due 3/24/26
5. Perry Park Teen Center Equipment – equipment to be purchased by June 2026
6. Pier Solid Waste/Organic Compactor- purchase of compactor for council consideration on 4/14/26
7. Pier Deck & Piling Structure Repairs- obtaining quotes for repairs to be conducted by May 2026
8. Redondo Beach Performing Arts Center Modernization-Emergency Back-up system- agreement scheduled for consideration on 3/17/26
9. Residential Street Rehabilitation 2023 Year 1- bid proposals due 4/8/26
10. Sanitary Sewer Management Plan- proposals due 4/24/26
11. Veterans Park Historic Library Upgrades (ADA)- proposals due 4/2/26

FY 2025-26 Cip Projects- Construction

1. Aviation/Artesia NB Right Turn Lane- estimated completion by end of May 2026
2. Grant Avenue Fencing- estimated completion by end of March 2026
3. Pier Parking Structure Critical Repairs – estimated completion by end of April 2026
4. Public Works Yard Infrastructure- fence installation being scheduled and estimated completion in May 2026
5. Redondo Beach Performing Arts Center Modernization- AC chiller unit currently being installed and estimated completion by end of March 2026
6. Sanitary Sewer Facilities Rehab- ongoing lining and spot repairs
7. SCE ROW West of PCH Landscape Improvements- estimated completion by end of March 2026
8. South Bay Local Travel Network- estimated completion by end June 2026

FY 2025-26 Cip Projects- Completed

1. Alley Rehab with PCI<25- Current Phase- Complete
2. Ala Vista Tennis Court Resurfacing/Pickleball- Complete
3. Artesia Signal Improvements Substantially Complete
4. Artesia Blvd Streetlight Banner Hardware Complete
5. Bicycle Implementation Project Complete
6. Box Street Sign Replacement (6 Intersections) Complete
7. Business Directory Sign- Pier Complete
8. Emerald and N Juanita Resurfacing Complete
9. Grant Avenue Resurfacing-Phase 1 Complete
10. Kingsdale Ave Resurfacing- 182nd to Grant- Complete
11. NRB Bikeway Extension- Felton to Inglewood- Substantially Complete
12. Redondo Beach Performing Arts Center Modernization (AC Chiller)- Complete
13. Portofino Pump Station- Complete
14. Public Works Building Mural- Complete
15. Redondo Beach Marina Parking Lot Pay Stations Complete
16. Residential Street Rehabilitation- 2020 Year 2- Complete
17. Residential Street Rehabilitation - Deferred Maintenance- Phase 2- Complete
18. Traffic Signal Upgrades- Current Phase- Substantially Complete
19. Veterans Park Historic Library Upgrades- Windows, Roof, Interior- Substantially Complete
20. Veterans Park Senior Center Restroom Roof Replacement- Completed
21. Wilderness Park Lower Pond- Substantially Complete

Crossing Guard Program

The Crossing Guard Program is managed by the Special Operations Bureau of the Police Department. Twenty-seven crossing guard locations have been funded in the City's budget to assist in guiding community members and students walking across streets, which are busy during peak travel times. Twenty-two of the 27 locations are staffed by City-employed crossing guards. The remaining five locations are covered by contract services through All City Management Services, Inc. (ACMS).

Table 1: Crossing Guard Locations

LINCOLN ELEMENTARY • Robinson & Vail • Rindge & Plant **MADISON ELEMENTARY** • Mackay & Nelson **BIRNEY ELEMENTARY** • Grant & Green • Aviation & Grant **ADAMS & WASHINGTON K-8th** • Felton & Grant • Felton & Ripley • Lilienthal & Ripley • 182nd & Inglewood • Lilienthal & Ralston • Inglewood & Ralston **TULITA ELEMENTARY** • Palos Verdes & Prospect • Palos Verdes & Helberta • Helberta & Prospect	**JEFFERSON ELEMENTARY** • Harkness & Morgan • Harkness & Carlson • Flagler & Morgan • Flagler & Havemeyer **BERYL HEIGHTS ELEMENTARY** • Beryl & Maria • Beryl & Prospect **ALTA VISTA ELEMENTARY** • Camino Real & Prospect • Knob Hill & Julia • Julia & Serpentine • Knob Hill & Prospect **PARRAS MIDDLE SCHOOL** • Emerald & Lucia • Vincent & Lucia **ST. LAWRENCE MARTYR K-8TH** • Prospect & Ave G

