

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, January 6, 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_oEejVUXuS062EornZjMIsA

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Police Officers' Association

F.2. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).

Title: City Manager

F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of Case:

Labono, Greg v. City of Redondo Beach and Does 1-10, Inclusive

Case Number: 25TRCV00715

- F.4.** [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](#)

[PROPERTY:](#)

[239 & 245 N. Harbor Drive, Redondo Beach, CA 90277](#)

[\(portions of APN: 7503-029-903\)](#)

[NEGOTIATING PARTIES:](#)

[Allen Sanford, CA Surf Club](#)

[UNDER NEGOTIATION:](#)

[Lease Status, Price, and Terms](#)

- G. RECONVENE TO OPEN SESSION**
- H. ROLL CALL**
- I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**
- J. ADJOURN TO REGULAR MEETING**

6:00 PM - OPEN SESSION - REGULAR MEETING

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. SALUTE TO THE FLAG AND INVOCATION**
- D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/
AB 1234 TRAVEL EXPENSE REPORTS**
- E. APPROVE ORDER OF AGENDA**
- F. AGENCY RECESS**
- F.1.** [REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY](#)

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

- F.2.** [PARKING AUTHORITY - REGULAR MEETING - CANCELLED](#)

CONTACT: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

- 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 JANUARY 6, 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. DECEMBER 9, 2025 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS

CHECKS 30488-30497 IN THE AMOUNT OF \$11,870.06, PD. 12/19/25
DIRECT DEPOSIT 304852-305491 IN THE AMOUNT OF \$2,757,692.86, PD. 12/19/25
EFT/ACH \$9,849.69, PD. 12/11/25 (PP2525)
EFT/ACH \$465,907.52, PD. 12/15/25 (PP2524)
EFT/ACH \$470,083.53, PD. 12/29/25 (PP2525)

ACCOUNTS PAYABLE DEMANDS

CHECKS 122926-123035 IN THE AMOUNT OF \$1,879,791.15
EFT CALPERS MEDICAL INSURANCE \$569,815.21
DIRECT DEPOSIT 100010067-100010153 IN THE AMOUNT OF \$108,371.35, PD.1/2/26
REPLACEMENT DEMAND 122925

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.5. APPROVE BY 4/5THS VOTE AND TITLE ONLY RESOLUTION NO CC-2601-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING \$650,000 TO THE COMMUNITY DEVELOPMENT DEPARTMENT (CDD) - BUILDING AND SAFETY DIVISION - CONTRACT AND PROFESSIONAL SERVICES (OUTSOURCED PLAN-CHECKS) AND PLAN CHECK REVENUE BUDGETS REFLECTING BUILDING PERMIT FEE REVENUE IN EXCESS OF ANTICIPATED BUDGET TO SUPPORT OUTSOURCED PLAN-CHECK SERVICES

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.6. APPROVE THE PURCHASE OF ELECTRIC VEHICLE CHARGING STATIONS FOR THE CITY PUBLIC WORKS YARD FROM CHARGEPOINT, INC. FOR A TOTAL COST OF \$81,610 USING CLEAN POWER ALLIANCE GRANT FUNDS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE THE FOURTH AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CITY MANAGER

CONTACT: JOY A. FORD, CITY ATTORNEY

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

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

K. EX PARTE COMMUNICATIONS

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

L. PUBLIC HEARINGS

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION ON DRAFT ZONING AMENDMENTS RELATED TO REVITALIZATION OF THE ARTESIA AND AVIATION BOULEVARDS IN ASSOCIATION WITH THE GENERAL PLAN LAND USE ELEMENT UPDATE AND THE ARTESIA AND AVIATION CORRIDORS AREA PLAN (AACAP)

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

N.2. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN LAND USE ELEMENT UPDATE WITH A SPECIFIC FOCUS ON POLICIES RELATED TO HISTORIC PRESERVATION

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

N.3. RECEIVE AND FILE A REPORT ON TEEN CENTER ACTIVITIES AND PROGRAMMING

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES 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 AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

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

EMPLOYEE ORGANIZATIONS:
Redondo Beach Police Officers' Association

- R.2.** CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).

Title: City Manager

- R.3.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of Case:
Labono, Greg v. City of Redondo Beach and Does 1-10, Inclusive
Case Number: 25TRCV00715

- R.4.** 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

PROPERTY:
239 & 245 N. Harbor Drive, Redondo Beach, CA 90277
(portions of APN: 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, CA Surf Club

UNDER NEGOTIATION:
Lease Status, Price, and Terms

S. RECONVENE TO OPEN SESSION

T. ADJOURNMENT

- T.1.** ADJOURN IN MEMORY OF ISAAC DEL ROSARIO, FORMER CITY EMPLOYEE (PUBLIC WORKS)

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, January 13, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.



Administrative Report

F.1., File # 26-0003

Meeting Date: 1/6/2026

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 Police Officers' Association



Administrative Report

F.2., File # 26-0004

Meeting Date: 1/6/2026

TITLE

CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL

MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).

Title: City Manager



Administrative Report

F.3., File # 26-0008

Meeting Date: 1/6/2026

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:

Labono, Greg v. City of Redondo Beach and Does 1-10, Inclusive

Case Number: 25TRCV00715



Administrative Report

F.4., File # 26-0011

Meeting Date: 1/6/2026

TITLE

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

AGENCY NEGOTIATORS:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

PROPERTY:

239 & 245 N. Harbor Drive, Redondo Beach, CA 90277

(portions of APN: 7503-029-903)

NEGOTIATING PARTIES:

Allen Sanford, CA Surf Club

UNDER NEGOTIATION:

Lease Status, Price, and Terms



Administrative Report

F.1., File # 25-1743

Meeting Date: 1/6/2026

TITLE

REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY

**AGENDA
REGULAR MEETING
REDONDO BEACH COMMUNITY FINANCING AUTHORITY
TUESDAY, JANUARY 6, 2026 - 6:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

The Community Financing Authority, a joint powers authority was formed on January 31, 2012, for the purpose of assisting in providing financing, for purposes which are authorized by law and which could finance, lease, own, operate and maintain public capital improvements for any of its members, or to be owned by any of its members.

CALL MEETING TO ORDER

ROLL CALL

A. APPROVAL OF ORDER OF AGENDA

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION

B1. BLUE FOLDER ITEMS

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.

C. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Authority Members 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 following Oral Communications.

C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Community Financing Authority meeting of January 6, 2026.

C2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.

C3. APPROVAL OF MINUTES

a. Regular Meeting of December 2, 2025.

C4. APPROVAL OF CHECK NUMBERS 000574-000576 IN THE AMOUNT OF \$3,722.59.

D. EXCLUDED CONSENT CALENDAR ITEMS

E. 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 Community Financing Authority. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

F. EX PARTE COMMUNICATIONS

G. PUBLIC HEARINGS

H. OLD BUSINESS

I. NEW BUSINESS

J. MEMBERS ITEMS AND REFERRALS TO STAFF

K. ADJOURNMENT

The next meeting of the Redondo Beach Community Financing Authority will be a regular meeting to be held at 6:00 p.m. on Tuesday, February 3, 2026, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis. An Agenda Packet is available 24 hours a day at www.redondo.org under the City Clerk and during City Hall hours. Agenda Packets are also available for review in the Office of the City Clerk.

Any writings or documents provided to a majority of the members of the Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street during normal business hours

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	Community Financing Authority
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers
Meeting Date & Time	January 6, 2026 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
Redondo Beach Community Financing Authority

Date: December 22, 2025

MOTION TO READ BY TITLE ONLY

and waive further reading of all
Ordinances and Resolutions on the Agenda.

Recommendation - Approve



Minutes
Redondo Beach Community Financing Authority
Tuesday, December 2, 2025
Regular Meeting 6:00 p.m.

REGULAR MEETING OF THE REDONDO BEACH COMMUNITY FINANCING AUTHORITY

CALL MEETING TO ORDER

Chair Light called a Regular Meeting of the Redondo Beach Community Financing Authority (RBCFA) to order at 7:19 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

RBCFA Members Present: Waller, Castle, Kaluderovic, Obagi, Behrendt,
Chair Light

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Joy Ford, City Attorney
Laura Diaz, Records Mgmt. Coordinator/Sr. Deputy City Clerk

A. APPROVAL OF ORDER OF AGENDA

Motion by Member Kaluderovic, seconded by Member Castle, to approve the order of the agenda as presented.

Motion carried 5-0 by voice vote.

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None

B.1. BLUE FOLDER ITEMS – None

C. CONSENT CALENDAR

C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Community Financing Authority meeting of December 2, 2025.

C2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.

C3. APPROVAL OF MINUTES

a. Regular Meeting of November 4, 2025.

C4. APPROVAL OF CHECK NUMBERS 000571-000573 IN THE AMOUNT OF \$13,033.57.

Motion by Member Waller, seconded by Member Kaluderovic, to approve the Consent Calendar.

Chair Light asked if anyone from the public wanted to address any items on the Consent Calendar.

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

Motion carried 5-0 by voice vote.

D. EXCLUDED CONSENT CALENDAR ITEMS - None

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Light asked if anyone from the public wanted to comment on Non-Agenda Items.

City Clerk Manzano reported no one online and no eComments.

F. EX PARTE COMMUNICATIONS - None

G. PUBLIC HEARINGS - None

H. OLD BUSINESS - None

I. NEW BUSINESS - None

J. MEMBERS ITEMS AND REFERRALS TO STAFF - None

K. ADJOURNMENT – 7:21 P.M.

There being no further business to come before the Redondo Beach Community Financing Authority, Member Obagi motioned, seconded by Member Kaluderovic, to adjourn the meeting at 7:21 p.m.

Motion carried 5-0 by voice vote.

The next meeting of the Redondo Beach Community Financing Authority will be a Regular Meeting to be held at 6:00 p.m. on Tuesday, January 6, 2026, in the Redondo Beach City Hall Council Chambers, 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

Authority Action Date: January 6, 2026

**To: CHAIRMAN & MEMBERS OF THE COMMUNITY FINANCING
AUTHORITY**

From: STEPHANIE MEYER, FINANCE DIRECTOR

Subject: CHECK APPROVAL

RECOMMENDATION

Approve check numbers 000574-000576 in the total amount of \$3,722.59.

EXECUTIVE SUMMARY

The attached Summary Check Register lists check 000574 in the amount of \$492.22, 000575 in the amount of \$657.47, and 000576 in the amount of \$2,572.90 for a total amount of \$3,722.59 to reimburse the City for expenses paid by the City on behalf of the Community Financing Authority.

BACKGROUND

The Redondo Beach Public Financing Authority ("PFA"), a joint powers authority, was formed on June 25, 1996, to provide financing for capital improvement projects. The former Redevelopment Agency of the City Redondo Beach, now known as the Successor Agency ("Agency"), joined with the City to form the PFA. The PFA operated rental property and issued bonds to provide funds for public capital improvements. The PFA has the same governing board as the City, which also performs all accounting and administrative functions for the PFA. With the elimination of the City's Redevelopment Agency, the Public Financing Authority has been renamed the Community Financing Authority ("CFA").

In 1997, the City leased the Pier pad known as 500 Fisherman's Wharf to the PFA. The PFA leased the site and acts as building owner and landlord to its tenant, RUI One Corp. ("RUI" dba Kincaid's). In negotiating the lease, the City was to own the building, but did not have the funding available to build the building. RUI had the ability to build the restaurant building at a lower cost than the City, and the PFA was able to obtain a loan to purchase the building. Thus, RUI built the restaurant building and the PFA utilized loan funds to purchase the building from RUI at completion.

Per the lease agreement, the City is responsible for the cost of monthly service costs for water, sewer, and trash; possessory interest taxes; common area expenses as defined;

and the repairs to the structural portions of the Building. On a monthly basis, the City is reimbursed for such expenses by the CFA.

Payments to the City of Redondo Beach on check numbers 000574 and 000575 are for the November 2025 water utility bill (\$492.22) and October - December 2025 sewer fees (\$657.47) respectively. Check number 000576, payable to Redondo Pier Association, is for January - March 2026 Association Dues (\$2,572.90).

COORDINATION

Disbursement of the checks will be coordinated with Financial Services.

FISCAL IMPACT

Check number 000574 to 000576 total \$3,722.59.

Submitted by:
Stephanie Meyer, Finance Director

Approved for forwarding by:
Mike Witzansky, City Manager

Attachment:

- Summary Check Register

COMMUNITY FINANCING AUTHORITY
Summary Check Register

DATE	CHECK NO	AMOUNT	PAYEE	DESCRIPTION
01/06/25	000574	\$ 492.22	City of Redondo Beach	Reimbursement (Water Utility)-November 2025
01/06/25	000575	\$ 657.47	City of Redondo Beach	Sewer Fee (October - December 2025)
01/06/25	000576	\$ 2,572.90	Redondo Pier Association	Dues: January - March 2026
		<u>\$ 3,722.59</u>		



Administrative Report

F.2., File # 26-0002

Meeting Date: 1/6/2026

TITLE

PARKING AUTHORITY - REGULAR MEETING - CANCELLED

NOTICE OF CANCELLED MEETING PARKING AUTHORITY

NOTICE IS HEREBY GIVEN THAT THE REGULAR PARKING AUTHORITY MEETING SCHEDULED FOR JANUARY 6, 2026 AT 6:00 P.M. HAS BEEN CANCELLED DUE TO LACK OF BUSINESS.

ELEANOR MANZANO

City Clerk



Administrative Report

G.1., File # 25-1747

Meeting Date: 1/6/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting



Administrative Report

H.1., File # 25-1748

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL
From: ELEANOR MANZANO, CITY CLERK

TITLE

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

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

Eleanor Manzano, City Clerk

Date: December 22, 2025



Administrative Report

H.2., File # 25-1749

Meeting Date: 1/6/2026

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 # 25-1750

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL
From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:

A. DECEMBER 9, 2025 ADJOURNED AND REGULAR MEETING

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk



Minutes
Redondo Beach City Council
Tuesday, December 9, 2025
Closed Session – Adjourned Regular Meeting 3:00 p.m.
Open Session – Regular Meeting 6:00 p.m.

3:00 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 3:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Mayor Light
Councilmembers Absent: Obagi, Behrendt
Officials Present: Mike Witzansky, City Manager
Melissa Villa, Analyst/Liaison
Emily Bodkin, Administrative Specialist/Liaison

C. SALUTE TO THE FLAG AND INVOCATION - None

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None

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

Liaison Bodkin reported no eComments and one Zoom attendee.

F. RECESS TO CLOSED SESSION – 3:04 P.M.

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

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

EMPLOYEE ORGANIZATIONS:
Redondo Beach Police Officers' Association and Redondo Beach Police Management Unit

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

Name of case:

Neel Karia v. City of Redondo Beach et al.

Case Number: 25LB0V02925

- F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

City of Redondo Beach, et al. v. California State Water Resources Control Board

Case Number: 20STCP03193

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

AGENCY NEGOTIATORS:

Mike Witzansky, City Manager

Luke Smude, Assistant to the City Manager

PROPERTY:

3007 Vail Ave., Redondo Beach, CA 90278

(a portion of APN: 415-001-7931)

Parking Lot at the Corner of Felton Ln. and 182nd St., Redondo Beach, CA 90278

(APN: 415-803-3900)

715 Julia Ave, Redondo Beach, CA 90277

(portion of parcels APN: 750-702-0900 and APN: 750-702-1900)

1935 Manhattan Beach Blvd., Redondo Beach, CA 90278

(APN: 404-900-8903)

807 Inglewood Ave., Redondo Beach, CA 90278

(a Portion of APN: 408-302-4900)

200 N. Pacific Coast Highway, Redondo Beach, CA 90277

(a portion of APN: 750-500-9902)

NEGOTIATING PARTIES:

Dr. Nicole Wesley, Superintendent

Redondo Beach Unified School District

UNDER NEGOTIATION:

Both Price and Terms

- F.5. 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

PROPERTY:

239 & 245 N. Harbor Drive, Redondo Beach, CA 90277

(portions of APN: 7503-029-903)

NEGOTIATING PARTIES:

Allen Sanford, CA Surf Club

UNDER NEGOTIATION:

Lease Status, 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

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)

NEGOTIATING PARTIES:

Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:

Price and Terms

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Greg Kapovich, Waterfront & Economic Development Director

PROPERTY:

100 International Boardwalk, Redondo Beach, CA 90277

130 International Boardwalk, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:
Jeff Jones, Quality Seafood, Inc.

UNDER NEGOTIATION:
Lease Status, Price, and Terms

F.8. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).

Title: City Manager

Liaison Bodkin read titles to items that would be covered in Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Outside Labor Negotiator Laura Kalty, Human Resources Director Diane Strickfaden, Assistant to the City Manager Jane Chung, Assistant to the City Manager Luke Smude, and W.E.D. Director Greg Kapovich.

Motion by Councilmember Castle, seconded by Councilmember Waller, to recess to Closed Session at 3:04 p.m.

Motion carried 3-0-2 by voice vote. Councilmember Obagi and Councilmember Behrendt were absent.

Mayor Light informed the group that tree lighting will begin at 4:30 p.m. and then they will be back for Open Session around 6:00 p.m.

G. RECONVENE TO OPEN SESSION

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

H. ROLL CALL

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

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager
Melissa Villa, Analyst/Liaison
Emily Bodkin, Administrative Specialist

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky reported, for item F.2, Council unanimously voted to have the City Attorney represent the City in the matter.

J. ADJOURN TO REGULAR MEETING

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

Motion carried 5-0 by voice vote.

6:00 PM – OPEN SESSION – REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi (noted he attended Closed Session), Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager
Joy Ford, City Attorney (arrived at 6:11 p.m.)
Melissa Villa, Analyst/Liaison
Emily Bodkin, Administrative Specialist

C. SALUTE TO THE FLAG AND INVOCATION

Councilmember Castle 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

Councilmember Waller reported attending the RBPB Volunteer Luncheon, the Clean Power Alliance Board of Directors meeting, Riviera Village Holiday Stroll, Esplanade Clean-up, ribbon cutting at Now Massage, and RBPB Let It Snow event; noted Santa's Sleigh will be going through District 1 from Wednesday through Saturday that week; congratulated the RUHS Boys' Cross Country team for their placement at State and Nationals.

Councilmember Castle reported attending the RBPB Volunteer Luncheon and the Riveira Village Holiday Stroll; announced the District 2 King Harbor Boat Parade with events starting at 2:00 p.m. (provided details of the events), and his District 2 Community Meeting on December 18th at 5:30 p.m. on the 2nd floor of the Library.

Councilmember Kaluderovic thanked the RB Police Association for Santa's visit to District 3.

Councilmember Obagi thanked the RBPB for the Let It Snow event, the MSOs that participated, Officer Lofstrom for being the MC of the event, and Community Services Department for hosting tables; reported on Monday, December 8, he phoned the City Attorney for questions on the Metro C-line extension, City Attorney Ford got him a response, he went to the meeting of the Transportation Committee at the South Bay Cities of Government Council, stated the steering committee acting as the Board decided to endorse the C-line extension without electing a route but noted significant disagreements and was happy he got that motion across.

