



Administrative Report

H.12., File # 26-0736

Meeting Date: 6/16/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE AN EIGHTH AMENDMENT TO THE AGREEMENT WITH PLACEWORKS, INC. FOR CONSULTING SERVICES ASSOCIATED WITH THE GENERAL PLAN UPDATE FOR AN ADDITIONAL COST OF \$48,010 TO BE FUNDED BY THE GENERAL PLAN MAINTENANCE FUND FOR A NEW TOTAL NOT TO EXCEED CONTRACT AMOUNT OF \$2,507,856 AND TO EXTEND THE TERM OF THE AGREEMENT THROUGH DECEMBER 31, 2026

EXECUTIVE SUMMARY

In October 2016, the City Council approved a contract with PlaceWorks, Inc. (PlaceWorks) to update the Redondo Beach General Plan. Following the adoption of the seventh amendment to address the bifurcation of the General Plan update to meet the Housing Element statutory deadlines, additional scope and budget is now required to finalize the adoption of the remaining General Plan Elements in compliance with State Law.

The additional work is necessary to address an expanded Article XXVII traffic and land use modeling analysis resulting from City Council's direction concerning the floor area ratio (FAR) for Public Institutional properties throughout the City, updated Senate Bill (SB) 18 tribal consultation requirements, Safety Element updates required by SB 1425 and SB 2684, and additional consulting time and services necessary to complete the "Phase II" non-Housing Element land use, zoning, and LCP amendments.

The cost of the additional services outlined in the eighth amendment is \$48,010 and is funded by the City's General Plan Maintenance Fund. With approval of the eighth amendment, the total cost of the Agreement will increase from \$2,459,846 to an amount not to exceed \$2,507,856. The term of the agreement will also be extended through December 31, 2026.

BACKGROUND

On November 5 and November 12, 2024, the City Council advanced and adopted the Housing Element implementation actions, including certification of the Final Program EIR and related General Plan, Local Coastal Program, and Zoning Ordinance amendments in order to comply with State Housing Element implementation requirements. The remaining Phase II items include the formal updates of the City's Land Use, Open Space and Conservation, Noise, and Safety Elements, Public/Institutional (PI) floor area ratio (FAR) analysis, Artesia Boulevard development standards (including FAR) and rooftop dining standards, nonconforming use and structure amendments, historic preservation policy considerations, and related land use, zoning, and LCP amendments.

Completion of the proposed Phase II tasks aligns with the remaining General Plan Elements approval process, which is scheduled for City Council in July 2026 and a subsequent Citywide election in November 2026. Additionally, the planned Phase II tasks comply with the review schedules included in Article XXVII of the City's Charter.

AMENDMENT EIGHT TASKS/COSTS

The proposed Eighth Amendment adds the following tasks and costs to the PlaceWorks Agreement:

- **Task 17: Article XXVII Fehr & Peers Traffic Modeling - \$34,870**
- Preparation of new traffic volume forecasts for all study intersections and segments within a 3,000-foot buffer of the relevant parcels. This includes the addition of three new study intersections (Redondo Beach Ave & Space Park Dr, Manhattan Beach Blvd & Dolittle Dr, Maria Ave & Beryl St) and requires new traffic counts and LOS analysis in accordance with Article XXVII.
- **Task 17: Article XXVII PlaceWorks Land Use Modeling - \$5,640**
- Re-estimation of future buildout assuming rooftop dining is accounted for within the 1.5 maximum Floor Area Ratio (FAR) cap in the AACAP. This task also covers land use analysis for thirty additional Public/Institutional (PI) uses.
- **Task 3.4: SB 18 Tribal Consultation Support - \$2,200**
- Assistance with the Senate Bill 18 Tribal consultation process, including drafting template letters and contacting the Native American Heritage Commission (NAHC) to obtain a list of affiliated tribes.
- **Task 11.1: Safety Element State Law Updates (SB 1425 / SB 2684) - \$2,800**
- Updating the Safety Element for consistency with State Law regarding the co-benefits of open space (SB 1425) and Extreme Heat (SB 2684), including modifications to flood, tsunami, and fire mapping.
- **Task 15: Staff Support for Zoning / LCP Edits (Non-Housing Element) - \$2,500**
- Technical text drafting and processing changes associated with non-housing element updates to codify ongoing programmatic features and definitions aligned with State Law.

Staff recommends the City Council approve the proposed eighth amendment to the Agreement with PlaceWorks to add \$48,010 to the total not to exceed amount, raising it to \$2,507,856, and to extend the term through December 31, 2026.

COORDINATION

Preparation of the Amendment was coordinated with the City Attorney's Office.

FISCAL IMPACT

The net cost of the additional services outlined in the eighth amendment is \$48,010 and is funded by the City's General Plan Maintenance Fund. With approval of the Eighth Amendment, the total cost of the Agreement increases from \$2,459,846 to \$2,507,856.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Eighth Amendment to the Agreement with PlaceWorks
- Agmt - Seventh Amendment to the Agreement with PlaceWorks, March 18, 2025
- Agmt - Sixth Amendment to the Agreement with PlaceWorks, March 12, 2024
- Agmt - Fifth Amendment to the Agreement with PlaceWorks, February 21, 2023
- Agmt - Fourth Amendment to the Agreement with PlaceWorks, October 4, 2022
- Agmt - Third Amendment to the Agreement with PlaceWorks, March 17, 2020
- Agmt - Second Amendment to the Agreement with PlaceWorks, April 16, 2019
- Agmt - First Amendment to the Agreement with PlaceWorks, December 19, 2017
- Agmt - Original Agreement with PlaceWorks, October 4, 2016