Funding Breakdown

Crossing guard staffing is split into morning and afternoon shifts of approximately two hours each, totaling 4 to 5 hours per day over the 180-day school year. The annual cost for a single City-employed Crossing Guard is approximately $18,954. In FY 2025-26, the Police Department's operating budget included $212,600 for part-time personnel providing coverage at 12 crossing guard intersections. The City Council also approved

a one-time General Fund appropriation of $340,000, which included $201,842 for 10 additional part-time city employees and $138,158 for contract services to staff 5 additional locations, bringing the total to 27 locations. For FY 2025–26, the ACMS contract rate is $37.81 per hour, for a total estimated annual cost of $138,158. This brought the total FY 2025-26 allocation for crossing guard services to $552,600.

Table 2: Cost Calculation

	City part-time personnel	Contract services (ACMS)
# of crossing guard locations	22	5
Budget Allocation (FY 2025-26)	$413,842	$138,158
Cost per crossing guard location	$18,954	$27,631
Total Cost (FY 2025-26)	**$552,000**	

Crossing Guard Location Assessment

On August 19, 2025, staff presented on the Crossing Guard Subcommittee (Subcommittee) assessment of the 27 crossing guard locations. The Subcommittee is comprised of two Councilmembers and representatives from the Police Department, Public Works (Traffic Engineering), and the City Manager's Office. The Subcommittee utilized a data-driven approach to assess the City's existing crossing guard locations. The assessment considered the following criteria:

A. Combined bicycle and pedestrian volume
B. Vehicular volumes
C. Total number of formal and de facto lanes that enter the intersection
D. If any approaching street has a speed limit above 25 mph
E. If any approaching street has more than one through lane in each direction
F. If the intersection is signalized or contains an uncontrolled crosswalk (no stop signs or signal)
G. California Manual on Uniform Traffic Control Devices (CAMUTCD) conditions, which outline standards that may warrant an adult crossing guard at intersections with higher vehicular volumes
H. Engineering assessment in the context of local conditions

Vehicle, bicycle, and pedestrian volumes were collected by the Police Department at each crossing guard location during a 90-minute window in the morning school drop-off period. By cross-referencing the Police Department's traffic analysis with the criteria listed above, 12 locations were identified as having the lowest need.

The Subcommittee also discussed alternative traffic safety measures and initiatives aimed at enhancing student safety, in particular, the AAA School Safety Patrol Program (AAA Program). This program was established in 1920 and is a nationally recognized initiative that promotes pedestrian safety and student leadership. Students, typically fifth to eighth graders, serve as patrollers and assist their classmates to safely navigate school zone crosswalks.

The intersections identified as possible candidates for the AAA Program exhibit similar characteristics, such as they are all-way stop-controlled, experience lower vehicular volumes, are relatively easy for younger pedestrians to cross, have lower speed limits, and contain fewer approach lanes that could conflict with pedestrian paths of travel. Based on these conditions, the need for an adult professional crossing guard at these locations is comparatively lower than at intersections with higher speeds, greater complexity, and/or heavier traffic volumes.