Councilmember Behrendt reported refereeing the North Redondo Beach Region 17 AYSO U14 Girls' Championship over the weekend, highlighted Mary Kaluderovic was a standout player.

Mayor Light reported that the tree lighting ceremony just took place before Open Session; requested a special meeting with the South Bay Council of Governments regarding the upcoming joint housing trust; stated he has been communicating with the state senator, Ben Allen, and state assemblyman, Al Marachuchi, on some legislation; spoke about testing the new pond and stream at Wilderness Park; watched the Women of Lockerbie presented by RUHS; reported having a couple of meetings with Teresa Mitchell, RB resident, to move forward with a solution for a farmers' market; met with the group that organized the water polo tournament and they found a professional operator which he will meet with later in the week and hoped to organize a full program for open-water water polo in their Harbor next summer.

E. APPROVE ORDER OF AGENDA

Councilmember Kaluderovic reported that she had received several comments about moving the order but felt keeping the order as is would be better.

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

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

Analyst Villa reported three Blue Folder items: J.1, N.1 and N.3.

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 DECEMBER 9, 2025

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. NOVEMBER 18, 2025 ADJOURNED AND REGULAR MEETING

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-099, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA ESTABLISHING A LEGISLATIVE ACTION PLATFORM

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

H.5. APPROVE THE PLANS AND TECHNICAL SPECIFICATIONS FOR THE GRANT AVE RESURFACING PHASE 1 - HARKNESS LANE TO GREEN LANE PROJECT, JOB NO. #70960

APPROVE A CHANGE ORDER WITH DASH CONSTRUCTION (INITIALLY HIRED TO CONSTRUCT THE AVIATION BOULEVARD AT ARTESIA BOULEVARD INTERSECTION IMPROVEMENTS, NORTHBOUND RIGHT TURN LANE PROJECT) IN THE AMOUNT OF \$1,156,882 TO CONSTRUCT TWO ADDITIONAL PLANNED PROJECTS 1) THE GRANT AVENUE RESURFACING PROJECT PHASE 1 - HARKNESS LANE TO GREEN LANE, JOB NO. 70960, AND 2) THE LOCAL TRAVEL NETWORK PROJECT, JOB NO. 41480

APPROVE AN INCREASE TO THE CITY ENGINEER'S CHANGE ORDER AUTHORIZATION LIMIT FROM \$125,000 TO \$176,886 TO ALLOW FOR FUTURE CHANGE ORDERS ASSOCIATED WITH THE CONSTRUCTION OF THREE PROJECTS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.6. APPROVE A TERMINATION OF EASEMENT AGREEMENT WITH SANDCASTLE PACIFIC, LLC, FOR THE STREET AND HIGHWAY EASEMENT ON THE PROPERTY LOCATED AT 422 S. PACIFIC COAST HIGHWAY IN THE CITY OF REDONDO BEACH, CALIFORNIA FOLLOWING PAYMENT OF FOUR HUNDRED AND FIVE THOUSAND DOLLARS TO THE CITY ADOPT BY TITLE ONLY RESOLUTION NO. CC-2512-098, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, SUMMARILY VACATING AN EASEMENT FOR STREET AND HIGHWAY PURPOSES LOCATED AT 422 S. PACIFIC COAST HIGHWAY, REDONDO BEACH, CALIFORNIA

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Motion by Councilmember Castle, seconded by Councilmember Waller, to approve the Consent Calendar as is.

Mayor Light invited public comments.

Analyst Villa reported Marcie Guillermo had her hand raised.

Marcie Guillermo referenced item H.6 and requested that all the funds being allocated go towards District 1.

Analyst Villa reported no other hands raised and no eComments.

Motion carried 5-0 by voice vote.

Analyst Villa read H.4 adopt by title only Resolution No. CC-2512-099, and H.6 adopt by title only Resolution No. CC-2512-098.

Councilmember Obagi thanked Public Works Director Winje for item H.5.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Brian Day, Vice President of the Redondo Beach Police Officers' Association, spoke

about the work the police officers do day in and day out; noted that between 2022 and 2024 responded to 62,000 calls on average for service per year versus the City of Torrance that is much larger and have more staff responded to about 47,000 calls on average per year; reported the RBPd have seized over 120 guns in the City this year; spoke of the safety the police officers provide for the community and the dangers they face providing it; reported that the RBPd compensation for police officers is 10 out of 10 the lowest paid based on the 10 cities Redondo Beach has chosen to be compared with; felt the City has done nothing to better the situation and have told the RBPd that they do not have the means to bring them to the median; stated the problem has been going on for years and the City continues to ignore the issue and instead choose to fund other City projects; requested that the current Council, Mayor, and City Manager work to bring the police officers' pay to the median of the 10 comparable cities they have chosen.

Lauren Evelo, Detective with RBPd and Medal of Valor recipient, spoke of being one of the first four First Responders to the incident involving an active shooter in 2001; stated September 2025 marked her 10th year in serving the RBPd and has worked for the City for 13 years in total, provided more background information on her career with the City; stated she cannot live in the community she serves, works 10 hour shifts, commutes three hours a day to work, and her family time suffers for it; asked that the City give back to the officers that dedicate their lives to serving the City and the community so that they do not have to look elsewhere to work.

Jenna East, resident of South Redondo Beach, stated she is aware of the issue with the compensation for the RBPd and asked that the City provide compensatory pay with the neighboring cities; voiced her disappointment to hear that the City's police officers who ensure their safety are not compensated as well as surrounding cities; spoke of the safe environment in Redondo Beach and described her experiences living in another city to be the opposite; felt if the City does not prioritize their police officers, the police officers may not prioritize the City and said it scares her to think they will not attract quality police officers if they are not willing to fairly compensate them; spoke of the importance of the safety of the community and asked that Council reconsider how the City budget prioritizes its officers and how they portray that in their future negotiations; stated if the City does not prioritize the RBPd the residents will and if needed picket with them to make sure they are heard.

Holly Osborne noted her speech was submitted late and the City Clerk will post it the following day; reported she is from District 5; noted she gave part of her speech the day before to the COG regarding the ROW and the issues they will experience if two LRT tracks are added; spoke of the two rail options for the green-line, the ROW and the elevated section on Hawthorne, and that the ROW option was selected by Metro-line Board of Directors on May 2024 despite it not being the preferred option and the lack of discussion; provided more information on other discussions regarding red-lined areas; spoke about the Climate and Economic Justice Screening tool which determines what areas are disadvantaged (noted they are coded in blue); stated Redondo Beach is not coded as blue.

Jasmine Allen, Budget & Finance Commission, stated she was elected by the Commission to read a letter to the Council but due to political technicalities she will be reading the letter only on her behalf; stated her goal is to achieve fiscal transparency, accountability, and ensure both the Council and public have timely and accurate insight into the City's financial position; mentioned the Commission's authority is limited so felt it is important for the Finance Department and the City Council to communicate directly on budget matters while remaining transparent to the public; suggested the Finance Department provided quarterly updates directly to Council and that a formal reserves policy is initiated; spoke of the City's shortfall for 2025-26 and noted certain practices should be put in place; provided several recommendations that the City should adopt that are standard practice in the industry so that Council could stay better informed throughout the year and make timely informed policy decisions.

Jim Mueller, District 5, thanked the Mayor for his support in establishing a farmers' market on Artesia Blvd; mentioned the continued community support for the market; noted they have a Change.org site that continues to grow with signatures and that the Facebook and Next Door pages continue to have only positive comments.

Mike Shields II spoke about the need for a Film Commissioner for the City; mentioned FilmLA but that they only handle the City of Los Angeles; reported Councilmember Castle, prior to the meeting, mentioned how difficult it was to find how to get a film permit on the City's website to shoot in the City; provided reasons why the City needs a Film Commissioner and felt a dedicated office would be able to hype the City; spoke of a \$700 million subsidy that was passed for filming in California and felt there is an opportunity for Redondo Beach to make money by just opening up the City to Hollywood.

Mayor Light asked Mr. Shields to provide his contact information to him via email.

Niki Negrete-Mitchell, District 3, thanked Councilmember Castle for the Boat Festival festivities in which she will be a vendor; thanked Councilmember Obagi for representing the City so well at the COG; mentioned she has spoken several times about the common sense environmental hazards on the ROW due to the seven gas lines behind her home; recalled her previous discussions about the red-flag raised on running humans riders through a fuel corridor and documentation of the concerns and responses to them; spoke about the Crenshaw line and the issues and challenges with it having the potential to be catastrophic.

Erica Foster thanked the Mayor and Councilmember Kaluderovic for the responses to her emails; stated her concern is with the RBHA and their action to the shortfall with the Section 8 program; reported based on her research she found on the Public Housing Authority Directors' Association that there are three block grant funding opportunities that have deadlines of December 29th to December 31st and January 1st and they will need that application to be completed beforehand to apply for that funding that would help with the shortfall; noted it requires the applications to include provisions for increasing employment and economic stability for the participants in order to qualify for the grants; stated the longer they delay the less likely they will receive the shortfall funding; noted

that at the last RBHA no mention of the deadlines were mentioned and the next meeting for the RBHA is in March; spoke of timelines and deadlines; reported that Imelda Delgado has not contacted her as directed to last week during the RBHA meeting or anyone else that she was directed to speak to; asked if Council could help in the matter it would be appreciated.

Joan Irvine, District 1, referenced the cannabis survey that was discussed at the previous Council meeting; voiced her concerns about people's lack of knowledge with cannabis and that people have not visited any shops; opined it is unfair that they do not know what types of questions the survey will be asking; stated the Councilmember that participated in the drafting of the survey did not know the difference between THC and CBD; worried that nobody from the cannabis industry was consulted for the survey; stated that she thought this was all done in March and regulations were being set up but it was stopped by a small group of people; spoke of that same group guaranteeing her the PTA vote during the mayor election if she changed her position on cannabis; urged anyone taking the survey to go to a dispensary and to educate themselves on cannabis; offered to help with open houses at dispensaries or any questions anyone had regarding cannabis.

Wayne Craig, District 1, felt after the holiday season the City needs to look to see how local businesses are doing; spoke of businesses in Riviera Village still suffering from the effects of Covid and the City supported those businesses by providing free holiday parking for years but the City has chosen to almost eliminate the free parking this season; showed the back page of the Easy Reader dated November 27th which featured free holiday parking from November 28th through December 26th in Manhattan Beach; stated the neighboring cities understand how free parking helps businesses and brings revenue to their city; spoke of Redondo Beach following neighboring cities when it comes to other things such as raising parking fees so they should also follow their lead when they support local businesses; asked Council to reconsider offering free holiday parking before it negatively impacts the businesses.

Georgette Gantner, District 2, thanked the Council for actions they took regarding the mural on Catalina Avenue; stated that the Riviera Village Festival was wonderful; requested that next year's tree lighting event provide food and refreshments.

Mayor Light closed Public Participation on Non-Agenda Items due to the time limit.

K. EX PARTE COMMUNICATIONS

Mayor Light reported speaking to Councilmember Behrendt and City Manager Witzansky regarding item L.1.

Councilmember Waller reported speaking to the City Manager on L.1.

Councilmember Castle reported speaking to the City Manager on L.1.

Councilmember Kaluderovic reported speaking to the City Manager on L.1.

Councilmember Behrendt spoke to the Mayor and City Manager on L.1.

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO CONSIDER TERMINATION OF THE URGENCY ORDINANCE IMPOSING A MORATORIUM ON SMOKE SHOPS PURSUANT TO GOVERNMENT CODE SECTION 65858 COMMENSURATE WITH THE EFFECTIVE DATES OF THE CITY'S NEW SMOKE SHOP REGULATIONS ADOPTED BY ORDINANCE 3310-25

PROCEDURES: 1. Open the public hearing, take testimony and deliberate; 2. Close the public hearing; and 3. Approve the termination of Urgency Ordinance imposing a moratorium on development of smoke shops.

TERMINATION OF URGENCY ORDINANCE NO. 3294-25 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, IMPOSING A MORATORIUM ON DEVELOPMENT OF SMOKE SHOPS IN THE CITY AND FINDING THE TERMINATION IS CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

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

Motion carried 5-0 by voice vote.

Community Development Director Wiener stated if Council approves the item the termination of the Urgency Ordinance would be effective as of January 21, 2026 for the inland portions of the City and the coastal zones' date is determined by the California Coastal Commission; noted that the Urgency Ordinance terminates April 25, 2026 regardless since it will be at the one year period; stated if for some reason the Coastal Commission does not certify this LCP amendment by that date, staff will bring another urgency ordinance to City Council to extend it while they wait for certification for the coastal zone areas.

Mayor Light asked if the City can extend it after they terminate it.

City Attorney Ford replied no, they would have to establish a new urgency ordinance.

More discussion followed.

Mayor Light invited public comments.

Analyst Villa reported no hands raised on Zoom and no eComments.

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

Motion carried 5-0 by voice vote.

Motion by Councilmember Waller, seconded by Councilmember Obagi, to terminate Urgency Ordinance No. 3294-25 and Ordinance 3310-25.

Motion carried 5-0 by voice vote.

Analyst Villa read the termination of Ordinance No. 3294-25.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING FINAL DESIGN OF THE KING HARBOR GATEWAY SIGN REPLACEMENT

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Chung provided an outline of her presentation; recapped that on November 4, 2025 staff presented design options to Council, Council directed staff to work with Stellen Design with their preferred option (#7) with heavier font and consult with Stellen Design on the character count for the lower signage before sign procurement; showed the Council's preferred option on a slide along with the option with heavier font.

Mayor Light asked if Stellen Design provided any feedback.

Assistant to the City Manager Chung stated that Jordis with Stellen Design was on the line to answer questions; provided another slide with another option featuring the original font from the current sign; presented the options Council discussed for the wording on the lower signage which resulted in three different options with character counts of 54, 54, and 56; reported Stellen Design recommended a character count of 53 – 57 and offered four more wording options for Council's consideration; reviewed the Redondo Beach King Harbor sign historical archive, noted it is due for refurbishment, and funding is available in the CIP budget; provided some historical background regarding the King Harbor sign; noted in 2003 the City assumed full responsibility for the sign after it required major repairs following storm damage; explained in detail the various updates the sign has had from 1920 through 1995; went over the project timeline starting with the bidding process for a manufacturer/installer and painting contractor with the actual work beginning early 2026 to mid-2026; noted intermittent closures of the left turn lane at Anita St. and PCH would occur; reported Stellen Design LLC will be involved throughout the process; stated staff recommends that Council provide direction to staff on the following:

- 1) Final design election for King Harbor Gateway Sign
- 2) Final selection of words to be included on the lower signage
- 3) Authorize staff to initiate the bidding process

Mayor Light asked if Stellen had a recommended sign solution.

Jordis from Stellen Design was not responding; Jane Chung summarized conversations she had had with Jordis; noted that the three options she presented for the sign design were the culmination of the seven original options; reported Jordis agreed that the heavier font would be better for visibility, noted Jordis said it is important to have visibility as well as proper spacing and that the words are highlighted but not too busy on the sign itself; summarized that the sign should be clean, clear, and visible from all sorts of angles.

Councilmember Behrendt asked if Option 2 met all those requirements and Jane Chung responded that Option 2 does meet those visual requirements.

City Manager Witzansky added that Jordis was firm on the character counts but not on the words themselves.

Mayor Light opined it would be more appropriate to put “watercraft rentals” as opposed to “boat rentals” since that would encompass SUPs and kayaks and boats are not that easy to rent in the Harbor.

Councilmember Waller stated his preference for the lower signage would be Option 6 but recognized it is one character outside of the recommended range.

Councilmember Castle supported Option 6; felt it encompasses more of what the Harbor offers, especially because it has “fishing” and that is something members of the Waterfront felt is important.

Councilmember Obagi spoke in support of Option 2, felt Harbor implies there will be boats.

Councilmember Behrendt voiced his support for Option 2, felt it has everything that is important.

Jordis, Stellen Design LLC, noted a disclaimer that she did not put the document together that they are all viewing and that the font in the subheading is different than what she proposed; stated if she had to choose she would pick Option 2 or Option 3 (noted that Option 3 is also not in the font that she had presented) and favored Option 2 for the lower signage.

Councilmember Castle asked why she favored Option 2 for the lower signage.

Jordis responded that they are easy to read if a person is driving by and are “sight words” that can be recognized quickly whereas the longer words would take more thought to process; commented on the traffic flowing heavily on PCH and felt that the easier the sign

is to read the better.

Mayor Light noted that they have gotten emails and comments on social media about keeping the artwork in the center intact and the original lettering and asked if Jordis had any comment on that.

Jordis felt it makes sense to replace the center artwork with the City's new logo; reported asking people their opinion on the lifesaving ring on the original sign and many did not even know it was a lifesaving ring; felt the new logo with the sailboat is not confusing; stated if there is a lot of pushback regarding the font it can stay the same.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to approve Option 2 for the King Harbor Gateway sign design and Option 2 for the lower signage wording as provided in the presentation.

Mayor Light invited public comments.

Georgette Gantner, District 2, opined that whatever the City is spending on the sign is too much especially since the RBPd is requesting more money; felt unless there is a structural issue or a safety issue she sees no reason to change the Gateway sign; noted the lower sign provides more information and is in the line of view for drivers so that has some justification for replacement.

Mayor Light clarified that the King Harbor Gateway Sign has been in the CIP for two years; reported he has examined the sign and it is time for structural maintenance.

City Manager Witzansky added that the project started out as a refurbishment to the sign; noted it was funded as such, the poles needed to be stripped, treated, and repainted and that the plastic on the sign needed to be replaced plus the new logo was created; explained that the funding for these types of projects are one-time funds and not ongoing funding.

More discussion followed on the state of the sign.

David Rosenfeld, District 2, voiced his support for the refurbishment of the sign but his opposition to changing the look of the sign; noted that 2,000 people have signed a petition for the City to not change the look of the sign and spoke about the iconic nature of the sign.

Mayor Light stated that the sign has changed substantially since 1969 and put the photos of the changes back on the screen.

Mark Hansen, King Harbor boater, reported he has been driving under the Gateway sign for 65 years; stated he sent some recommendations to their emails, noted he supported the lower signage having "Pier", "Fishing", "Dining", "Watercraft Rentals" and felt just "Lagoon" was reasonable; strongly supported "Boat Launch" and felt "Hotels" could be

eliminated from the sign.

Jake Tudesco, Redondo Beach resident, spoke in opposition of the redesign to the King Harbor Gateway Sign; stated public opinion was not take or requested and wanted to point out items that might have been overlooked and a possible solution; noted that the sign has never had a City logo or seal of any type, the public artwork was commissioned specifically for the sign in 1969 and should be treated as public art, it is unique, has lasted for 56 years, it's an icon, and landmark; asked that the redesign concept be put on hold until further public input can be received and evaluated but understood maintenance of the sign is needed; suggested a restoration of the sign would be a better solution and register the sign as a historic landmark in California and it could be marked with a commemorative brass sign.

(Speaker did not provide his name) voiced his disappointment that the Council did not even consider public feedback regarding the sign; stated he got involved because there was no consensus; spoke of the history of the graphic of the sign and the purpose of the lifesaver; felt it should be landmarked and hoped the Council would agree and participate in the designation; stated he doesn't might the City branding but felt the sign should not be branded.

Josh McCloud, Redondo Beach resident, noted he works in the field of graphic design and spoke about the problems of modernizing a logo; felt the sign needs no redesign and mentioned it was laughable to listen to people talk about logo and design that have no experience in the field; provided his opinions on logo design and modernizing a brand; warned of the pitfalls of going with trends in design; voiced his opposition to changing something authentic and iconic; asked the Council to recognized the nostalgic feeling the sign brings for people who grew up in Redondo Beach.

Lara Duke (via Zoom), District 3, stated she is surprised and confused about the reactions the public has had in regards to the proposed changes to the Gateway sign; felt the changes were minimal and the sign must be refurbished anyways so why not modernize it a bit; supported the lower signage to have "Dining", agreed "Hotels" is not needed, supported the heavier font, favored shorter wording for the lower sign, preferred "Watercraft Rentals" over "Boating" but felt neither was absolutely needed since it is a harbor; wondered if it would be feasible to lower the sign to be more visible for people to see.

Shalane Conniff (via Zoom) spoke of her opposition to the redesign of the Gateway sign; used the Cracker Barrel redesign as an example of modernizing a logo and experiencing backlash only to go back to the original logo; supported the idea of landmarking the original structure and design.

Nicholas Verhey (via Zoom), Redondo Beach resident, spoke in support of maintenance for the sign but in opposition to the redesign; reported emailing the Councilmembers regarding the sign but not receiving any responses; felt the sign is iconic and should not be branded with the new logo, noted the changes that have been made over the years

were minimal; spoke of the numerous negative comments posted on social media and in the Easy Reader in opposition of the changes to the sign and opined that the City Council should represent what the people of the City want and not what they want; stated Redondo Beach should remain unique and not follow the generic logos of the neighboring cities.

Councilmember Obagi wanted to have Mayor Light send the photos he has on the damage and condition of the King Harbor Gateway Sign for the record; stated he appreciated all the public feedback given that evening but noted that lots of public outreach was done before decisions on the logo were made; provided details on the positive feedback he's received on the new City logo.

The noise from the audience became disruptive while Councilmember Obagi was speaking.

Mayor Light warned the audience members that they were out of order and would be removed if they did not behave; the audience member left on his own.

Councilmember Obagi continued; stated he sent the City logo design to approx. 9,000 people and reported zero people asked him to not change the design; noted he posted it on social media and had 114,000 views for the refreshing of the sign and summarized the responses from the comments; noted there was much more support for the refreshing of the sign; asked the City Manager if the lifesaver ring and boat could be preserved and put in the historic museum.

City Manager Witzansky responded yes to the question.

Councilmember Obagi asked Councilmember Behrendt to incorporate that into his motion. Councilmember Behrendt responded favorably to adding it to his motion and Councilmember Obagi seconded the addition to the motion.

Councilmember Waller acknowledged the Change.org responses but also acknowledged Councilmember Obagi's comment that the City spent over a year on the logo design; stated the City has never had a trademarked logo before and felt that it would be good to have the King Harbor Gateway Sign have the new logo and become that memorable, iconic sign people think of for the City; reported that people he had spoken to felt the sans serif font was easier to read while driving by the sign; opined changing the centerpiece to the new City logo made sense; supported "Hotels" and "Dining" as words to have in the lower signage because they are the biggest revenue generators; asked, if minor changes are made to the sign, can it still be designated as a historic landmark and would support that idea.

City Manager Witzansky responded that he is unfamiliar with the landmarking requirements and would get that response to him at a later date.

Councilmember Kaluderovic commented that the Council represents 70,000 residents

and having a pulse on everything can be difficult; noted they do have outreach, community meetings, newsletters and pointed out those that reach out to them are typically in contrary to something and those that are happy with the situation stay silent; stated she is open to having the font give homage to the old sign but felt the proposed changes are moderate and important; supported Option 2 for the lower sign.

Councilmember Castle reiterated what the other Councilmembers stated; noted that the sign needs maintenance; supported Option 2 and 2 as proposed.

Mayor Light called for the vote for the motion for Option 2 and Option 2 and to preserve the life ring and boat to be placed in the historic museum.

Motion carried 5-0 by voice vote.

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDED TRAFFIC STRIPING MODIFICATIONS TO DIAMOND STREET BETWEEN PACIFIC COAST HIGHWAY AND PROSPECT AVENUE TO IMPROVE ACCESS AND TRAFFIC FLOW NEAR REDONDO UNION HIGH SCHOOL

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Public Works Director Winje provided introductory information on the item and turned the floor over to Traffic Engineer Liu for the presentation.

City Traffic Engineer Liu explained that the presentation covers the restriping on Diamond between PCH and Prospect and ways to improve access to RUHS; noted staff have heard concerns over speeding and safety at the drop off and pick up periods on City streets around RUHS over the years; stated in the 2024-2025 FY budget motion staff was given direction to study this issue and come up with changes and a potential slurry seal project to improve the circulation and traffic around RUHS; reported a consultant was hired to perform data collection, stakeholder engagement, observations, analysis, and design up to construction documents; stated staff is looking for Council's approval to move forward on the concept design and, if approved, the changes can be incorporated in a future slurry seal project for Diamond; provided a visual slide of the area and scope of the project.

Councilmember Behrendt asked about the area on Vincent Street and the potential flow through in that area.

Traffic Engineer Liu responded that they would get to that but noted only half of that area is City property; stated all the analysis was culminated into a Redondo Union High Access Study and Design Report that was prepared by the project consultant and reviewed by City and RBUSD staff; reported it has been available on the City's website since mid-October, a link was included in the agenda packet when staff did the public noticing, and a link was sent via QR code directly to the residents around the high school; stated the report talks about why the study was done, the data that was collected, community engagement, summary of the key safety issues observed, the stakeholder feedback, the

traffic data and provided recommendations and specific changes that they are proposing, next steps, and a full compendium of appendices; listed out and explained the existing conditions that were found based on the data that was collected; noted the types of congestion that was witnessed; reported speed limits were generally followed but crashes involving injuries normally involved cyclists; spoke about the extensive community engagement they have had over the past year and a half through stakeholder meetings; noted the stakeholders consisted of City staff from different departments, the School District, the PTA, and two students from the Youth Commission (one driver and one non-driver that walks or bikes to school); provided a summary of the feedback they received during the community engagement phase which included typical concerns about cyclists and driver behavior at stop signs, crosswalk safety, need for more bike parking and parent parking; provided a slide with a summary of recommendations on a street map west of Del Amo; noted there is high parking utilization west of Del Amo; stated they are proposing the removal of only one parking spot west of Del Amo and in place of it limited sections of protected bike lane and where they can't fit the protected bike lane they are proposing buffered bike lanes; spoke of encouraging slower speeds if they can narrow down the lanes; stated they can afford parking loss east of Del Amo and are proposing a mix of buffered and protected bike lanes, and modular curb extensions at the Del Amo and Juanita intersection; provided some explanation on the benefits of the curb extensions; reported they are also proposing additional parking near the Starbucks; spoke of originally proposing an expansion of the pickup and drop off zone in Vincent Park but received opposition to that idea from neighbors and may add bike racks in that area; stated, to answer Councilmember Behrendt's question, the School District is proposing a new pickup and drop off zone on Francisca just south of Diamond; spoke of harmonizing with the school since part of the area is school property and part is City property and they are hoping to collaborate with the school so it flows together.

Councilmember Behrendt pointed to the area of Vincent and PCH on the street map and asked if it would help to open the area for traffic flow.

Traffic Engineer Liu said they have discussed creating a large one-way flow in one street and out the other street, they have talked to the School District about it, and the School District have taken it under consideration.

Councilmember Castle added that currently there are no pickup zones on the west side of RUHS so creating the one-way traffic from Diamond onto Francisca back to Vincent would create a drop off zone and alleviate the problems of people blocking driveways and parking in the neighborhood streets; noted they have resident support in that neighborhood for it.

Councilmember Behrendt asked Traffic Engineer Liu if needed could he put together a schematic or small presentation on the benefits of that traffic flow.

Traffic Engineer Liu stated he already has created but that is not part of the project they are discussing that evening; clarified that evening was about the City's right-of-way and the other area is not owned by the City.

Discussion followed. Councilmember Behrendt asked if Traffic Engineer Liu's other presentation to the School District could be shared with the Council. City Manager Witzansky stated they could and it has been shared with the subcommittee already.

Traffic Engineer Liu continued his presentation; provided a more focused street map that addressed the left turn issue; noted that the City has enough space on Diamond St. to provide both the left turn lane for bikes and cars; explained in more detail how cyclists will be able to have a specific bike left turn lane and direct access into the bike cage.

More discussion followed.

Councilmember Castle referenced the bike lane buffers and asked if the buffers create extra width for multiple bikes to go through at one time.

Traffic Engineer Liu stated it provides a bit more space and separation from drivers.

More discussion followed on the unavoidable part of the path where cyclists need to get out of the bike path and into the vehicle lane in order to make the left hand turn or they could stay in the bike lane and go to the area that is similar to a crosswalk.

Traffic Engineer Liu stated a couple of spaces will be relocated to another side of the street, and they are proposing to move the bus stop to the other side of Helberta; provided another street view map of proposed changes and some curb extensions at the Juanita/Del Amo/Diamond intersection; provided more explanation on the proposal for the intersection using the diagram he presented.

More discussion followed.

Councilmember Castle reported that the bike rack situation came up in his Community Meeting; asked if it was possible to have more bike corrals on campus inside the gates so students would not be parking on the streets; stated that the bikes parked near the Starbucks or on the street are very exposed and if they were on campus it would be safer.

Traffic Engineer Liu stated they have spoken to the School District about adding more bike parking within their gates; continued on with his presentation; provided a summary of the prior public meetings that were done for the project; stated presenting their staff report at the District 2 Community Meeting and the PWSC meeting in October; reported the feedback from those meetings was positive for safety improvements and the upgraded bike lanes, they modified staff recommendations for Vincent Park based on resident feedback, and they are proposing more bike parking near the school entrances; recommended Council move forward with the design documents for the proposed changes, except for expanded school loading at the zone on Vincent Park.

Mayor Light asked if the package included input from the PWSC.

Public Works Director Winje responded they did receive feedback from the PWSC and stated it was mainly to eliminate the Vincent Park loading zone proposed; noted staff's recommendations carried forward everything from the PWSC report except the Vincent Park loading zone improvements.

Councilmember Waller thanked Traffic Engineer Liu for the report; felt anything they could do to increase the safety such as protected bike lanes and the change to the left turn lane is great; commented on the number of bikes being greater than the number of cars on some of the streets.

Councilmember Obagi thanked Traffic Engineer Liu for all he has done with bike lanes across the City and credited him for Redondo Beach leading the way on micromobility; deferred to Councilmember Castle on any decisions for the area since it is his district and Councilmember Behrendt since he frequents that area often; wondered if a subcommittee should be formed consisting of Councilmembers Castle and Behrendt if more feedback is needed pertaining to the circulation around the school since they have specific insights on it.

Discussion followed on there being a school subcommittee already and treading lightly in respect to the School District since it is their property.

Public Works Director Winje stated they are leaving the School District full discernment on what they choose to do but are trying to influence them; noted staff's recommendation that evening would be for the Council to approve the conceptual design presented and authorize them to move forward with final design construction documents, which they would bring back to the Council.

City Manager Witzansky clarified that it would be a Consent Calendar item authorizing staff to proceed with bidding; noted staff doesn't usually provide an updated conceptual design presentation; stated they have strongly encouraged the School District to consider the through lane and they introduced the concept early and are excited that the District is planning to spend resources on improvements in that area; opined that he doesn't think the School District will create through traffic lanes but prefer a turnaround solution instead; stated staff will keep Council posted on any changes but the School District is ultimately the decision maker as it pertains to the on-site improvements.

Mayor Light asked, with respect to the turn lanes or turning movements coming off City property onto the public street, does the City have the ability to mandate that a left turn can't be made there.

Staff responded that they can mandate no left turn at that location.

Councilmember Behrendt asked if the School District gave any reason why they didn't want to allow Traffic Engineer Liu's recommendation for traffic flow.

Traffic Engineer Liu explained that the School District's primary thought is to preserve the

safety of the walkway and keep a true sidewalk with no crossings and they do not want car access through that area; stated that the drawings he provided to them was a compromise on that to show a very narrow, bollard controlled, raised crosswalk opening to address safety concerns with limited through traffic but they have not received any feedback from the School District yet.

More discussion followed regarding discussions they have had with the School District, contradictions on resident feedback, requests for permitted parking around the high school and traffic congestion.

Councilmember Castle stated that permitted parking just pushes traffic and parking into the neighborhoods and he will start getting phones call from residents and felt if more parking could be provided on campus and more drop off zones could be created it would get people out of the area around the high school faster; suggested having one-way through traffic from Vincent to Diamond which would put the students on the right side of the curb going into the campus.

Public Works Director Winje stated he and Ryan Liu had spoken about that option and provided details of their discussion and the difficulties they uncovered with that option.

Councilmember Behrendt asked if the School District has their own traffic engineer; Traffic Engineer Liu reported that he has been volunteering his time and that they do not have a traffic engineer.

More discussion followed and Director Winje noted that they have not met the School District's team and they are not sure if they have consultants or a dedicated person handling the project.

Councilmember Waller stated he suspected that the School is remembering his time and does not have the new data from Councilmember Castle (City Manager Witzansky agreed with that); felt it would make sense for the City to let the School District know that the new District 2 Councilmember is open to an option that he was not in favor of before.

City Manager Witzansky stated they will carry that input over to the School District and see if it makes a difference.

Councilmember Behrendt asked Public Works Director Winje and Traffic Engineer Liu if there were any drawbacks that Council should consider before they approve moving forward.

Traffic Engineer Liu mentioned street sweeping is a possible concern and they will need to come up with a way to service the smaller areas.

More discussion followed.

Councilmember Kaluderovic asked if any grant money had been identified for the project

or is it budgeted in a different way.

Traffic Engineer Liu stated it has been funded through design, but they do not have a full cost estimate yet.

Public Works Director Winje rephrased that the entire design has been funded with funds almost \$100,000 beyond that for implementation; stated there is potential grant money available for mobility type grants but they are not sure they could get it fast enough but would keep their eyes open for opportunities.

Councilmember Kaluderovic stated there may need to be an allocation made to get the project done at some point.

City Manager Witzansky stated the City is probably okay with allocations currently; explained how they typically execute this type of work.

Councilmember Kaluderovic asked what the expected timeline is for the project.

Traffic Engineer Liu stated if they receive the go ahead that evening, they may be able to get it done the summer after this summer.

Public Works Director Winje felt they could possibly complete it by this upcoming summer.

Motion by Councilmember Castle to move the project forward with design documents for the proposed changes except for the expanded school loading zone on Vincent Park.

Councilmember Behrendt offered a friendly amendment to have staff provide the drawings and schematics that Traffic Engineer Liu prepared for the proposed safe and traffic flow pass through on Francisca and Redondo exiting Vincent and reengage with the School District and inform them that they are in favor of it.

Councilmember Castle accepted the friendly amendment. Councilmember Waller seconded the motion.

Mayor Light invited public comments.

Laura MacMorran, Redondo Beach resident, asked for the Sea Hawk Way aerial slide to be put on the screen; asked if when Public Works projects come before Council could staff also include options for green spaces where trees can be planted; asked Council if they could ask for the final draft to include options for tree locations in green space in their motions.

Maureen Discipulo, District 3, commented that she liked the design and was in the audience for the presentation to Public Works; spoke in support of the item.

Analyst Villa reported no hands raised on Zoom and no eComments.

Mayor Light asked if it was appropriate to include landscaping in a project such as this one.

Traffic Engineer Liu stated it is far beyond the scope of this project and they would need to consider emergency access that would be potentially inhibited by digging a median and putting tree wells in; opined it is more of a long-term type of request.

Public Works Director Winje stated staff could identify potential future locations for further investigation if funding and Council were there; noted they could mark areas where possible trees could be placed but to Ryan Liu's point it is not appropriate to include it in implementation in this part of the project.

City Manager Witzansky added more explanation that the intent of the funding for this project is slurry seal treatment and using existing curb and gutter with a slurry seal application; noted if they were doing a more intense civil work then they would have an opportunity to add landscaping which would be done through normal design.

Councilmember Waller made a friendly amendment to ask the City to put X's on the map for where trees could be added.

Councilmember Castle did not want to change his motion; felt where the project is at now, given how busy that area is, and how much is already going on with that street it would not be a good idea to add that; stated he would want to go out and walk it again before adding to the project; agreed with the City Manager that if it were a new street design there would be more opportunity to include medians with trees.

Councilmember Obagi agreed with Councilmember Castle but appreciated what Ms. MacMorran spoke about and felt the City does need to look for every opportunity to plant more trees and increase the tree canopy.

Mayor Light pointed out that that is the next topic and called for the vote.

Motion carried 5-0 by voice vote.

Motion by Councilmember Waller, seconded by Councilmember Behrendt, to take a 10-minute recess at 8:48 p.m.

Motion carried 5-0 by voice vote.

ROLL CALL – Back from recess at 9:00 P.M.

Councilmembers Present:	Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light
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Councilmembers Absent:	None
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Officials Present:

Mike Witzansky, City Manager
Joy Ford, City Attorney
Melissa Villa, Analyst/Liaison

N.3. DISCUSSION AND POSSIBLE ACTION REGARDING PRACTICES AND POLICIES ASSOCIATED WITH THE CITY'S TREE CANOPY

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Public Works Director Winje introduced Mike Klein and Mark Garlock (Urban Forestry Manager and City Arborist); stated the item is in response to a Strategic Plan item that has been on the Council's planning document since the last reorganization in the spring; spoke of tree canopy becoming an important topic in the public works field; reported that LA County just created their first Urban Forestry Management Plan, and the state has pending legislation or current legislation that is pushing cities, agencies, and departments in the state to follow suit; noted the City passed a Tree Protection Ordinance in 2023 and described what the ordinance states but noted private property was left out of the ordinance; explained the benefits of tree canopy including economic, environmental, health, and social benefits; stated part of the discussion will be on understanding the City's values and priorities when it comes to maintaining tree canopy; reported that the City keeps records through WCA who provides GIS level information for all the trees in the City; provided information on the Redondo Beach Urban Forest, noted there are over 11,300 City owned trees, with great diversity and showed a chart with the age profiles of the City's trees; noted the City is not balanced in terms of their forest health but can be helped with the planting of new trees; Councilmember Behrendt questioned if he said new trees and Director Winje explained some trees do not make it to adulthood so planting more new trees gives the City a better chance that they get a good canopy in the future.