Below is a breakdown of existing crossing guard locations, indicating which locations meet thresholds for recommending an adult professional crossing guard:

Table 3: Crossing Guard Locations

Locations that do not meet thresholds recommending an adult guard	Locations that meet thresholds recommending an adult guard
• Emerald & Lucia (Parras Middle) • Flagler & Havemeyer (Jefferson Elementary) • Flagler & Morgan (Jefferson Elementary) • Harkness & Carlson (Jefferson Elementary) • Harkness & Morgan (Jefferson Elementary) • Julia & Serpentine (Alta Vista Elementary) • Julia & Knob Hill (Alta Vista Elementary) • Mackay & Nelson (Madison Elementary) • Ralston & Lilienthal (Washington Elementary and Adams Middle) • Rindge & Plant (Lincoln Elementary) • Robinson & Vail (Lincoln Elementary) • Vincent & Lucia (Parras Middle and Redondo Union High)	• Grant & Green (Birney Elementary) • Aviation & Green (Birney Elementary • Felton & Grant (Washington Elementary and Adams Middle) • Felton & Ripley (Washington Elementary and Adams Middle) • Lilienthal & Ripley (Washington Elementary and Adams Middle) • 182nd & Inglewood (Washington Elementary and Adams Middle) • Inglewood & Ralston (Washington Elementary and Adams Middle) • Palos Verdes & Prospect (Tulita Elementary) • Palos Verdes & Helberta (Tulita Elementary) • Helberta & Prospect (Tulita Elementary) • Beryl & Maria (Beryl Heights Elementary) • Beryl & Prospect (Beryl Heights Elementary) • Camino Real & Prospect (Alta Vista Elementary) • Knob Hill & Prospect (Alta Vista Elementary) • Prospect & Ave G (St Lawrence)

Attachment A provides details on the statistics and characteristics of each existing crossing guard location.

Potential Additional Locations

Staff also evaluated three additional candidate locations identified through the City Council and public feedback. **Attachment A** also compares these three candidate locations with the City's existing 27 crossing guard locations, and each is discussed in more detail below.

Aviation & Ford: During a 90-minute AM school peak period observation window, no student pedestrians were observed crossing this intersection, although 29 non-students did use it. A total of 33 students crossed on bikes or e-bikes, with approximately half traveling towards Mira Costa High School and the other half traveling towards Adams Middle School. This location is not an official school crossing under State standards, as it does not include yellow-painted crosswalks.

Artesia & North Redondo Beach Bikeway: This intersection is a signalized mixed-use path crossing with fewer potential conflict points than a conventional four-way intersection. This intersection experiences higher bike crossing volumes than existing crossing guard locations. Although it is not an official school crossing, this intersection serves a significant number of regional biking trips to nearby middle and high schools. Staff also notes that curb extensions have been requested to improve safety at this location and are pending funding availability.

Inglewood & Grant: While this intersection does not directly serve a nearby school, it is the only crossing available to students living east of the Metro-owned railroad tracks, near the South Bay Galleria. This intersection experiences fewer bicycle and pedestrian crossings than locations currently staffed with crossing guards and includes multiple approaching lanes. Staff notes that extensive safety improvements, such as curb extensions and protected bike lanes, are currently in design and funded for construction as part of the Metro MAT Redondo Beach Blvd Project.

Based on the cost calculations provided in Table 2, it would cost the City an additional $27,631 per location, or $82,893 to add all three potential additional locations.

Table 4: Cost Calculation with Additional Locations

	City part-time personnel	Contract services (ACMS)	Additional locations (ACMS)
# of crossing guard locations	22	5	3
Budget Allocation (FY 2025-26)	$413,842	$138,158	$0
Cost per crossing guard location	$18,954	$27,631	$27,631
Total Cost (est.)	**$413,842 + $138,158 + $82,893 = $634,893**		

Program Challenges and Considerations

Historically, the City has struggled to hire, retain, and consistently staff crossing guard positions due to a limited candidate pool. The challenges are further intensified by the part-time nature of the work, which typically offers only a few hours per day and split shifts that can be difficult for candidates. Additionally, the seasonal nature of the position and the requirement to work outdoors in varying weather conditions can further narrow the pool of interested candidates. In FY 2022-23, the City Council approved increasing the hourly pay range to $20-25 in an effort to improve recruitment and reduce reliance on costly contract services.

The City is responsible for staffing 22 crossing-guard locations. Although 24 crossing guards are currently employed, five serve exclusively as alternates and therefore cannot be assigned to a consistent post. As a result, the City has experienced ongoing challenges in fully staffing all 22 locations. From the start of the 2025-2026 school year in August through today, approximately 500 crossing-guard vacancies have occurred. These vacancies are typically filled by Municipal Services Officers, diverting them from their primary responsibilities, including parking enforcement and street-sweeping support.