More discussion followed regarding losing canopy when old trees are lost, the ability of planting new trees versus planting older trees, and how they determine if a tree is new or old.

Public Works Director Winje continued with his presentation; provided a slide showing highlights of the activity over the last six years; reported the department planted 942 trees, removed 197 trees, and after FY 2021 the removal count dropped considerably.

Some discussion followed. Staff clarified that the numbers only reflect trees that City staff or City contractors have planted and could be higher if projects where trees were planted were completed by parties outside of City staff.

Public Works Director Winje reported the City has about a 750 net tree count increase in the last six years for the City's tree inventory; spoke of other advances towards the tree canopy the City has made included the Tree Protection Ordinance, approved species list, Standard of Care Policy Manual, and planting programs; noted that Redondo Beach is

recognized as a Tree City USA city, part of the Arbor Day Network.

Mayor Light asked if a development such as Legado get counted in the tree count for the City.

Public Works Director Winje responded that if it is in the right-of-way it is added to the City's inventory.

More discussion ensued on enforcement of what was included in the plan for the Legado project, what was shown in the elevations of the project, and what was actually submitted in their plans.

Discussion followed regarding the preferred tree list, trees that should not be included on the list, and a list of trees that need to be kept out of the right-of-way.

Public Works Director Winje went over data circulated from the USDA and USFS about tree canopy coverage; reported presenting the websites to the PWSC in September and stated Redondo Beach sits in the mid-range to the light range of the spread but is not certain if the data is accurate for their purposes.

Councilmember Castle asked if the data on the GIS system can be accessed through the City website or if it is just internal.

Public Works Director Winje stated he wasn't sure if it was public facing or not, but that staff can see it and use it every day.

More discussion followed regarding the chart provided by the USDA and USFS website.

Councilmember Behrendt mentioned that there could be presumably hundreds of trees that aren't represented in the old data.

Public Works Director Winje felt that the quality control of the data has not been good enough for them to make decisions based on it and felt they need to approach the information with caution; stated if the City really wanted to know the true number, they should pay for the work to get that done.

More discussion followed that staff do their own internal tracking and data in terms of quantity of trees, species, and health of the City's trees.

Public Works Director Winje continued his presentation; stated the City is full of private parcels that are full of trees; reported the percentage of City controlled acreage is only about 27% and if the City really wants to move the needle on canopy coverage they will need to include some consideration of private property, noted that is a bigger lift and there is controversy around what the City would need to do to make that happen; mentioned Community Development Director Marc Wiener has experience around that and could answer questions; spoke of strategies to touch the other 73% of acreage in the City

including incentives through the development requirements; provided a list of strategies, potential tools, staff felt they could manage given the City's current funding and availability levels; stated if there is other data the City's tree maintenance vendor could provide to them to help measure they could add that to the list; spoke about increasing public engagement and education through the City's website and other printed materials, provide best practices and design guidelines on the website, and improve the user friendliness of the information on the website; stated the City has about 2,500 locations identified for possible tree planting but some may not be suitable, the resident needs to be willing to allow it, irrigate it, and have no conflict with utilities; noted the importance of community partners and volunteers who can help promote awareness and enhance efforts; mentioned creating a donation program which the City already has an established account set up for; spoke of establishing a development incentive for tree planting and preservation for private property, noted it would be a heavier lift for his department and Community Development but it can be done; recognized the challenges the City may have in regulating trees on private property.

Mayor Light asked why staff did not include changes to the trees that Council advocated to avoid and mentioned part of the reason some of the trees are dying off is due to the extended droughts and the increase in urban heating due to the climate change.

Public Works Director Winje stated he put that into the City's design guidelines and agreed with the Mayor that the tree list is an important piece; recommended that Council receive and file the information per the Strategic Plan request regarding the City's tree canopy practices and policies and provide any direction to staff on additional tools Council would like staff to implement or explore to enhance the City's tree inventory; noted that Mark Garlock, Marc Wiener, and Mike Klein were there for any questions.

Mayor Light asked if Director Winje saw the input they received from the advocates for trees.

Public Works Director Winje stated they included it in the staff report; reported that Citizens for Redondo Beach Trees provided 10 items of which some are in line with what staff has already mentioned and some are outside the scope of what they can do at this time; spoke of items on Citizens for Redondo Beach Trees' list that they are able to handle would be planting trees on City property (noted budget limitations are an issue), promote a tree-centric internal review process, projects on public projects, and accountability on developments that do not follow approved plans; spoke of the challenges they have in monitoring developments.

More discussion followed using Legado as an example.

Public Works Director Winje continued discussing items on the list from the Citizens for Redondo Beach Trees; commented on what the City can do or work on; spoke about the Urban Forestry Master Plan, noted it is in the staff report and they spoke about it at the PWSC meeting, stated it is a heavy cost and will be in the tens of thousands to do and went over estimates they have received; stated the public is often not aware of conflicts

the City has with the public right-of-way, other uses, utility needs, intrusion on private property, etc.; stated staff is open to working with groups who are knowledgeable and able to help them see things that need to be corrected; mentioned the controversy regarding the designation for unique trees or the establishment of a heritage tree concept.

Mayor Light spoke of the Church of Science on Broadway and Sapphire putting trees in the parkway and then surrounding it with artificial turf which is not recommended and is basically dooming the future of the tree; asked staff if there are things they can do to prohibit that behavior.

Public Works Director Winje stated the City's Internal Parkway Guidelines prohibit use of artificial turf in parkways.

Mayor Light asked how it was allowed and stated whoever inspected it did not catch it.

Public Works Director Winje stated that the rule has changed and explained that when he wrote the previous policy artificial turf was actually encouraged for drought purposes; reported that after he wrote that policy they received new information that artificial turf actually causes damage to the heat island effect and other things.

More discussion followed regarding the use of artificial turf, the City's inability to control actions of certain areas, and enforcement of the use of artificial turf.

Councilmember Obagi spoke of Councilmember Kaluderovic and himself meeting with a person was developing a housing project and that he noticed in the plans palm trees were sketched on the outside of the project; stated he mentioned palm trees did nothing to cast shade or cool things down and suggested choosing a tree with a greater canopy; explained how easy it was to locate the tree list on the City's website but also how difficult the information is to understand; suggested making the page more eye catching, providing pictures of what each tree looks like, a key to explain abbreviations given for terms, and maybe a list of trees the City prefers to have planted; noted that regulating private tree removal was tried by Council, it was a lot of work, it was not popular with the community, and it did not pass.

Public Works Director Winje stated he is not familiar with the list Councilmember Obagi showed on the screen and pulled up the list he is familiar with on the City's website, the page provided a lot more visuals and details that were missing from the page Councilmember Obagi showed.

Councilmember Obagi stated it was exactly what he was thinking it should look like.

Mike Klein reported this version of the list has been on the website for a few years.

More discussion followed on staff constantly updating the site and adding more information and graphics as they are able to.

Mayor Light reported the website states, effective March 2023, installing artificial turf in the tree protection zone of public trees is unlawful.

City Manager Witzansky stated they can enforce that within the protection area and are denying applications and permits requested for it.

Councilmember Waller reported when he was in Leadership Redondo they raised \$10,000 to plant trees and planted trees on the school properties; spoke of the costs for trees being reasonable; mentioned feedback he received was for more California native trees to be on the approved tree list; support incentivizing developers to plant trees or to fund the City's tree fund; suggested establishing an actual tree fund where people could go on the website and donate; supported what staff and sections where Citizens for Redondo Beach Trees match up with what the City can manage.

Councilmember Castle asked if there was a way to donate money to the tree fund or donate trees on the City's website or does a specific person in the City need to be contacted.

City Manager Witzansky noted that it is actually handled by the Community Services Department and they have a program called the Commemorative Donation Program; stated once they receive a requested interest, an evaluation of the location is done; spoke of issues with too many families requesting the same locations and also not over populating the locations with too many plaques; noted the need to preserve open space and park environments; stated there may be other ways they can explore recognizing people who donate other than with physical hardware.

More discussion followed on the best way for people to donate and that using known inventory would be the goal for the City.

City Manager Witzansky stated he did not want to undersell the importance of the funding allocations that the City has received; noted the staff report referenced the Tree Replenishment Account which was largely funded through restitution from development fees paid in lieu of tree removals due to new construction; stated the City would collect those fees, put it in the fund, and draw against that fund to add new trees elsewhere in the parkway; reported the City has been aggressively planting new trees and that fund has been depleted and now they are aggressive in denying requests to remove trees for driveway cuts and other installations which means they are protecting and preserving more mature parkway trees; felt it would be helpful to have a donation account to replace the Tree Replenishment Account.

Discussion followed on what was needed for staff to move forward.

Mayor Light invited public comments.

Laura MacMorran felt removing private property from the conversation without further exploration would be shortchanging the City; referenced the list provided earlier by the Citizens of Redondo's Trees which noted the City should look at other cities and stated

Redondo Beach's municipal code is lacking compared to other cities, noting none of the City's provisions touch on multi-family without parkways in Districts 3, 4, and 5 which means the streets can be treeless; stated the City needs to collaborate with her group, they need transparent policies, concurrent improvements, ideas from residents and other jurisdictions; noted that the tree loss was not only on public property but on private property which they have no data for.

Holly Osborne, District 5, referenced bill AB2251 that was passed in 2022 and stated it requires urban areas to plan to increase their tree canopy by 10% by the year 2035; spoke of the importance of tree canopy in their area of climate change; opined that the canopy bill is in conflict with some of the recent state laws narrowing setbacks and noted setbacks are where trees can be planted; suggested that all candidates in next year's election for Senator Allen's office and Assemblymember Muratsuchi's office be asked what they plan to do to resolve the conflict; stated the City should be allowed to restore their setbacks to what they were before and should be allowed to set lot coverage limits; felt they should ask the candidates if they are going to work towards those goals.

Jim Mueller, District 5, spoke of wanting lots of trees in Redondo Beach; noted that only 27% of the total area of Redondo Beach is public land and to ensure that the City gets the canopy percentage up they must encourage private property owners and developers to plant and care for trees; noted the decline in total canopy can be due to developers clear cutting trees before they start to build; suggested the proposed code should widen the definition of a heritage tree to include species that are smaller at full maturity, specify new construction projects preserve existing trees and leave room for the planting of new trees; felt the Council need to help the residents understand that the neighborhood and community has an interest in how private property is managed and should be required to preserve and maintain trees on their property; urged Council to amend the proposed code to not only protecting a wider variety of trees on private property but also incentivize planting more for the sake of future generations.

Pamela Sund, 36-year District 3 resident, thanked staff for the report and spoke of the importance of policies, practices, and procedures for the City in regards to the tree canopy; stated that trees provide shade, reduce carbon in the air, capture pollution in their roots, and improve esthetics; spoke of improved esthetics attracting more people which would increase the City's tax revenue, improves the quality of life in neighborhoods and adds value to properties; spoke of the Tree Protection and Preservation Ordinance not addressing private property but 73% of Redondo Beach property is on private property; stated she understands there are no easy answers but felt they need to think creatively and the City needs to ensure that residents are not indiscriminately cutting down trees; opined that the municipal code regarding trees should be rewritten and adopted to include policies on private property and that the financial and administrative concerns should not get in the way of that.

Wendy Pratt, District 2, stated when the City implemented its Tree Protection Ordinance she was proud to reside in a Tree City USA committed to the enhancement of City trees as a valuable resource for the community; spoke of following local politics and observing

how important trees and open green spaces were to everyone in Redondo Beach; reported three young magnolia trees were planted on her block at 500 North Lucia on individual parkways but that they all died in just a few months and felt this is why the City needs to adopt a more tree-centric review and process to clarify, expand, and manage the tree canopy in the City; applauded the Public Works and Community Development Departments for all their work but hoped the discussion that evening would open the door for community driven groups to share information and help City officials come up with viable solutions to preserve and restore the City's tree canopy; spoke of learning from other cities and adding transparent and objective tree planting standards to the City's municipal code and ordinance; stated Citizens for Redondo's Trees are available to assist and support the City's departments.

Mara Lang, Citizens for Redondo's Trees and SBPC, stated the report prepared by Public Works was very thorough and was encouraged to know that everything in the report is now part of their working knowledge and was also encouraged that the City has a new Forestry Manager that has comprehensive experience; looked forward to hearing Council discuss the report and prioritize and fund a long term urban forest management plan, a priority plan, and short-term quick action plan referred to in the staff report; reported she was present for the discussion about private property protections and it was upsetting; felt further discussion was needed on varying degrees of protection on private property and spoke of gradual protection of trees on private property; suggested the Council explore having a Canopy Committee.

David Grethen, Hermosa Beach, stated he is on the Hermosa Beach Public Works Commission; wanted to focus on opportunities to plant within the public right-of-way and spoke of there being a gray area between City property and adjacent property owners; suggested developing a collaboration with the adjacent property owner or incentivizing them to want to accept a tree; opined that Redondo Beach has a good awareness of what to do and a strong tree ordinance.

Georgette Gantner, District 2, thanked the City for having provided three trees on a parkway in front of her house at the City's expense; stated that she made a commitment to make sure those trees were watered and noted residents that have trees on the parkway need to be aware of what they need to do to maintain the tree; reported a parkway between PCH and Gertruda on Carnelian needs some trees and she would commit to taking care of them; suggested more needed to be planted on the walkway between City Hall and the Library.

Analyst Villa reported two hands raised on Zoom.

Laura Duke, District 3, voiced her excitement that Redondo Beach is taking an interest in the lack of trees and robust tree canopies in the City; hoped they would be able to work out a solid plan that includes educating people; spoke of the benefits of trees and noted something Laura MacMorran said at a meeting with the Friends of Redondo Beach Arts group in October; stated Ms. MacMorran spoke about people dismissing trees because they require time, effort, money and maintenance and she pointed out anything nice and

worth having around require those things and they should be making the proper investment to reap the benefits they get from thriving trees and learn how to properly care for the them so they succeed; suggested the City learn how other cities with healthy tree canopies do it; spoke about education programs, tree recommendations, incentivizing for planting or fining for not planting; stated a shade tree requirement for all mall operators would be a game changer; supported more tree medians, commented that Diamond is a massively wide lane and could easily have a median swath of trees.

Marcie Guillermo agreed with the previous comments; requested that the City adopt a clear policy to prevent utility boxes from being placed on parkways because it prevents trees from being planted due to the cables running beneath the boxes; stated parkways are essential to the City's green infrastructure and due to past approvals utility boxes have allowed oversize utility boxes to be placed without considering long term impacts; asked the City to take four actions: 1) adopt a policy or ordinance that prohibits new utility boxes in parkways, 2) direct utility companies to use alternative locations such as alleys, commercial or industrial setbacks, underground boxes where feasible, or easements on private property instead of community green spaces, 3) develop a plan to address existing problem locations, and 4) commit to public notification before approving any new utility equipment in front of resident's homes or in their neighborhood parkway; stated other cities have established these rules.

Analyst Villa reported no one else online and three eComments: one in support, one neutral, and one opposed.

Mayor Light asked Community Development Director Marc Wiener to come up to the podium and asked him if he knew of anything they can do to get developers to put in trees.

Community Development Director Wiener stated the City's zoning code requires a landscape plan based on the extent of the development, and there are no requirements for trees on site on private property; noted there are requirements to potentially place tree in the right-of-way based on certain triggers.

Discussion followed regarding housing guidelines that were previously considered but Council did not approve but it predated Mayor Light and Marc Wiener's time with the City.

City Manager Witzansky added where there has been room in the required landscape plan is in the front setback and that is where Community Development has been requiring the planting of a private tree for approval; noted that these conversations have been taking place since they adopted the last ordinance in 2023.

Mayor Light spoke of his position as pro-environment and would like to see them move forward but sensed that Council wanted to delve into private property.

Councilmember Obagi spoke of guidelines that should be included for planting trees and referenced speakers' comments about trees dying after being planted by the City and

wondered how they are able to check on the trees planted.

Public Works Director Winje stated the City's practice is to reach out to the resident and inform them they are planting a tree with a door hanger, invite the conversation, go back once, try to make contact and find out if they want a tree.

Councilmember Obagi asked if they do any checks after so they know what is working and what is not; stated a control system should be put in place.

Mark Garlock stated the City has a program where they monitor newly planted trees and they check them every 2 to 3 months.

More discussion followed regarding sprinkler systems, irrigation systems, what is required by the landscape plans.

City Manager Witzansky stated that when they identified the roughly 2,500 locations in the parkway or parks they classify them in a variety of ways, which he calls green light, yellow light, and red light; explained that they have some adjacent homeowners who welcome a tree and want to help it succeed and then they have the other adjacent homeowners who ask never to have a tree planted in their parkway; stated with 2,500 identified tree wells, they will start with the homeowners that are willing, and when they get to a point of exhausting the willing ones they will take more aggressive actions for the others; noted they seek places where the homeowners have installed irrigation underneath the sidewalk or people that are willing to hand water.

Councilmember Obagi asked how many trees do they approximately plant a year.

City Manager Witzansky responded 125.

More discussion followed on the cost of trees and maintenance annually; City Manager Witzansky reminded Council that the City had a stand along supplemental budget appropriations for tree planting over the last several years but they have exhausted those resources.

Councilmember Obagi suggested they establish a tree trust fund , establish a recurring contribution to the fund from the City, invite donations and run a campaign to give away trees but each person that signs up has to sign a contract that says they will care for the tree planted in their parkway.

Discussion followed.

City Manager Witzansky felt his idea would educate, raise awareness, and grow the fund and possibly get sponsors or additional donations to supplement the effort.

Public Works Director Winje stated some ideas they have thought of, if they could get the tree stock, they could do a tree giveaway for private or public side, offer no fee permits to

have individual homeowners hire somebody who's licensed, has an indemnity agreement with the City for working the right-of-way to plant a tree; said the City is trying to come up with ways to make it easy with low barriers to entry but are still working out the details.

More discussion followed regarding nurseries that may sell trees, the fact that SCE will not allow tree planting on the right-of-way, and that utilities are a factor when identifying parkway locations; noted that the smaller trees cost much less and do well if they can be patient enough.

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, to receive and file staff's presentation, direct staff to explore the tree trust fund and come back with a BRR to initial seeding, and also include as part of the trust fund a donation mechanism for the City's website, tighten up the website to make it easier for people to access the tree documents, include more information to educate residents on trees, and find a better way to enforce tree planting at every level.

Councilmember Waller referenced the comment made earlier of trees that were planted but dead within a year and asked if there are warranties for trees or can they have the resident pay for the replacement cost.

City Manager Witzansky stated only if there was active vandalism to destroy or harm the tree; noted they are also not contractually obligating residents to maintain the health of the tree.

Councilmember Waller spoke about the problem not being where to put the trees but getting the trees and funding them; felt the donation to a tree trust fund from the City should be more than \$5,000.

City Manager Witzansky stated they are seeing a bit of an influx of Quimby funds in some locations and tree planting is Quimby eligible.

Motion carried 5-0 by voice vote.

O. CITY MANAGER ITEMS

City Manager Witzansky reminded everyone there is a meeting next Tuesday and items scheduled for discussion included the Gateway Public Art Project and Council's first review of the ARTesia planning efforts; proposed to adjourn to a 4:00 p.m. Closed Session for the following week due to the Menorah Lighting scheduled at 5:30 p.m. and then they are dark until January 6, 2026; noted they plan to get the agenda out to Council by December 22, 2025 which will include General Plan phase 2 items and a discussion around the proposed Athens contract amendment.

P. MAYOR AND COUNCIL ITEMS - None

P. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Waller requested a BRR to find out the cost to develop the Urban Forestry Master Plan.

Councilmember Obagi requested a BRR for the cost for a live streaming system for the RBPAC which should include the recovery cost through the proposed pricing schedule, the frequency of use, and how much people are requesting it.

R. RECESS TO CLOSED SESSION - None

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

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Police Officers' Association and Redondo Beach Police Management Unit

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

Name of case: Neel Karia v. City of Redondo Beach et al.

Case Number: 25LB0V02925

R.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

City of Redondo Beach, et al. v. California State Water Resources Control Board

Case Number: 20STCP03193

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

AGENCY NEGOTIATORS:

Mike Witzansky, City Manager

Luke Smude, Assistant to the City Manager

PROPERTY:

3007 Vail Ave., Redondo Beach, CA 90278

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

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

UNDER NEGOTIATION:
Both Price and Terms

- R.5. 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

PROPERTY:
239 & 245 N. Harbor Drive, Redondo Beach, CA 90277
(portions of APN: 7503-029-903)

NEGOTIATING PARTIES:
Allen Sanford, CA Surf Club

UNDER NEGOTIATION:
Lease Status, 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
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)

NEGOTIATING PARTIES:
Allen Sanford, BeachLife Festival

UNDER NEGOTIATION:
Price and Terms

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

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

PROPERTY: 100 International Boardwalk, Redondo Beach, CA 90277 130
International Boardwalk, Redondo Beach, CA 90277
(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:
Jeff Jones, Quality Seafood, Inc.

UNDER NEGOTIATION:
Lease Status, Price, and Terms

- R.8. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERSONNEL MATTER/EVALUATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54957(b).**

Title:
City Manager

- S. RECONVENE TO OPEN SESSION - None**

- T. ADJOURNMENT**

- T.1. ADJOURN IN MEMORY OF RICK HANKUS, OWNER OF OCEAN DINER AND JAVA MAN - TWO BELOVED SOUTH BAY MAINSTAYS**

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to adjourn the meeting in memory of Rick Hankus at 10:42 p.m.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:00 p.m. (Closed Session) and a Regular meeting to be

held at 6:00 p.m. (Open Session) on Tuesday, December 16, 2025, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk



Administrative Report

H.4., File # 25-1729

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL
From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

PAYROLL DEMANDS

CHECKS 30488-30497 IN THE AMOUNT OF \$11,870.06, PD. 12/19/25
DIRECT DEPOSIT 304852-305491 IN THE AMOUNT OF \$2,757,692.86, PD. 12/19/25
EFT/ACH \$9,849.69, PD. 12/11/25 (PP2525)
EFT/ACH \$465,907.52, PD. 12/15/25 (PP2524)
EFT/ACH \$470,083.53, PD. 12/29/25 (PP2525)

ACCOUNTS PAYABLE DEMANDS

CHECKS 122926-123035 IN THE AMOUNT OF \$1,879,791.15
EFT CALPERS MEDICAL INSURANCE \$569,815.21
DIRECT DEPOSIT 100010067-100010153 IN THE AMOUNT OF \$108,371.35, PD. 1/2/26
REPLACEMENT DEMAND 122925

EXECUTIVE SUMMARY

Approval of Payroll and Accounts Payable

ATTACHMENTS

- 01062026_RECOMMENDATION_TO_APPROVE
- 01062026_VENDOR_INVOICE_LIST

**RECOMMENDATION TO APPROVE
PAYROLL AND ACCOUNTS PAYABLE
COUNCIL MEETING JANUARY 6, 2026**

a. Payroll Demands

- Checks 30488-30497, \$11,870.06, Pd.12/19/25
- Direct Deposit 304852-305491, \$2,757,692.86, Pd.12/19/25
- EFT/ACH \$9,849.69, Pd. 12/11/25 (PP2525)
- EFT/ACH \$465,907.52, Pd. 12/15/25 (PP2524)
- EFT/ACH \$470,083.53, Pd. 12/29/25 (PP2525)

b. Accounts Payable Demands

- Checks 122926-123035, \$1,879,791.15
- EFT CalPERS Medical Insurance \$569,815.21
- Direct Deposit 100010067-100010153, \$108,371.35, Pd. 1/2/26

Replacement Demands

122925	Group Delta Consultants (Replaced ck #122403-Never rec'd)	\$5,225.00
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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
8892 3V SIGNS & GRAPHICS, LLC.										
16036		12/01/2025	10331341	01062026	122926	198.45	12/08/2025	INV	PD	CONSTRUCTION SIGNS
131 ALLSTAR FIRE EQUIPMENT INC										
269035	7202	12/04/2025	10331698	01062026	122927	10,925.61	01/04/2026	INV	PD	HELMETS, HOODS, SUSPENDER
144 AMERICAN CITY PEST CONTROL INC.										
879691		12/11/2025	10331620	01062026	122928	112.50	12/15/2025	INV	PD	American Pest Dec 2025
12924 AMERICAN GUARD SERVICES INC										
#INV181597	7060	12/11/2025	10331617	01062026	122929	16,023.15	12/15/2025	INV	PD	Nov 2025 American Guard S
176 AMERICAN TEXTILE MAINTENANCE COMPANY										
21348298	7019	12/05/2025	10331483	01062026	122930	267.23	12/11/2025	INV	PD	JAIL LINEN SERVICE 12/5/2
21350232	7019	12/09/2025	10331484	01062026	122930	290.05	12/11/2025	INV	PD	JAIL LINEN SERVICE 12/9/2
						557.28				
9991 APOLLO INSPECTION SERVICE, INC.										
29036		11/04/2025	10331079	01062026	122931	1,108.00	12/08/2025	INV	PD	PREVAILING WAGE (4) PARKI
11925 ARDURRA GROUP, INC.										
176368	6938	09/23/2025	10331525	01062026	122932	27,380.50	12/11/2025	INV	PD	CONSTRUCTION MANAGEMENT R
15418 AREVALO, DIANA										
194415		12/09/2025	10331443	01062026	122933	200.00	12/09/2025	INV	PD	REFUND 194415 AV RETURN D
15139 AT&T MOBILITY										
X12042025		11/26/2025	10331703	01062026	122934	241.44	12/21/2025	INV	PD	FIRSTNET MOBILE HOTSPOT
8029 ATHENS SERVICES										
20648414	7078	12/01/2025	10331662	01062026	122935	462,633.40	12/15/2025	INV	PD	TRASH SERVICE-RESIDENTIAL
15419 AUSTRIA, NINA										
194416		12/09/2025	10331440	01062026	122936	200.00	12/09/2025	INV	PD	REFUND 194416 AV RETURN D
15415 BHATT, ANJANI										
194374		12/09/2025	10331454	01062026	122937	200.00	12/09/2025	INV	PD	REFUND 194374 AV RETURN D
384 BILL'S SOUND SYSTEMS, INC.										
47038		10/06/2025	10331645	01062026	122938	65.00	11/06/2025	INV	PD	HISTORICAL MUSEUM PASS. C
47043		10/16/2025	10331646	01062026	122938	65.00	11/16/2025	INV	PD	PARKS SECURITY CODE CHANG

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
47050		10/22/2025	10331461	01062026	122938	655.00	12/15/2025	INV	PD	FIRE ALARM SERVICE
						785.00				
3121 BLUE DIAMOND										
4435586		12/08/2025	10331644	01062026	122939	1,300.12	01/10/2026	INV	PD	EMULSION BUCKETS, SHEET A
12131 BPS TACTICAL										
25042057		11/21/2025	10331569	01062026	122940	887.03	12/11/2025	INV	PD	DELERY K9 VEST
15423 BUENO, DIANNE										
194421		12/09/2025	10331466	01062026	122941	200.00	12/09/2025	INV	PD	REFUND 194421 WP RETURN D
577 CALIFORNIA WATER SERVICE										
6682231418-11242025		11/24/2025	10331595	01062026	122942	180.23	12/15/2025	INV	PD	1505 FLAGLER/1928 NELSON
15427 CALIFORNIA WATER SERVICE										
194425		12/09/2025	10331462	01062026	122943	800.00	12/09/2025	INV	PD	REFUND 194425 WP RETURN D
12923 CAM PROPERTY SERVICES										
124197	7101	12/11/2025	10331621	01062026	122944	1,530.00	12/15/2025	INV	PD	CAM Property Services fan
15028 CANON USA INC										
6014064548	6916	12/11/2025	10331597	01062026	122945	929.08	12/11/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014064549	6916	12/11/2025	10331598	01062026	122945	226.05	12/11/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014064550	6916	11/26/2025	10331417	01062026	122945	287.16	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014064551	6916	11/26/2025	10331418	01062026	122945	285.61	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107380	6916	11/30/2025	10331421	01062026	122945	148.86	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107381	6916	11/30/2025	10331422	01062026	122945	388.82	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107382	6916	11/30/2025	10331423	01062026	122945	587.51	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107383	6916	11/30/2025	10331424	01062026	122945	348.53	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107384	6916	11/30/2025	10331420	01062026	122945	323.06	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
6014107385	6916	11/30/2025	10331419	01062026	122945	132.38	12/09/2025	INV	PD	PER PAGE COPY CHARGES FOR
						3,657.06				
614 CARSON TRAILER										
00338808	7160	11/19/2025	10331650	01062026	122946	5,413.25	12/19/2025	INV	PD	TRAILER FOR PARKS MOWERS
13000 CHARTER COMMUNICATIONS										
237747601120125		12/01/2025	10331609	01062026	122947	458.58	12/11/2025	INV	PD	MONTHLY FEES 237747601
705 CITY OF REDONDO BEACH										
12112025		12/11/2025	10331728	01062026	122948	66.13	12/16/2025	INV	PD	PETTY CASH
709 CITY OF TORRANCE										

CITY OF REDONDO BEACH



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00020000015775112425		12/01/2025	10331596	01062026	122950	55.10	01/01/2026	INV	PD	18140 HAWTHORNE BLVD 9/22
00020000015794112425		12/01/2025	10331600	01062026	122949	1,000.62	01/01/2026	INV	PD	17560 HAWTHORNE BLVD 9/22
00020000052123112425		12/01/2025	10331602	01062026	122949	1,246.67	01/01/2026	INV	PD	1521 KINGSDALE AVE-IRR 9/
TorrIRR9.22-11.24.25		12/11/2025	10331623	01062026	122950	1,246.67	12/15/2025	INV	PD	Torrance IRR 9.22-11.24.2
Torrwater 9.22-11.24		12/11/2025	10331624	01062026	122950	288.56	12/15/2025	INV	PD	Torrance water 9.22-11.24
Torryard 9.22-11.24.		12/11/2025	10331626	01062026	122950	165.08	12/15/2025	INV	PD	Torrance yard 9.22-11.24.
						4,002.70				
12849 CLEAR INC										
INV.112025		12/01/2025	10331351	01062026	122951	25,638.24	12/15/2025	INV	PD	11/25 ACR Services
14427 CLIFTONLARSONALLEN LLP										
L251769428	7118	12/10/2025	10331700	01062026	122952	12,705.00	12/10/2025	INV	PD	FY 24-25 AUDIT SERVICES
8889 COMMLINE, INC.										
0518173-IN		12/08/2025	10331567	01062026	122953	665.00	12/11/2025	INV	PD	RADIO REPAIR SERVICE TICK
0518181-IN		12/08/2025	10331692	01062026	122953	685.00	12/15/2025	INV	PD	MO RADIO MAINT/REPAIRS
						1,350.00				
15431 CONNECTING REMODELING INC										
2501994		12/11/2025	10331586	01062026	122954	325.00	12/11/2025	INV	PD	REFUND DEPOSIT FEE 250199
823 COPWARE, INC.										
87358		12/01/2025	10331611	01062026	122955	2,550.00	12/31/2025	INV	PD	CA PEACE OFFICER LEGAL SO
3648 COUNTY OF L.A. DEPT. OF PUBLIC WORKS										
25081200238		08/12/2025	10331537	01062026	122956	59.64	12/11/2025	INV	PD	FCDP2025000154-PLCK KNOB
25111002363		11/10/2025	10331531	01062026	122956	58.41	12/11/2025	INV	PD	PW REVENUE CLEARING INSUR
						118.05				
1050 EAGLE SPORTS & AWARDS COMPANY										
25-11-1025		11/26/2025	10331629	01062026	122957	1,684.66	12/11/2025	INV	PD	25-11-1025 EAGLESPORTS AF
1110 ENTENMANN-ROVIN COMPANY										
0192106-IN		12/03/2025	10331373	01062026	122958	232.25	12/15/2025	INV	PD	CHIEF RETIREMENT BADGE
13800 FISCHER COMPLIANCE LLC										
FC25-97 RB21-24Audit	7230	09/23/2025	10331527	01062026	122959	9,430.00	12/11/2025	INV	PD	AMENDMENT #1 FOR SEWER SY
FC25-98 RBSSMP-U25	7230	09/23/2025	10331529	01062026	122959	28,860.00	12/11/2025	INV	PD	AMENDMENT #1 FOR SEWER SY
						38,290.00				
10191 FRONTIER										
209150421211282025		11/28/2025	10331615	01062026	122960	78.61	11/28/2025	INV	PD	MONTHLY FEES 209-150-4212
310798296112012025		12/01/2025	10331608	01062026	122960	2.52	12/26/2025	INV	PD	E911 MATED TANDEM PROJECT

CITY OF REDONDO BEACH



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						81.13				
15408 GALLS LLC										
033430392		12/10/2025	10331693	01062026	122961	233.38	01/09/2026	INV	PD	UNIFORMS
6345 GOLD COAST TOURS, INC.										
439765		12/16/2025	10331734	01062026	122962	1,298.00	12/16/2025	INV	PD	439765 SENIOR BUS TRIP NB
15424 GONCALVES, VIVIAN										
194422		12/09/2025	10331458	01062026	122963	200.00	12/09/2025	INV	PD	REFUND 194422 WP RETURN D
13752 GUEVARA, MELISSA										
12042025		12/16/2025	10331727	01062026	122964	64.54	12/16/2025	INV	PD	2025 GOV'T TAX SEMINAR
15278 GUNN, TYRON										
TG Per Diem CTAA2025		06/30/2025	10327521	01062026	122965	232.20	06/30/2025	INV	PD	TG Per Diem CTAA2025
15404 HERO (HOUSING, EMPOWERMENT, RECOVERY,										
1004		12/09/2025	10331593	01062026	122966	5,557.12	12/15/2025	INV	PD	10/25 ACR Services
1005		12/09/2025	10331594	01062026	122966	5,449.57	12/15/2025	INV	PD	11/25 ACR Services
						11,006.69				
3519 HUNTINGTON BEACH HONDA										
120281	7109	12/06/2025	10331612	01062026	122967	82.50	12/06/2025	INV	PD	2019 HONDA CRF MAINTENANC
120451	7109	12/05/2025	10331613	01062026	122967	2,455.32	12/05/2025	INV	PD	2020 HONDA CRF MAINTENANC
						2,537.82				
14636 INNOVENT LAW PC										
112025		12/10/2025	10331526	01062026	122968	1,325.00	12/10/2025	INV	PD	LOGO TRADEMARK
12138 INSIGHT PUBLIC SECTOR SLED										
1101338797	7201	12/11/2025	10331599	01062026	122969	1,008.56	12/11/2025	INV	PD	Liebert PST5 - UPS - 300
1619 INTERSTATE BATTERIES OF CALIF COAST, INC										
130115740		11/18/2025	10331632	01062026	122970	182.45	12/18/2025	INV	PD	STOCK BATTERIES
57632		12/10/2025	10331659	01062026	122970	161.23	01/10/2026	INV	PD	UNIT 060 BATTERY
						343.68				
15432 JESUS ALEJANDRO CANALES										
E2024-156		12/11/2025	10331587	01062026	122971	325.00	12/11/2025	INV	PD	REFUND DEPOSIT FEE E2024-
11296 JOE MAR POLYGRAPH & INVESTIGATION										
25-007-RBPD		02/05/2025	10331540	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH ERENHART RECRUI

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25-023-RBPD		04/17/2025	10331541	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH GOMEZ RECRUIT
25-027-RBPD		05/03/2025	10331542	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH LOMAS DISPATCH
25-028-RBPD		05/05/2025	10331543	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH BULLOCK LATERAL
25-043-RBPD		08/20/2025	10331544	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH OLEKSIK RECRUIT
25-044-RBPD		08/20/2025	10331545	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH RAMSEY RECRUIT
25-046-RBPD		09/19/2025	10331548	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH VELLO RECRUIT
25-051-RBPD		12/09/2025	10331549	01062026	122972	250.00	12/11/2025	INV	PD	POLYGRAPH SALDIVAR
						2,000.00				
11868 JOHNSON CONTROLS FIRE PROTECTION LP										
25115450		12/13/2025	10331676	01062026	122973	892.41	12/13/2025	INV	PD	FIRE ALARM MONITORING JAN
1742 KEYSER MARSTON ASSOCIATES INC										
0040283	5219	12/15/2025	10331705	01062026	122974	1,677.50	12/15/2025	INV	PD	AFFORDABLE HOUSING CONSUL
14134 KIS										
85737	7214	12/02/2025	10331603	01062026	122975	9,559.13	12/11/2025	INV	PD	Camera CM42 Indoor Mini D
1807 L.N. CURTIS & SONS, INC.										
INV1012383		11/21/2025	10331689	01062026	122976	249.13	12/21/2025	INV	PD	SMALL TOOLS
INV1012990		11/24/2025	10331687	01062026	122976	1,357.71	12/24/2025	INV	PD	REPAIR EQUIPMENT
						1,606.84				
10899 LA UNIFORMS										
29385		10/02/2025	10331572	01062026	122977	51.50	12/11/2025	INV	PD	EVELO UNIFORM PATROL
29921		11/04/2025	10331573	01062026	122977	492.60	12/11/2025	INV	PD	COLANTONO UNIFORM INVESTI
29957		11/06/2025	10331574	01062026	122977	220.39	12/11/2025	INV	PD	SANDOVAL UNIFORM CADET
29964		11/06/2025	10331576	01062026	122977	154.24	12/11/2025	INV	PD	RADIO HOLDERS
30106		11/14/2025	10331578	01062026	122977	93.60	12/11/2025	INV	PD	BELLO UNIFORM CROSSING GU
30133		11/17/2025	10331579	01062026	122977	21.99	12/11/2025	INV	PD	DELERY RADIO HOLDER
30200		11/20/2025	10331580	01062026	122977	253.46	12/11/2025	INV	PD	CORONADO UNIFORM PSS
30203		11/21/2025	10331581	01062026	122977	253.46	12/11/2025	INV	PD	MENDENCE UNIFORM CAPTAIN
						1,541.24				
5002 LAWRENCE ROLL-UP DOORS, INC.										
2527367		12/11/2025	10331619	01062026	122978	1,198.16	12/15/2025	INV	PD	slide exit gate 12.4.25
11194 LEECH TISHMAN FUSCALDO & LAMPL INC.										
368095		12/03/2025	10331546	01062026	122979	1,125.00	12/15/2025	INV	PD	11/25 General Legal Fees
368100		12/03/2025	10331547	01062026	122979	100.00	12/15/2025	INV	PD	11/25 General Advice & Co
368101		12/03/2025	10331552	01062026	122979	487.50	12/15/2025	INV	PD	11/25 General Advice & Co
						1,712.50				
1938 LOS ANGELES COUNTY ASSESSOR										
26ASRE085		12/15/2025	10331721	01062026	122980	42.00	12/15/2025	INV	PD	7 maps @ \$6.00 each
1951 LOS ANGELES COUNTY SHERIFF'S DEPT										