In addition to hiring difficulties, the City has also encountered challenges with its contracted crossing guard services. In August 2025, staff presented a proposed one-year agreement with ACMS as part of a broader discussion regarding the contractor's request to modify the City's standard indemnity language. Following that discussion, the City Council directed staff to reject the contractor's proposed changes and require ACMS to accept the City's Standard Indemnity Provision. ACMS ultimately agreed to the City's indemnity requirements, however the contractor indicated that its concerns with the indemnity provision would likely continue in future negotiations, which may affect the City's ability to secure a new contract after the current agreement expires on June 30, 2026.

Attachments:

A. Statistics and Characteristics of Crossing Guard Locations

		90 min AM Data by RBPD				*Intersection Conditions*					*Assessment*
Crossing Guard Location	**School**	**# Bikes**	**# Peds**	**Total Bike/Ped[1]**	**# Vehicles[2]**	**Total # Of Lanes Approaching[2]**	**Speed Limit >25?**	**Signalized Intersection?**	**Multilane Street Approach?**	**Meets Suggested CAMUTCD Adult Guard Thresholds[3]?**	**Potential Locations for AAA School Safety Patrol Location[4]?**
Flagler/Havemeyer	Jefferson	57	74	131	586	4					Yes
Flagler/Morgan	Jefferson	49	65	114	742	4					Yes
Harkness/Carlson	Jefferson	14	102	116	490	2					Yes
Harkness/Morgan	Jefferson	19	129	148	557	3					Yes
Julia/Serpentine	Alta Vista	8	136	144	398	3					Yes
Prospect/Camino Real	Alta Vista	18	46	64	3190	12	X	X	X	X	No
Julia/Knob Hill	Alta Vista	3	132	135	734	3					Yes
Prospect/Knob Hill	Alta Vista	18	69	87	2233	10	X	X	X	X	No
Rindge/Plant	Lincoln	16	233	249	261	3					Yes
Robinson/Vail	Lincoln	24	92	116	470	4					Yes
Mackay/Nelson	Madison	8	129	137	111	3					Yes
PVB/Helberta	Tulita	10	55	65	2275	8	X		X	X	No
Prospect/Helberta	Tulita	5	194	199	1947	7	X		X	X	No
Prospect/PV Blvd.	Tulita	7	49	56	2794	13	X	X	X	X	No
Prospect/Ave G	St. Lawrence (Pvt.)	10	97	107	1255	5	X		X	X	No
Emerald/Lucia	Parras MS	63	92	155	761	6	X				Yes
Vincent/Lucia	Parras MS	69	68	137	1003	4				X	Yes
Beryl/Prospect	Beryl Hgts	13	37	50	3519	11	X	X	X	X	No
Beryl/Maria	Beryl Hgts	33	191	224	1364	8	X	X		X	No
Grant/Aviation	Birney	27	35	62	2316	9	X	X	X	X	No
Grant/Green	Birney	21	169	190	1742	8	X	X		X	No
Inglewood/182nd	Washington/Adams	10	39	49	3093	7	X	X	X	X	No
Grant/Felton	Washington/Adams	174	128	302	1892	8	X	X		X	No
Inglewood/Ralston	Washington/Adams	14	26	40	2827	7	X	X	X	X	No
Ralston/Lilienthal	Washington/Adams	50	133	183	597	7					Yes
Ripley/Felton	Washington/Adams	217	664	881	589	4	X				No
Ripley/Lilienthal	Washington/Adams	37	324	361	665	4	X				No
Additional Intersection Evaluation (No Guard Currently)											
Aviation/Ford	N/A	47	29*	76	2509	6	X	X	X	N/A	No
Artesia/NRBB	N/A	92	38	130	2000	4	X	X	X	N/A	No
Inglewood/Grant	N/A	18	38	56	2960	13	X	X	X	N/A	No

Notes: [1]Darker green bars show relatively higher bike/ped volumes.

[2]Darker red bars show relatively higher vehicular volumes or higher number of approach lanes (formal or defacto).

[3]California MUTCD (CAMUTCD), which governs public street design, provides guidance thresholds for when an adult crossing guard could be deployed.

[4]*Intersection Conditions,* volumes, and other factors were used to determine location feasibility to vacate and/or introduce the AAA School Safety Patrol Program.

[*]*Please note that all 29 pedestrians at Aviation/Ford were adults. No students were identified crossing during AM school peak period.*

Property Insurance Costs & Options

In FY 2025-26, the City spent about $1.7 million for property insurance premiums to cover all city facilities, which was a 7% reduction from FY 2024-25 (due to an appraisal that resulted in decreases to property values). The property insurance program includes "all risk" property coverage for fire, floods, pollution, and other risks, as well as earthquake insurance which is priced as a separate insurance line. The program provides coverage for one policy year at a time, and runs from March to March of each year. However, premiums are paid in July.

Of the $1.7 million property premium, the majority ($1 million) of the premium is spent on earthquake insurance alone, which currently covers about half of the City's largest and most expensive facilities. The facilities listed on the schedule add up to $234 million in total assessed value, and the schedule includes not only major City facilities, but many smaller facilities that have a negligible value but are included in coverage.

Both the "all risk" property coverage and the separate earthquake coverage provide for full replacement value of the City's listed facilities, up to certain limits, with a $50,000 deductible. As stated, the property replacement value has limits. The “all risk” property insurance has a $300 million total limit, while the earthquake insurance has a $100 million limit. In addition, the earthquake insurance limits are shared with other agencies in the same grouping that participate in the risk pool. Therefore, in the case of a major earthquake loss, the City could have to share the $100 million recovery funds to use for rebuilding with other public entities in the same group.

Recently, staff has been working with the risk pool representative to evaluate the City’s coverage and to identify whether there are ways to adjust coverage and reduce premiums while maintaining reasonable levels of protection. Options include increasing the deductible (which would provide marginal savings), and/ or to reduce the number of facilities covered by the program. While the next opportunity to change the City’s deductible is in January 2027, the City may remove facilities this month to update its earthquake insurance coverage in order to reduce FY 2026-27 premiums, paid July 2026.

Currently, about half of City’s (most expensive) facilities are listed on the City's earthquake policy for a total value of $234 million. This includes major facilities that have a premium cost exceeding $10,000 (the table in the second page lists these buildings with associated values and premiums). Together, these facilities comprise approximately $214 million in assessed value and $1.0 million of the $1.7 million premium, representing 91% of total assessed value and 61% of total cost.

Comparative Practices

Information received from the City’s risk pool indicates that only about 50% of public entities carry any earthquake insurance at all for their facilities. Staff contacted a few nearby cities to see what coverage they provide, and discovered widely varying policies regarding earthquake coverage. For example, staff from the City of Torrance stated they do not cover any facility for earthquake coverage. Manhattan Beach only covers facilities valued at over $1 million, and El Segundo (while much smaller) covers all its facilities. Staff reached out to other cities as well, but has not yet heard back from Santa Monica or Newport Beach. Our representative from PRISM said that most cities only cover the facilities that they absolutely need to replace, such as public safety facilities and City Hall. With this information and that listed above regarding the limits to recovery, staff recommends that Council consider directing staff to review the list and consider removing structures. Some considerations are shown below, with a table summarizing recommendations:

- Public Safety Buildings: $0.1 million annual savings**.** In FY 2024-25 through Measure FP, the City obtained approval to issue general obligation bond funds to rebuild the main police station and three fire stations. As the City has funding to reconstruct these facilities outside of insurance funding, staff recommends removing these facilities (total assessed value about $20 million) from the earthquake schedule, which would save the City approximately $97,000 in premium costs based on FY 2025-26 pricing. It would also reduce the total covered value of buildings and facilities to approximately $214 million. Staff would then consider adding the newly-built facilities to the policy in the future, with the anticipation that as newer facilities built under a significantly stricter building code, the coverage cost would be less.