CITY OF REDONDO BEACH



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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
260722HN		10/08/2025	10331592	01062026	122981	769.74	12/15/2025	INV	PD	9/25 RB Homeless Court Se
11274 LUCCI AND ASSOCIATES, INC.										
25179A	5917	11/17/2025	10331663	01062026	122982	8,930.00	12/17/2025	INV	PD	ON-CALL CONTRACT TASKS -
4498 MAINTSTAR INC										
3524	7220	11/26/2025	10331652	01062026	122983	30,975.00	12/26/2025	INV	PD	MAINTSTAR FLEET MANAGEMEN
15426 MCGUINNESS, ASHLEY										
194424		12/09/2025	10331460	01062026	122984	200.00	12/09/2025	INV	PD	REFUND 194424 WP RETURN D
11171 MEHTA MECHANICAL COMPANY, INC.										
MMC-012B		11/17/2025	10331532	01062026	122985	59,716.25	12/11/2025	INV	PD	RELEASE PAY APPLICATION #
14908 MES SERVICE COMPANY LLC										
IN2382304		11/18/2025	10331681	01062026	122986	1,572.28	12/18/2025	INV	PD	UNIFORMS
IN2388576		11/25/2025	10331683	01062026	122986	704.83	12/25/2025	INV	PD	UNIFORMS
						2,277.11				
13349 MINUTEMAN PRESS REDONDO BEACH										
34935	6217	12/09/2025	10331439	01062026	122987	282.06	12/09/2025	INV	PD	Minuteman Press Printing
34936	6217	12/09/2025	10331437	01062026	122987	170.11	12/09/2025	INV	PD	Minuteman Press Printing
34937	6217	12/09/2025	10331436	01062026	122987	784.72	12/09/2025	INV	PD	Minuteman Press Printing
						1,236.89				
15425 MITCHELL, ROSS										
194423		12/09/2025	10331459	01062026	122988	200.00	12/09/2025	INV	PD	REFUND 194423 WP RETURN D
14196 NAPA AUTO PARTS										
067070		12/02/2025	10331633	01062026	122989	1,046.10	01/02/2026	INV	PD	UNIT 676 BRAKE PADS AND R
067468		12/08/2025	10331634	01062026	122989	13.73	01/08/2026	INV	PD	STOCK OIL FILTERS
						1,059.83				
13029 ODP BUSINESS SOLUTIONS, LLC										
442896662002		11/06/2025	10331680	01062026	122990	15.17	12/12/2025	INV	PD	OFFICE SUPPLIES
446436817001		12/11/2025	10331618	01062026	122990	77.24	12/15/2025	INV	PD	2 black and decker heater
449501562001		12/03/2025	10331494	01062026	122990	65.37	12/11/2025	INV	PD	OFFICE & COFFEE SUPPLIES
						157.78				
6273 PCW CONTRACTING SERVICES										
E2025-229		12/11/2025	10331585	01062026	122991	944.00	12/11/2025	INV	PD	REFUND DEPOSIT FEE E2025-
12236 PERFORMANCE TRUCK REPAIR INC.										

CITY OF REDONDO BEACH

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
19688		12/11/2025	10331661	01062026	122992	835.93	01/11/2026	INV	PD	VICKERS HYD PUMP AND HYD
15420 POPAT, SABRINA										
194418		12/09/2025	10331455	01062026	122993	200.00	12/09/2025	INV	PD	REFUND 194418 AV RETURN D
11747 PORTOFINO HOTEL & MARINA										
12042025		12/04/2025	10331690	01062026	122994	770.07	12/15/2025	INV	PD	FUEL
12665 QUALITY REFRIGERATION COMPANY INC										
0111475-IN		10/10/2025	10331434	01062026	122995	1,630.26	12/15/2025	INV	PD	AC #4 REPAIR LEAKING WATE
111178A-IN	7133	09/05/2025	10331431	01062026	122995	9,539.00	12/15/2025	INV	PD	CITY COUNCIL AND IT A/C R
111179A-IN	7133	09/05/2025	10331433	01062026	122995	23,040.50	12/15/2025	INV	PD	CITY COUNCIL AND IT A/C R
						34,209.76				
2618 RED WING SHOE STORES										
011ST1-1739644		10/10/2025	10331673	01062026	122996	223.23	11/10/2025	INV	PD	JUAN CARRILLO WORKBOOTS 2
011ST1-2505013		12/10/2025	10331672	01062026	122996	350.00	01/10/2026	INV	PD	SANTIAGO MERCADO WORKBOOT
011ST1-2784348		12/10/2025	10331671	01062026	122996	350.00	01/10/2026	INV	PD	SAM ESPARSA WORK BOOTS 25
						923.23				
2633 REDONDO BEACH ROUND TABLE										
12152025-3		12/15/2025	10331718	01062026	122997	420.00	12/15/2025	INV	PD	DEC 2025 HOLIDAY LUNCH ME
11539 REDONDO BEACH TRAVEL AND TOURISM										
9-10/25DISB		12/18/2025	10331843	01062026	122998	82,448.98	12/18/2025	INV	PD	SEP-OCT 2025 RBTMD DISB
9637 REGIONAL TAP CENTER										
6026319		12/11/2025	10331628	01062026	122999	120.00	12/15/2025	INV	PD	TAP Nov 2025 City Hall
6026376		12/11/2025	10331627	01062026	122999	51.36	12/15/2025	INV	PD	TAP Nov2025 Artesia
						171.36				
2685 RICHARDS, WATSON & GERSHON										
255051		09/23/2025	10331493	01062026	123000	4,055.30	12/11/2025	INV	PD	RE: R6900-1055 EMINENT DO
255487		10/24/2025	10331495	01062026	123000	4,808.50	12/15/2025	INV	PD	For professional services
256035		11/30/2025	10331558	01062026	123000	17,198.50	12/15/2025	INV	PD	10/25 Pipeline Franchise
256036		11/30/2025	10331563	01062026	123000	88.50	12/15/2025	INV	PD	10/25 NPDES Iss. Rel. to
256044		11/30/2025	10331564	01062026	123000	914.50	12/15/2025	INV	PD	10/25 Opiod Legal Fees
256045		11/30/2025	10331562	01062026	123000	16,523.50	12/15/2025	INV	PD	10/25 Public Records Act
256054		11/30/2025	10331560	01062026	123000	1,745.60	12/15/2025	INV	PD	11/25 Muni Code/City Char
						45,334.40				
15417 RIECK, ERIN										
194412		12/09/2025	10331451	01062026	123001	200.00	12/09/2025	INV	PD	REFUND 194412 AV RETURN D
14102 ROBERT HALF										

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
65652208	7093	11/25/2025	10331338	01062026	123002	1,290.00	12/08/2025	INV	PD	ROBERT HALF INC Contracto
65673679	7093	12/02/2025	10331339	01062026	123002	645.00	12/08/2025	INV	PD	ROBERT HALF INC Contracto
65681999	7187	12/08/2025	10331416	01062026	123002	1,741.74	12/09/2025	INV	PD	TEMPORARY STAFFING FOR FS
65704297	7187	12/11/2025	10331682	01062026	123002	3,166.80	12/11/2025	INV	PD	TEMPORARY STAFFING FOR FS
6661 ROBERTSON'S						6,843.54				
755932		11/19/2025	10331643	01062026	123003	973.56	12/10/2025	INV	PD	CONCRETE 1700 CARVER
758368		11/25/2025	10331641	01062026	123003	908.64	12/10/2025	INV	PD	CONCRETE 332 CARNELIAN ST
761339		12/03/2025	10331642	01062026	123003	943.56	01/10/2026	INV	PD	CONCRETE 601 N LUCIA
15422 SAAVEDRA, KARLA						2,825.76				
194420		12/09/2025	10331457	01062026	123004	200.00	12/09/2025	INV	PD	REFUND 194420 AV RETURN D
2783 SAFETY-KLEEN CORPORATION										
98740141		11/21/2025	10331655	01062026	123005	1,698.17	12/21/2025	INV	PD	STOCK MOTOR OIL
15430 SALAZAR, BERENICE										
RECORDSCLERKMILSALAZ		12/11/2025	10331559	01062026	123006	147.70	12/11/2025	INV	PD	MILEAGE RECORDS CLERK COU
RECORDSPDSALAZAR		12/11/2025	10331553	01062026	123006	473.00	12/11/2025	INV	PD	PER DIEM RECORDS CLERK CO
15421 SALZEDO, LORENA						620.70				
194419		12/09/2025	10331464	01062026	123007	400.00	12/09/2025	INV	PD	REFUND 194419 AV RETURN D
15429 SCHAFFER, TANNER										
CSISCHAFFER		12/11/2025	10331551	01062026	123008	230.00	12/11/2025	INV	PD	PER DIEM CSI COURSE POST
2863 SEQUEL CONTRACTORS INC										
1	7145	12/15/2025	10331696	01062026	123009	481,162.93	12/15/2025	INV	PD	KINGS DALE RESURFACING 182
15416 SHAMSIAN, MICHELLE										
194408		12/09/2025	10331453	01062026	123010	200.00	12/09/2025	INV	PD	REFUND 194408 AV RETURN D
2908 SIRCHIE FINGER PRINT LABORATORIES, INC										
0721586-IN		11/26/2025	10331374	01062026	123011	23.21	12/08/2025	INV	PD	FORENSIC TESTING CHEMICAL
2990 SOUTH BAY FORD										
567405		12/03/2025	10331639	01062026	123012	209.22	01/03/2026	INV	PD	UNIT 676 4X4 FRONT LOCK H
567417		12/08/2025	10331638	01062026	123012	93.00	01/08/2026	INV	PD	UNIT 662-25 COOLANT RESER
567505		12/04/2025	10331640	01062026	123012	15.98	01/04/2026	INV	PD	UNIT 676 LOWER BALL JOINT
CM566184		12/04/2025	10331637	01062026	123012	-30.94	01/04/2026	CRM	PD	CREDIT FOR INV#566184

CITY OF REDONDO BEACH



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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9634 SOUTH BAY LANDSCAPING, INC.						287.26				
21896		11/30/2025	10331668	01062026	123013	1,392.00	12/30/2025	INV	PD	MONTHLY PIER LANDSCAPING
21902		11/30/2025	10331669	01062026	123013	1,824.00	12/30/2025	INV	PD	HARBOR LANDSCAPE MAINT A/
21903		11/30/2025	10331667	01062026	123013	1,200.00	12/30/2025	INV	PD	MONTHLY MEDIAN LANDSCAPIN
						4,416.00				
2999 SOUTH BAY SHELL										
NOV2025CARWASH		12/01/2025	10331635	01062026	123014	308.00	01/01/2026	INV	PD	NOVEMBER 2025 CAR WASHES
3005 SOUTH COAST AIR QUALITY MANAGEMENT DISTR										
4628290		11/04/2025	10331320	01062026	123015	170.94	01/01/2026	INV	PD	ID 133220 101 TORRANCE BL
3016 SOUTHERN CALIFORNIA EDISON										
700062327897-120325		12/03/2025	10331605	01062026	123016	4,113.89	12/23/2025	INV	PD	N. HAR. DR, MAR. WAY, FIS
700062391656-120325		12/03/2025	10331604	01062026	123016	1,003.99	12/23/2025	INV	PD	BERYL/HAR/PORTOFINO, BASI
700354269811-120125		12/01/2025	10331607	01062026	123016	1,552.52	12/22/2025	INV	PD	1521 KINGSDALE AVE 10/24-
700724544574-120125		12/01/2025	10331606	01062026	123016	1,142.51	12/22/2025	INV	PD	1521 KINGSDALE AVE 10/24-
Edison10.24-11.24.25		12/11/2025	10331622	01062026	123016	71.25	12/15/2025	INV	PD	SoCalEdison10.24-11.24.25
						7,884.16				
15303 SOUTHSTAR ENGINEERING & CONSULTING, INC										
699	7137	12/15/2025	10331695	01062026	123017	28,034.00	12/15/2025	INV	PD	AVIATION / ARTESIA NB RT
3088 STATE WATER RESOURCES CONTROL BOARD										
WD-0305336		11/19/2025	10331589	01062026	123018	20,907.00	12/11/2025	INV	PD	NPDES CI-10736 JOB NO. 50
9715 T2 SYSTEMS CANADA INC.										
INVEBP0000010537		11/17/2025	10331348	01062026	123019	123.75	12/15/2025	INV	PD	EXTEND BY PHONE USAGE 10/
14153 THOMAS, MARKELLA										
FTOMTHOMAS		12/11/2025	10331561	01062026	123020	247.10	12/11/2025	INV	PD	MILEAGE TRAINING OFFICER
71 TIME WARNER CABLE										
187587201120125		12/09/2025	10331425	01062026	123021	5,712.12	12/09/2025	INV	PD	187587201
188418401120125		12/09/2025	10331426	01062026	123021	420.00	12/09/2025	INV	PD	188418401
188420401120125		12/09/2025	10331428	01062026	123021	420.00	12/09/2025	INV	PD	188420401
188500801120125		12/09/2025	10331427	01062026	123021	259.05	12/09/2025	INV	PD	188500801
						6,811.17				
11361 TIREHUB, LLC										
55190695		12/08/2025	10331651	01062026	123022	591.12	03/10/2026	INV	PD	2256517 GY ASSURANCE
12915 TORO ENTERPRISES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
19529	7186	11/17/2025	10331536	01062026	123023	103,082.00	12/11/2025	INV	PD	STORM DRAIN AND SEWER REP
7130 TORRANCE AUTO REPAIR										
0192662		12/03/2025	10331660	01062026	123024	479.40	01/03/2026	INV	PD	UNIT 616 INSTALL BALL JOI
0192699		12/08/2025	10331658	01062026	123024	147.50	01/08/2026	INV	PD	UNIT 676 ALIGNMENT
						626.90				
3227 TORRANCE MEMORIAL MEDICAL CENTER										
34329		12/01/2025	10331614	01062026	123025	245.00	12/31/2025	INV	PD	11/2025 BLOOD DRAWS
15215 TRUE NORTH COMPLIANCE SERVICES INC										
25-11-058	7103	12/01/2025	10331340	01062026	123026	15,224.43	12/08/2025	INV	PD	PLAN CHECK AND CONSULTING
6100 DAVID TURCH & ASSOCIATES										
12062025	6752	12/10/2025	10331535	01062026	123027	2,083.33	12/10/2025	INV	PD	CONSULTANT SVCS FOR FEDER
3273 U.S. ARMOR CORPORATION										
51409		12/04/2025	10331570	01062026	123028	897.08	12/11/2025	INV	PD	MANTIKAS VEST
51410		12/04/2025	10331571	01062026	123028	897.08	12/11/2025	INV	PD	WEST VEST
						1,794.16				
5885 U.S. BANK CORPORATE PAYMENT SYSTEM										
0024 11-24-25		11/24/2025	10331686	01062026	123029	1,424.06	12/10/2025	INV	PD	D. STRICKFADEN CAL CARD N
0088-11242025		11/24/2025	10331405	01062026	123029	2,517.16	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
027011242025		11/24/2025	10331444	01062026	123029	877.55	12/10/2025	INV	PD	PORTOLESE CALCARD 11/24/2
0304-11242025		11/24/2025	10331414	01062026	123029	1,210.10	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
037311242025		12/10/2025	10331513	01062026	123029	86.00	12/10/2025	INV	PD	VICTORIA CHANG CALCARD NO
064311242025		11/24/2025	10331488	01062026	123029	5,089.98	12/10/2025	INV	PD	HARRISON CALCARD 11/24/20
067311242025		11/24/2025	10331384	01062026	123029	511.95	12/10/2025	INV	PD	HAVRILCHAK CALCARD 11/24/
0691 11-24-25		11/24/2025	10331688	01062026	123029	992.95	12/10/2025	INV	PD	N. PETZ CAL CARD NOV 25
080911242025		11/24/2025	10331468	01062026	123029	2,481.73	12/10/2025	INV	PD	AHUMADA CALCARD 11/24/202
0826-11242025		11/22/2025	10331415	01062026	123029	4,932.27	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
097811242025		12/04/2025	10331125	01062026	123029	1,964.30	12/04/2025	INV	PD	CHELSEA SIMPSON CALCARD 1
098611242025		11/24/2025	10331471	01062026	123029	402.04	12/10/2025	INV	PD	KORTE CALCARD 11/24/2025
101711242025		11/22/2025	10331177	01062026	123029	1,141.70	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
110311242025		11/24/2025	10331487	01062026	123029	1,014.31	12/10/2025	INV	PD	WESTPHAL CALCARD 11/24/20
111111242025		11/24/2025	10331450	01062026	123029	4,816.26	12/10/2025	INV	PD	HOLLEY CALCARD 11/24/2025
111211242025		12/04/2025	10331133	01062026	123029	10,165.49	12/04/2025	INV	PD	MIKE COOK CALCARD 2025 NO
115211242025		11/24/2025	10331441	01062026	123029	575.67	12/10/2025	INV	PD	SADEGHI CALCARD 11/24/202
1326-112425		11/24/2025	10331243	01062026	123029	2,633.24	12/10/2025	INV	PD	LAUREN SABLAN, CAL CARD,
140211242025		11/24/2025	10331446	01062026	123029	79.98	12/10/2025	INV	PD	STEVENS CALCARD 11/24/202
1599-11242025		11/24/2025	10331387	01062026	123029	773.06	12/10/2025	INV	PD	REYES CALCARD 11/2025
1647-11242025		11/24/2025	10331352	01062026	123029	1,577.14	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
170111242025		11/24/2025	10331406	01062026	123029	870.78	12/10/2025	INV	PD	EVELO CALCARD 11/24/2025
1848 11-24-25		11/24/2025	10331685	01062026	123029	54.20	12/10/2025	INV	PD	E. SMITH CAL CARD NOV 202
185711242025		12/15/2025	10331712	01062026	123029	1,540.07	12/15/2025	INV	PD	RMICHEL CALCARD 112025
1922-11242025		11/24/2025	10331389	01062026	123029	238.51	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
1983-11242025		11/24/2025	10331364	01062026	123029	629.83	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
207611222025		11/22/2025	10331631	01062026	123029	3,280.45	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 MI
208611242025		11/24/2025	10331409	01062026	123029	15.60	12/10/2025	INV	PD	MARTINEZ CALCARD 11/24/20
213311242025		11/24/2025	10331475	01062026	123029	1,798.46	12/10/2025	INV	PD	DOSSETT CALCARD 11/24/202
220511242025		11/24/2025	10331410	01062026	123029	650.00	12/10/2025	INV	PD	CENICEROS CALCARD 11/24/2
221311242025		11/24/2025	10331412	01062026	123029	1,012.17	12/10/2025	INV	PD	MONTEILH CALCARD 11/24/20
229311242025		12/10/2025	10331504	01062026	123029	22.04	12/10/2025	INV	PD	Nathalie Bonilla Cal Card
257211242025		11/24/2025	10331397	01062026	123029	126.48	12/10/2025	INV	PD	OTT CALCARD 11/24/2025
2602-11242025		11/24/2025	10331402	01062026	123029	13,284.31	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
2631-11242025		11/24/2025	10331472	01062026	123029	7,350.34	12/10/2025	INV	PD	CAL CARD NOVEMBER 2025 -
293611242025		11/24/2025	10331490	01062026	123029	394.55	12/10/2025	INV	PD	LONG CALCARD 11/24/2025
2968-11242025		11/24/2025	10331396	01062026	123029	880.37	12/10/2025	INV	PD	MAHONEY CALCARD 11/2025
3248-11242025		11/22/2025	10330937	01062026	123029	112.41	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
3460-11242025		11/24/2025	10331255	01062026	123029	2,225.00	12/10/2025	INV	PD	CAMPOS CALCARD 11/2025
3471-11242025		11/24/2025	10331726	01062026	123029	5,103.02	12/10/2025	INV	PD	CAL CARD NOVEMBER 2025 -
3478-11242025		11/24/2025	10331391	01062026	123029	4,103.75	12/10/2025	INV	PD	STOUT CALCARD 11/2025
348111242025		11/24/2025	10331447	01062026	123029	991.74	12/10/2025	INV	PD	HENRY CALCARD 11/24/2025
3686-11242025		11/24/2025	10331262	01062026	123029	1,937.47	12/10/2025	INV	PD	REGAN CALCARD 11/2025
368911242025		12/15/2025	10331699	01062026	123029	7,645.67	12/15/2025	INV	PD	JACK MEYER CAL CARD - 11/
3986-112425		11/24/2025	10331432	01062026	123029	1,086.30	12/09/2025	INV	PD	L. DIAZ - NOVEMBER '25 CA
4196-112425		11/24/2025	10331517	01062026	123029	34.00	12/10/2025	INV	PD	11/25 J. Ford Cal Card
420411242025		12/11/2025	10331565	01062026	123029	4,695.95	12/11/2025	INV	PD	MICHELLE PINEDO CALCARD N
421211242025		12/05/2025	10331217	01062026	123029	127.84	12/05/2025	INV	PD	GERALDINE "GINA" MANZANO
424611242025		11/22/2025	10331175	01062026	123029	436.44	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
424711242025		12/13/2025	10331675	01062026	123029	829.19	12/13/2025	INV	PD	Jonathan Reyes-Flores Cal
425411242025		12/02/2025	10330998	01062026	123029	573.95	12/02/2025	INV	PD	STEPHANIE MEYER 11/25 CAL
427011242025		12/10/2025	10331521	01062026	123029	675.27	12/10/2025	INV	PD	ALEXANDRA LOPEZ CALCARD N
429611242025		12/11/2025	10331584	01062026	123029	913.16	12/11/2025	INV	PD	GERALDINE LOPEZ CALCARD N
4444-11242025		11/24/2025	10331254	01062026	123029	749.38	12/10/2025	INV	PD	LACKEY CALCARD 11/2025
4451-11242025		11/24/2025	10331038	01062026	123029	128.77	12/10/2025	INV	PD	SEAN SCULLY - CAL CARD FE
4608-11242025		11/24/2025	10331045	01062026	123029	408.74	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
469411222025-120425		11/22/2025	10331206	01062026	123029	1,044.74	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
4737-11242025		11/24/2025	10331252	01062026	123029	93.68	12/10/2025	INV	PD	DAILEY CALCARD 11/2025
483711242025		12/15/2025	10331717	01062026	123029	725.00	12/15/2025	INV	PD	ZOBAGIJR CALCARD 112025
484211242025		12/08/2025	10331350	01062026	123029	47.38	12/08/2025	INV	PD	BARRY CHRISTENSEN CALCARD
4849-11242025		11/24/2025	10331702	01062026	123029	4,493.23	12/10/2025	INV	PD	CAL CARD NOV 2025 - PHILL
493411242025		11/24/2025	10331430	01062026	123029	1,257.16	12/10/2025	INV	PD	M DELERY CALCARD 11/24/20
5069-11242025		11/24/2025	10331247	01062026	123029	26.43	12/10/2025	INV	PD	KAMSVAG CALCARD 11/2025
5074-11242025		11/22/2025	10331208	01062026	123029	365.07	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
512911242025		12/02/2025	10330997	01062026	123029	445.00	12/02/2025	INV	PD	AMY WU 11/25 CAL CARD
5151-11242025		11/24/2025	10331356	01062026	123029	1,084.16	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
530311242025		11/24/2025	10331491	01062026	123029	2,817.00	12/10/2025	INV	PD	WEISS CALCARD 11/24/2025
535811242025		11/24/2025	10331467	01062026	123029	39.88	12/10/2025	INV	PD	ALSTON CALCARD 11/24/2025
554311242025		11/24/2025	10331482	01062026	123029	948.04	12/10/2025	INV	PD	RUBIO CALCARD 11/24/2025
566011242025		11/24/2025	10331400	01062026	123029	74.00	12/10/2025	INV	PD	MARTIN CALCARD 11/24/2025
5708-11242025		11/24/2025	10331264	01062026	123029	12.68	12/10/2025	INV	PD	MAY CALCARD 11/2025
5730-11242025		11/24/2025	10331392	01062026	123029	430.09	12/10/2025	INV	PD	BROWN CALCARD 11/2025
5732112425		12/08/2025	10331370	01062026	123029	2,156.83	12/08/2025	INV	PD	LORENA SOULES CAL CARD 11
574011242025		11/24/2025	10331442	01062026	123029	92.18	12/10/2025	INV	PD	MERRILL CALCARD 11/24/202
582011242025		12/10/2025	10331515	01062026	123029	547.31	12/10/2025	INV	PD	KRSTEN MARTIN CALCARD NOV
5885-11242025		11/24/2025	10331363	01062026	123029	474.39	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
600111242025		11/24/2025	10331449	01062026	123029	8.77	12/10/2025	INV	PD	MENDENCE CALCARD 11/24/20
609911242025		12/10/2025	10331516	01062026	123029	3,552.16	12/10/2025	INV	PD	ZACHARIAH PAINTER CALCARD
610411242025		12/14/2025	10331679	01062026	123029	511.74	12/14/2025	INV	PD	JACOB GRAJEDA CAL CARD 11
6120-112425		11/24/2025	10331518	01062026	123029	1,637.85	12/10/2025	INV	PD	11/25 M. Morallo Cal Card
6138-112425		11/24/2025	10331519	01062026	123029	19.60	12/10/2025	INV	PD	11/25 C. Chaffins Cal Car