- Additional Lower Risk Facilities: $0.5 million annual savings**.** Staff recommends removing the additional lower risk and less essential buildings below, for an estimated additional $0.5 million savings.
    - Civic Center Main Library
    - Performing Arts Center
    - North Branch Library
    - Civic Center Garage
    - Aviation Park Gymnasium
    - Veteran's Park Library

Earthquake Insurance: Major Covered Facilities			
Facility	**Appraised Value**	**2025 Earthquake Premium Cost**	**Proposed Change**
Pier Parking Structure	44,152,000	194,885	
Civic Center Main Library	32,119,000	152,341	Remove
Performing Arts Center	21,668,000	107,204	Remove
North Branch Library	17,544,000	131,333	Remove
Civic Center Garage	16,047,000	70,628	Remove
Monstad Wooden Pier	13,515,000	59,542	
City Hall	13,266,000	66,973	
International Boardwalk Garage	11,672,000	51,512	
Aviation Park Gymnasium	8,744,000	39,294	Remove
Main Police Station	7,550,000	38,415	Remove-Public Safety
Fisherman's Wharf North Parking Structure	7,103,000	31,248	
Veteran's Park Library	4,595,000	20,215	Remove
Fire Station #1	3,873,000	18,092	Remove-Public Safety
Kincaid's Restaurant	3,404,000	14,975	
Police Department Annex	3,325,000	15,663	Remove-Public Safety
Fire Station #2	3,116,000	14,464	Remove-Public Safety
Fire Station #3 Harbor Patrol	2,228,000	10,312	Remove-Public Safety
	$213,921,000	**$1,037,096**	

While all are important to the City, none is critical to City services in the way that the Civic Center and Public Safety buildings, for which the City has other funding. Additionally, the Main Library, as a newer

building, may be relatively less impacted by a significant event, and less in need of significant funds to repair.

With the above recommendations, the City would retain the following buildings, reflecting approximately $93 million in assessed value and a $0.4 million associated premium costs.

- City Hall
- Pier Parking Structure
- Monstad Wooden Pier
- International Boardwalk Garage
- Fisherman's Wharf North Parking Structure
- Kincaid's Restaurant

Removing all recommended facilities above would return approximately $0.6 million annual savings. Similar to some other cities, Council could also choose to remove all earthquake coverage for an approximately $1 million savings.

With a maximum of $100 million in total limits recoverable in the event of a major earthquake, staff believes that of the reductions proposed above, up to the entire amount, would result in a better return on investment for the City than the current situation.

Should the Council wish to change earthquake coverage, specific direction is required at the March 17, 2026 Council meeting to meet the March deadline to adjust coverage in time to affect FY 2026-27 premiums.

In addition to the above, although not as critical from a timing perspective, Council may also want to consider adjusting the City's self-insured retention (SIR) amount, currently at $500,000. Staff is in discussion with the City's insurance provider to identify possible changes and associated cost savings, and will share additional information when available.

Pension Debt/ Unfunded Accrued Liability Update

The City's annual accrued unfunded liability, or UAL payment, is a significant annual cost and consideration in budget development since the re-emergence of this payment in FY 2024-25. This summary provides Council current information about upcoming unfunded liability payments, including some recent positive projections related to two consecutive years of CalPERS investment returns in excess of its 6.8% target rate.

In the City's most recent CalPERS valuation, dated July 2025, the City had a combined approximately $51.0 million unfunded accrued liability, funded at approximately 92.9%, broken down as below:

	Valuation Date	6/30/2025
	Unfunded Accrued Liability ($ millions)	Funded Level
Miscellaneous	9.5	96.3%
Safety	41.4	91.0%
Combined	**$ 51.0**	**92.9%**

Based on this information, the City's required unfunded accrued liability (UAL) payment for the current fiscal year is $4.2 million. This data reflects FY 2023-24 investment return, of 9.6%. The same valuation projects UAL payments increasing by close to $1 million annually through FY 2028-29 to $6.1 million, then leveling off at that amount for the next several years. Those projections assume that CalPERS meets, but does not exceed, its 6.8% return rate, or discount rate.