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6273-11242025		11/24/2025	10331258	01062026	123029	110.62	12/10/2025	INV	PD	CONARD CALCARD 11/2025
6289-11242025		11/24/2025	10331371	01062026	123029	2,660.00	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
6290-11242025		11/24/2025	10331385	01062026	123029	4,186.99	12/10/2025	INV	PD	BELLANTE CALCARD 11/2025
6324-11242025		11/24/2025	10331403	01062026	123029	330.98	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
636611222025-120425		11/22/2025	10331202	01062026	123029	825.56	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
6390-11242025		11/24/2025	10331381	01062026	123029	2,936.06	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
6431-11242025		11/24/2025	10331250	01062026	123029	408.06	12/10/2025	INV	PD	WADDELL CALCARD 11/2025
647211242025		12/08/2025	10331349	01062026	123029	73.47	12/08/2025	INV	PD	KELLY ORTA CALCARD NOV 20
654611242025		11/24/2025	10331367	01062026	123029	539.15	12/10/2025	INV	PD	ARNOLD CALCARD 11/24/2025
6645112425		11/24/2025	10331485	01062026	123029	380.00	12/10/2025	INV	PD	STEVE SHIANG CAL CARD 11-
674911242025		11/24/2025	10331522	01062026	123029	125.66	12/10/2025	INV	PD	WINDMAN CALCARD 11/24/202
682011242025		11/24/2025	10331407	01062026	123029	2,208.97	12/10/2025	INV	PD	MANIS CALCARD 11/24/2025
682611242025		11/24/2025	10331469	01062026	123029	102.42	12/10/2025	INV	PD	DILEVA CALCARD 11/24/2025
693211222025-120425		11/22/2025	10331176	01062026	123029	1,829.28	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
709611242025		11/24/2025	10331452	01062026	123029	3,985.92	12/10/2025	INV	PD	VALDIVIA CALCARD 11/24/20
710611242025		11/24/2025	10331435	01062026	123029	679.21	12/10/2025	INV	PD	ROSE CALCARD 11/24/2025
728311242025		11/24/2025	10331445	01062026	123029	80.50	12/10/2025	INV	PD	PLUGGE CALCARD 11/24/2025
737311242025		12/11/2025	10331550	01062026	123029	2,336.59	12/11/2025	INV	PD	ELIZABETH HAUSE CALCARD N
752011242025		11/24/2025	10331480	01062026	123029	10,255.25	12/09/2025	INV	PD	LIBRARY/VILHAUER
7531-11242025		11/24/2025	10331470	01062026	123029	9,673.47	12/10/2025	INV	PD	CAL CARD NOVEMBER 2025 -
7572-11242025		11/24/2025	10331701	01062026	123029	2,664.20	12/10/2025	INV	PD	CAL CARD NOV 2025 - ROY L
760611242025		12/10/2025	10331514	01062026	123029	433.01	12/10/2025	INV	PD	ROBERT PIERCE CALCARD NOV
766311222025-120425		11/22/2025	10331181	01062026	123029	1,247.03	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
770111242025		11/24/2025	10331456	01062026	123029	563.84	12/10/2025	INV	PD	KILPATRICK CALCARD 11/24/
7739-112425		11/24/2025	10331497	01062026	123029	67.00	12/09/2025	INV	PD	E. MANZANO - NOVEMBER '25
782011242025		12/02/2025	10330923	01062026	123029	1,749.42	12/02/2025	INV	PD	ROBERT NORMAN 11/25 CAL C
782511242025		11/24/2025	10331448	01062026	123029	313.24	12/10/2025	INV	PD	SPRY CALCARD 11/24/2025
7933-11242025		11/24/2025	10331388	01062026	123029	1,997.97	12/10/2025	INV	PD	YANG CALCARD 11/2025
836611242025		11/24/2025	10331404	01062026	123029	90.50	12/10/2025	INV	PD	HALEY CALCARD 11/24/2025
8775-11242025		11/24/2025	10331394	01062026	123029	1,700.79	12/10/2025	INV	PD	SMITH CALCARD 11/2025
885311242025		11/24/2025	10331473	01062026	123029	1,658.72	12/10/2025	INV	PD	HOFFMAN CALCARD 11/24/202
8866-11242025		11/24/2025	10331393	01062026	123029	299.59	12/10/2025	INV	PD	CURRIE CALCARD 11/2025
8979-11242025		11/24/2025	10331372	01062026	123029	1,723.92	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
8996-11242025		11/24/2025	10331362	01062026	123029	1,902.66	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
918511242025		11/24/2025	10331481	01062026	123029	248.81	12/10/2025	INV	PD	D DELERY CALCARD 11/24/20
920311242025		11/24/2025	10331463	01062026	123029	740.25	12/10/2025	INV	PD	RECINOS CALCARD 11/24/202
9224-11242025		11/24/2025	10331411	01062026	123029	12,935.71	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
923411222025-120425		11/22/2025	10331207	01062026	123029	363.00	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
944911222025-120425		11/22/2025	10331180	01062026	123029	4,860.46	12/22/2025	INV	PD	CAL CARD NOVEMBER 2025 -
946011242025		12/14/2025	10331678	01062026	123029	2,336.59	12/14/2025	INV	PD	ANTHONY WILSON CAL CARD 1
949811242025		12/11/2025		01062026	123029	4,049.91	12/11/2025	INV	PD	SONNACA LUCKEY CALCARD NO
960211242025		11/24/2025	10331399	01062026	123029	735.86	12/10/2025	INV	PD	COOK CALCARD 11/24/2025
967011242025		11/24/2025	10331486	01062026	123029	77.03	12/10/2025	INV	PD	LEWIS CALCARD 11/24/2025
984411242025		11/24/2025	10331398	01062026	123029	6,402.61	12/10/2025	INV	PD	TEMPRANO CALCARD 11/24/20
991711242025		11/24/2025	10331523	01062026	123029	2,073.92	12/10/2025	INV	PD	LOFSTROM CALCARD 11/24/20
						228,061.72				
5332 UNITED RENTALS NORTHWEST, INC.										
252732484-001		09/24/2025	10331275	01062026	123030	2,766.94	10/30/2025	INV	PD	HISTORIC LIBRARY-LIFT TO
252732484-002		10/22/2025	10331274	01062026	123030	2,281.11	10/31/2025	INV	PD	HISTORIC LIBRARY-LIFT TO
						5,048.05				
15433 VALENCIA, STEPHANIE										

CITY OF REDONDO BEACH



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12042025		12/16/2025	10331732	01062026	123031	87.36	12/16/2025	INV	PD	2025 GOV'T TAX SEMINAR MI
3621 VERIZON WIRELESS										
6127442269		11/01/2025	10331670	01062026	123032	593.81	12/01/2025	INV	PD	PW CELL PHONES 10/2-11/1/
6129409149		12/15/2025	10331707	01062026	123032	90.60	12/15/2025	INV	PD	PHONE BILL OCT-NOV 2025
6129866975		12/01/2025	10331616	01062026	123032	497.29	12/15/2025	INV	PD	MONTHLY FEES ACCOUNT 3705
						1,181.70				
14283 VERSATERM PUBLIC SAFETY US INC										
INV41-02886	7228	12/08/2025	10331610	01062026	123033	21,697.63	01/07/2026	INV	PD	SPIDRTech Platform Year 3
3408 WAXIE SANITARY SUPPLY										
83543897		10/01/2025	10331656	01062026	123034	143.10	10/31/2025	INV	PD	PARKS JANITORIAL SUPPLIES
83559099		10/08/2025	10331653	01062026	123034	2,480.79	11/07/2025	INV	PD	PIER JANITORIAL SUPPLIES
						2,623.89				
3510 ZOLL MEDICAL CORPORATION										
4390938		12/12/2025	10331694	01062026	123035	1,230.43	01/11/2026	INV	PD	PARAMEDIC SUPPLIES
316 INVOICES						1,879,791.15				

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



Administrative Report

H.5., File # 25-1714

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE BY 4/5THS VOTE AND TITLE ONLY RESOLUTION NO CC-2601-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING \$650,000 TO THE COMMUNITY DEVELOPMENT DEPARTMENT (CDD) - BUILDING AND SAFETY DIVISION - CONTRACT AND PROFESSIONAL SERVICES (OUTSOURCED PLAN-CHECKS) AND PLAN CHECK REVENUE BUDGETS REFLECTING BUILDING PERMIT FEE REVENUE IN EXCESS OF ANTICIPATED BUDGET TO SUPPORT OUTSOURCED PLAN-CHECK SERVICES

EXECUTIVE SUMMARY

With the FY 2025-26 Budget, the Community Development Department (CDD) implemented a third-party plan check program to supplement and increase the pace of Department services. The program has exceeded expectations and has been coupled with an extremely high volume of applications through the first five months of the year, resulting in fee revenue of approximately \$1.2 million above projections. Due to the increased number of plan check requests, the original \$700,000 expenditure budget set aside for the third-party plan check services is close to exhausted. Recommended is an adjustment to the Department's revenue and expenditure budgets of \$650,000 to accommodate the increased volume of work.

BACKGROUND

The CDD recently developed a Departmental Strategic Plan which established goals and performance standards for the Department. A key objective of the plan is to improve customer service and reduce the average building plan check review time from the historic 6-10 weeks to 2 weeks or less. To help achieve this goal, the FY 2025-26 Budget included a Decision Package with a proposal to supplement the City's in-house building plan check review with third-party consultants, paying them 60% of the plan check fee collected by the City. The CDD's two in-house full-time plan checkers manage the consultant's work, performing quality control on the outsourced plan checks, and issuing over-the-counter permits.

The third-party plan check program has been successful in improving customer service and reducing average review times. In the first quarter of FY 2025-26 (July-Sep) the average review time for a building plan check was 15 days, while average review time to process a minor project was 8 days. The review times were improved upon in the first two months of the second quarter, with a 12-day review time for building plan checks in October, and 8 days in November. The CDD also received 85% positive scores from its customer survey for the first quarter of the year.

Due to a higher than anticipated volume of building permit applications, and the submittal of several large projects, the CDD-Building and Safety Division has exhausted most of its Contract and Professional Services Budget for outsourcing building plan-checks. The high application volume is reflected by the fee revenue, which is approximately \$1.2 million (153%) above projections through the first five months of the fiscal year. The projected application fee revenue at this point in the fiscal year is \$2.2 million, while the CDD has taken in \$3.37 million in fee revenue (see table below).

Month	CD Collected	Projected Revenue	Difference	% Projection
July	\$ 577,466	\$ 441,611	\$+\$135,855	130.8%
August	\$ 553,751	\$ 441,611	\$+\$112,140	125.4%
September	\$ 586,986	\$ 441,611	\$+\$145,375	132.9%
October	\$ 790,020	\$ 441,611	\$+\$348,409	178.9%
November	\$ 862,457	\$ 441,611	\$-\$420,846	195.3%
YTD TOTAL	\$ 3,370,680	\$ 2,208,055	\$+\$1,162,625	152.7%

Staff recommends that the City Council approve a 4/5ths Resolution authorizing a FY 2025-26 Budget Modification to appropriate \$650,000 to the CDD, Building and Safety Division, Contract and Professional Services Budget, with the same amount added to the Department's revenue budget. This amount is supported by the increased revenue, which has substantially surpassed projections. The requested budget modification will cover the CDD operations through March 2026, at which time the CDD will assess whether any additional funding is needed as part of the mid-year budget review process.

COORDINATION

The Community Development Department coordinated the preparation of this item with the Finance Department and City Attorney's Office.