In FY 2024-25, CalPERS posted an 11.6% investment return, well ahead of its 6.8% target. While the City will not receive a new valuation until July 2026, the agency provides a projection tool with which cities can forecast the unfunded accrued liability total and payments applying more recent data, including the impact of the positive investment returns. This will also include the impacts of actuarial assumption adjustment changes made as part of the four-year Asset Liability Management (ALM review).

Staff has run the projection including these adjustments, and the result is very positive for unfunded liability and funded level. The projection estimates a new unfunded accrued liability of $18.8 million, and combined 97.8% funded level, broken down as below (**PLEASE NOTE:** this is an estimate, and the final valuation will differ from these results, particularly with inclusion of plan experience – how salaries, longevity, plan makeup – compare to assumptions):

	Projection (Estimate)	
	Unfunded Accrued Liability ($ millions)	Funded Level
Miscellaneous	(2.72)	101.0%
Safety	21.5	95.5%
Combined	**$ 18.8**	**97.8%**

While the improvement to total unfunded liability does not immediately reduce the City's required unfunded liability payment – this will remain at $4.3 million for FY 2026-27 - the updated forecast shows

significant improvement to projected UAL payments compared to the prior projection, with the possibility of further improvements should CalPERS' investments continue the past two years' positive performance. CalPERS' most recent data (through Q2 2025, December 31, 2025) shows a 7.7% fiscal year to date return. Staff will continue to monitor and report to Council on changes to the City's potential ongoing required payments.

Attachment: Projection using updated assumptions and FY 2024-25 investment returns, run March 2026.

Fiscal Year Cost (in $M)

Combined	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
Combined														
UAL Payment	$ 4.31	$ 3.63	$ 3.58	$ 2.82	$ 2.02	$ 1.46	$ 1.44	$ 1.42	$ 1.39	$ 1.37	$ 1.35	$ 1.33	$ 1.30	$ -
UAL - Scenario	$ 16.80	$ 13.60	$ 10.57	$ 7.38	$ 4.75	$ 2.77	$ 1.22	$ (0.41)	$ (2.14)	$ (3.98)	$ (5.92)	$ (7.98)	$ (10.17)	$ (12.48)
Funded Ratio	97.8%	98.2%	98.7%	99.1%	99.4%	99.7%	99.9%	100.1%	100.3%	100.5%	100.7%	100.9%	101.1%	101.3%
Miscellaneous														
UAL Payment	$ 0.84	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
UAL - Scenario	$ (3.39)	$ (4.44)	$ (4.78)	$ (5.14)	$ (5.53)	$ (5.95)	$ (6.40)	$ (6.87)	$ (7.38)	$ (7.93)	$ (8.52)	$ (9.15)	$ (9.82)	$ (10.54)
Funded Ratio	101.3%	101.6%	101.7%	101.8%	101.9%	102.0%	102.1%	102.3%	102.4%	102.5%	102.7%	102.8%	103.0%	103.1%
Safety														
UAL Payment	$ 3.47	$ 3.63	$ 3.58	$ 2.82	$ 2.02	$ 1.46	$ 1.44	$ 1.42	$ 1.39	$ 1.37	$ 1.35	$ 1.33	$ 1.30	$ -
UAL - Scenario	$ 20.19	$ 18.05	$ 15.35	$ 12.53	$ 10.29	$ 8.72	$ 7.62	$ 6.46	$ 5.24	$ 3.96	$ 2.60	$ 1.16	$ (0.35)	$ (1.95)
Funded Ratio	95.8%	96.3%	96.9%	97.5%	98.0%	98.4%	98.6%	98.8%	99.1%	99.3%	99.5%	99.8%	100.1%	100.3%

Source: CalPERS Pension Forecasting Tool
For 2027-28 and later years, assumed 6.8% return
NOTE: This is an estimate only and will change, maybe significantly, based on actual plan experience (year 1) and investment returns (outyears)