FISCAL IMPACT

The \$650,000 appropriation to the CDD Contract and Professional Services Budget, will be fully offset by plan check fee revenue.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2601-001 Adopt a 4/5ths Resolution Authorizing FY 2025-26 Budget Modification

RESOLUTION NO. CC-2601-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A 2025-2026 FISCAL YEAR BUDGET MODIFICATION APPROPRIATING \$650,000 TO THE COMMUNITY DEVELOPMENT DEPARTMENT (CDD) – BUILDING AND SAFETY DIVISION – CONTRACT AND PROFESSIONAL SERVICES (OUTSOURCED PLAN-CHECKS) AND PLAN CHECK REVENUE BUDGETS REFLECTING BUILDING PERMIT FEE REVENUE IN EXCESS OF ANTICIPATED BUDGET TO SUPPORT OUTSOURCED PLAN-CHECK SERVICES

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

WHEREAS, due to a higher than anticipated volume of building permit applications, the Community Development Department (CDD) has expended its Contract and Professional Services Budget for outsourced plan-checks, which was originally set at \$700,000 at the start of the year; and

WHEREAS, the high application volume is confirmed by fee revenue, which is approximately \$1.2 million above projections through the first five months of the fiscal year; and

WHEREAS, the City’s adopted budget needs to be modified to appropriate funds from additional building permit fee revenue for CDD Building and Safety Division outsourced plan-check (Contract and Professional Services) costs; and

WHEREAS, staff is requesting that the City Council approve a 4/5ths Resolution authorizing a FY25/26 budget modification to appropriate \$650,000 to the CDD, Building and Safety Division, Contract and Professional Services Budget and to the Building Permit Fee Budget, which is covered through the additional fee revenue.

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

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

Six Hundred Fifty Thousand Dollars (\$650,000) shall be appropriated to the Community Development Department, Building and Safety Division, Contract and Professional Services budget (outsourced plan-check services) and Six Hundred Fifty Thousand Dollars (\$650,000) shall be added to the Community Development Department, Building and Safety Division, Plan Check and Building Permit Fee revenue budget.

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

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

PASSED, APPROVED AND ADOPTED this 6th day of January, 2026.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Joy A. Ford, City Attorney

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-2601-001 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 6th day of January, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk



Administrative Report

H.6., File # 25-1744

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL
From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE THE PURCHASE OF ELECTRIC VEHICLE CHARGING STATIONS FOR THE CITY PUBLIC WORKS YARD FROM CHARGEPOINT, INC. FOR A TOTAL COST OF \$81,610 USING CLEAN POWER ALLIANCE GRANT FUNDS

EXECUTIVE SUMMARY

The City Council recently approved an agreement with Southern California Edison (SCE) to provide electric vehicle charging infrastructure as part of SCE's Charge Ready Transport (CRT) Program. The agreement allows for the installation of ten charging ports at the City's Public Works Yard to support electric vehicles in the City's Public Works fleet. As part of the Agreement, and as the next step of the CRT Program, the City must provide proof of purchase of the charging equipment needed to activate/utilize the charging ports. Staff recommends a procurement of stations from ChargePoint, Inc., the City's existing electric vehicle charger manufacturer, that includes the purchase and installation of one DC Fast Charger, four Level 2 Chargers, and three years of networking service. The cost to purchase the chargers and service will be reimbursed by a grant already secured by the City.

BACKGROUND

On November 18, 2025, City Council approved participation in the SCE CRT Program to provide infrastructure for electric vehicle charging for SCE customers operating medium to heavy-duty vehicles at the Public Works Yard (531 N. Gertruda). As part of the program, SCE designs, constructs, and installs the infrastructure on both the utility and customer sides of the electric meter including electrical design, permits, construction, transformers, trenching, and pedestals for the charging stations at no direct cost to the City. The City is responsible for the purchase and installation of the charging stations once the SCE work is complete. The proposed ten ports would consist of four ChargePoint Level 2 charging stations and one DC fast charger station with each station offering two charging ports.

The City is now at Phase C, Step #8 in the SCE CRT Activity Plan shown below and must provide proof of acquisition of charging stations to proceed.

Figure 4: Program Design – Activity Flow Chart



Figure1: SCE CRT Activity Plan

Staff recommends the purchase of one ChargePoint DC fast charger (Model - CPE280) and four Level 2 Chargers (Model - CPE50), supplying a total of ten ports using Clean Power Alliance funding. The City has a current service agreement with ChargePoint, Inc., which is attached, along with the quote provided by the vendor. All public and fleet EV charging stations (20 ports) in the City are ChargePoint and managed by staff through a single ChargePoint portal. Selecting a different provider would increase the administrative burden on staff and make it more difficult to track port usage and overall charging statistics Citywide. The selected stations are included on the approved SCE authorized equipment list and were included in the SCE design specifications for the site submitted to City Council on November 18, 2025. The quoted pricing was reviewed by the Clean Power Alliance, which oversees the grant program being used for the purchase, and it was approved as reasonable and appropriate and is eligible for reimbursement.

COORDINATION

Public Works Department coordinated the recommended procurement with the Finance Department.

FISCAL IMPACT

The total cost for the chargers and networking is \$81,610 and would be funded by a recently awarded Clean Power Alliance grant. There is no impact to the City's General Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Quote - ChargePoint Inc.
- Agmt - ChargePoint Master Agreement and Amendments



Quotation

Driving a Better Way™
chargepoint.com

Sales Representative: Michael Hoffman
E-Mail: michael.hoffman@chargepoint.com
Telephone:

Primary Contact: Andrea Delap

Bill To Address

City of Redondo Beach
531 N Gertruda Ave,
Redondo Beach CA 90277-2129
UNITED_STATES

Quote Number: Q-596588-1
Date: 12/4/2025
Expires On: 1/3/2026
Approved Payment Term: Net 30

Ship To Address

City of Redondo Beach
545 N Gertruda Ave
Redondo Beach California 90277-2129
United States

© 2025 ChargePoint, Inc.
240 East Hacienda Avenue, Campbell, CA 95008 USA

ChargePoint CONFIDENTIAL



Product Name	Disti Catalog#	Product Description	Qty	Customer Unit Price	Total Price
CPE280-800-NA-3A1S1		ChargePoint Express 280 Station, NA, DC Station, 80kW, 1 x CCS1 250A 5.4m cable, 2 x Power Modules, 2.4m Cable management kit, ChargePoint Signage, 254mm (10") Touch Display, Contactless credit card and RFID reader, Cellular/Wifi, UL Listed, 2 year Parts Warranty	1	USD 38,100.00	USD 38,100.00

Product Name	Disti Catalog#	Product Description	Qty	Unit Price	Total Price
CPCLD-FLEETENT-3		3-year Fleet Enterprise Cloud Plan subscription. Includes advanced station management features such as: Automatic Software Updates, fleet management features including: Access Control and Pricing & Automatic Payment Collection, as well as advanced energy and power management features which include: Time of Use Power Sharing and Energy Management APIs. Real-time dashboards and reports provided for applicable features including 15 min meter data readings and associated advanced energy reports.	8	USD 1,370.00	USD 10,960.00
CPF-ASSURE3		3 prepaid years of ChargePoint Assure for CPF station. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	8	USD 420.00	USD 3,360.00
CPF50-ACTIVATION		ChargePoint's Activation service ensures a seamless EV charging station setup, from order to activation. Activation includes station owner and installer onboarding, quality installation validation, early station performance support, and provisions stations on our network, ensuring a smooth and reliable deployment experience. Priced per CPF50 station.	4	USD 100.00	USD 400.00
CPF50-L23-PEDMNT-CMK8-Dual-GW-USA		CPF50, USA, AC Station, 2x Type 1, 50A, 1 Phase, 7m/23', 2.4m/8' Cable Mgt, Pedestal, RFID, Cellular/WIFI, Vodafone e-SIM, UL, 2 YR Parts Warranty, Defaults to Essential cloud plan (T&Cs apply – see (1) MSSA and (2) cloud plan data sheet includes supplemental T&Cs) at USD \$140/yr, paid separately and in arrears, if an alternate cloud plan is not purchased.	4	USD 3,880.00	USD 15,520.00

Product Name	Disti Catalog#	Product Description	Qty	Unit Price	Total Price
DC-UNIVERSAL-CMT-METRIC		Concrete mounting template ensures precise conduit and bolt positioning for DC dispenser installations with bottom cable entry in poured concrete applications for CPE250, CPE280 and Power Link 1000 and 2000 series. Contains one template.	1	USD 150.00	USD 150.00
CPCLD-FLEETENT-DC-3		Fleet Enterprise Cloud Plan subscription. Includes advanced station management features such as: Automatic Software Updates, fleet management features including: Access Control and Pricing & Automatic Payment Collection, as well as advanced energy and power management features which include: Time of Use Power Sharing and Energy Management APIs. Real-time dashboards and reports provided for applicable features including 15 min meter data readings and associated advanced energy reports. 3 years of service.	1	USD 2,710.00	USD 2,710.00
CPE280-ASSURE-3		3 prepaid year of ChargePoint Assure for CPE280 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	1	USD 7,050.00	USD 7,050.00
CP-ACTIVATION		ChargePoint's Activation service ensures a seamless EV charging station setup, from order to activation. Activation includes station owner and installer onboarding, quality installation validation, early station performance support, and provisions stations on our network, ensuring a smooth and reliable deployment experience. Priced per station. Does not apply to CPF50 stations. For activating 10-or-more stations per site call ChargePoint sales.	1	USD 249.00	USD 249.00



Product Name	Disti Catalog#	Product Description	Qty	Unit Price	Total Price
CPE280-COMMISSIONING		Required with purchase of CPE280 station. Includes on-site validation of the make ready and installation, software updates, and hardware configuration. Any critical non-conformities identified must be resolved to activate DC hardware. Priced per station.	1	USD 1,230.00	USD 1,230.00

Quote Total: USD 79,729.00
Shipping Fee: USD 3,110.00
Grand Total: USD 82,839.00

Quote Acceptance

- + Invoices are due and payable as per agreed payment terms.
- + Each Assure and Cloud Plan subscription will commence ninety (90) days from invoice date.
- + Customer to be invoiced at time of shipment.
- + All prices are FCA ChargePoint warehouse(s).
- + For replacement parts and labor purchased from ChargePoint, ChargePoint may update the Ship-To-Address on Invoice to reflect the address of the service provider.
- + Sales tax in applicable states and shipping costs to Ship-To address on Invoice will be applied at time of invoicing.
- + Pricing does not include installation or mounting services unless specifically quoted above.
- + Customer confirms that the shipping and billing information provided in this Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + The following ChargePoint terms and conditions are incorporated in this Quotation by reference in their entirety: (i) ChargePoint Master Services and Subscription Agreement found at [ChargePoint Master Services and Subscription Agreement | ChargePoint](#) ; (ii) ChargePoint Terms and Conditions of Purchase found at [ChargePoint Terms and Conditions | ChargePoint](#) ;(iii) ChargePoint Support Services Terms and Conditions found at: <https://www.chargepoint.com/legal/support-services/> ; and (iv) ChargePoint Deployment and Consulting Services Terms and Conditions found at <https://www.chargepoint.com/legal/deployment-consulting-services/>
- + ChargePoint's sale of products/services is expressly conditioned on Customer's acceptance of ChargePoint terms and conditions stated or referenced in this Quotation. Any conflicting or inconsistent terms stated or referenced in any Customer purchase order or any such document are excluded and will not be binding and notice of objection to them is hereby given.
- + This signed Quotation will act as a purchase order for the products/services detailed above and creates a binding contract between ChargePoint and Customer.

© 2025 ChargePoint, Inc.

240 East Hacienda Avenue, Campbell, CA 95008 USA

ChargePoint CONFIDENTIAL



The above terms govern this Quotation unless Customer has separate written agreement(s) executed by Customer and ChargePoint to govern the products/services referenced in this Quotation.

By signing this Quotation, I hereby acknowledge that I am an authorized signatory and have read and agree to all the terms and conditions of this Quotation.

Signature :

Title :

Name (Print) :

Date :

Company Name :

Accounts Payable Contact Name :

Accounts Payable Contact E-Mail :

Requested Ship Date :

**THIRD AMENDMENT TO THE MASTER SERVICES
AND SUBSCRIPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND
CHARGEPOINT, INC.**

THIS THIRD AMENDMENT TO THE MASTER SERVICES AND SUBSCRIPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CHARGEPOINT, INC. ("Third Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("Subscriber") and ChargePoint, Inc., a Delaware corporation ("CPI").

WHEREAS, on May 2, 2017, the parties entered into the Master Services and Subscription Agreement between the Subscriber and CPI (the "Agreement");

WHEREAS, on August 14, 2018, the parties entered into the First Amendment to the Agreement (the "First Amendment") to extend the term of the Agreement and increase the amount paid to CPI by \$1,014.00;

WHEREAS, on April 13, 2021, the parties entered into the Second Amendment to the Agreement (the "Second Amendment") to extend the term of the Agreement to August, 29, 2026, and increase the amount paid to CPI by \$25,881;

WHEREAS, Section 1.2 of the Agreement references the incorporation of certain Exhibits, including but not limited to "Exhibit 4: Price Quotation," which sets forth the pricing terms applicable to the ChargePoint Services; and

WHEREAS, the parties desire to add charging stations to City designated locations as described in the CPI quote attached hereto as Exhibit A-3 and increase the amount .

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Amended Agreement:

1. **SECTION 1.2 - EXHIBITS AND PRIVACY POLICY.** Section 1.2 of the Agreement shall be amended to add that CPI shall perform all services described in the Price Quotation as provided in Exhibit A-3. The Price Quotations of the Agreement and any amendments thereto, shall remain in full force and effect, and the parties acknowledge that it will continue to govern the existing pricing terms. In addition to the existing pricing terms, the parties agree to add the attached Price Quotation document ("Additional Price Quotation") as Exhibit "A-3", which is incorporated into and made a part of this Agreement.

2. **SECTION 9 - TERM AND TERMINATION.** The term of the Agreement shall be extended to August 29, 2026.

3. **SECTION 2.2 - SUBSCRIPTION FEES.** Section 2.2 of the Agreement shall be amended to add that the Subscriber shall also pay all fees described in Exhibit A-2 in the amount of \$ 9,331.02.

4. **NO OTHER AMENDMENTS.** Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, Second Amendment, and this Third Amendment constitute the entire agreement between the

parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, Second Amendment, and this Third Amendment, the terms of this Third Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this Third Amendment in Redondo Beach, California, as of this 17th day of October, 2023.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:

E6413C7231DF4E1...
William C. Brand, Mayor

CHARGEPOINT, INC.,
a Delaware corporation

DocuSigned by:

0273ECE89F57429...
By: Henrik Gerdes
Name: Henrik Gerdes
Title: Chief Accounting Officer

ATTEST:

DocuSigned by:

72E2AC718C214CE
Eleanor Manzano, City Clerk

APPROVED:

DocuSigned by:

ABED8CF35EEF48C
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

DocuSigned by:

669049EDEF03D402
Michael W. Webb, City Attorney

EXHIBIT “A-3”
CHARGEPOINT QUOTATION

See attached.

Quotation

Driving a Better Way™
chargepoint.com

Sales Representative: Tony Chang
E-Mail: tony.chang@chargepoint.com
Telephone:

Quote Number: Q-278684-1
Date: 3/9/2023

Primary Contact: Andrea Delap

Bill To Address

Andrea Delap
City of Redondo Beach
415 Diamond Street,
Redondo Beach California 90277
United States
andrea.delap@redondo.org
310-318-0686

Ship To Address

Andrea Delap
City of Redondo Beach
545 N Gertruda (City Yard)
Redondo Beach California 90277
United States
andrea.delap@redondo.org
1-310-318-0686 Ext 4151

Product Name	Product Description	Qty	Total Price
CPF50-L18-PEDMNT-CMK6-Dual	Dual Port, Pedestal Mount, 50A, Type 1, Cable 18', Single Phase Charger with Cable Management Kit. Unit ships in 5 separate boxes. See invoice or packing slip for details.	1	USD 5,930.00
CPGW1-LTE	The ChargePoint Gateway provides connectivity for CPF25 and CPF50 to ChargePoint's Cloud via a cell to Wi-Fi modem. One gateway can provide connectivity up-to 9 CPF25/CPF50 ports that are within 150 feet line of sight of the gateway. A gateway must be ordered for a new site, or if the site exceeds more than 9 ports, or if the CPF25/CPF50 is installed more than 150 feet from the existing gateway.	1	USD 0.00
CPCLD-FLEETCOMM-3	CPCLD-FLEETCOMM-3	2	USD 1,740.00
CPF-ACTIVE	Initial Station Activation & Configuration Service for CPF - Activation of cloud services and configuration of radio groups, custom groups, connections, access control, visibility control, pricing, reports, and alerts. One time initial service per station.	2	USD 200.00

CPSUPPORT-SITEVALID	Customer works with their own contractor to perform all construction and station installation services. ChargePoint will then engage an authorized ChargePoint Partner to perform Site Validation of electrical capacity, transformers, panels, breakers, wiring, cellular coverage and that the station installation meets all ChargePoint published requirements and local codes. Upon successful Site Validation, the customer will be eligible to obtain warranty coverage under a ChargePoint Maintenance plan, sold separately. Note, a failed Site Validation will incur a second validation fee to repeat the validation after the site deficiencies are corrected. Priced per site.	1	USD 630.00
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Product Name	Product Description	Qty	Total Price
CT1000-CPCMF-CPFL00K	The ChargePoint RFID Fleet Card Kit includes 10 RFID Fleet Cards for charging fleet vehicles. Fleet managers log into the admin portal to set up the fleet cards and associate each card with a fleet vehicle. The Card Kit enables managers to track and manage all fleet vehicle charging within the admin portal. The RFID Fleet Cards can be used at stations owned by the organization or public ChargePoint stations.	1	USD 70.00

Quote Total: USD 8,570.00

Discount: USD 0.00

Estimated Tax: USD 570.02

Shipping Fee: USD 191.00

Grand Total: USD 9,331.02

Quote Acceptance

- + Invoices are Net 30 from invoice receipt.
- + Each Assure and Cloud Services subscription that you purchase for a Charging Station will commence ninety (90) days from the date the Charging Station associated with that subscription is shipped to you and will last for the subscription length selected in the applicable order.
- + All prices are FCA ChargePoint warehouse(s).
- + Customer to be invoiced at time of shipment.
- + Sales tax in applicable states and shipping costs will be applied to this quote at time of invoicing.
- + Credit Checks are required for new customers.
- + Pricing does not include installation or mounting services unless specifically quoted above.
- + Additional Purchase Terms and Conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.

Company Name: City of Redondo Beach

Accounts Payable Contact Name:

Accounts Payable Contact E-Mail:

Requested Ship Date:

**SECOND AMENDMENT TO THE MASTER SERVICES
AND SUBSCRIPTION AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH AND CHARGEPOINT, INC.**

THIS SECOND AMENDMENT TO THE MASTER SERVICES AND SUBSCRIPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CHARGEPOINT, INC. ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("Subscriber") and ChargePoint, Inc., a Delaware corporation ("CPI").

WHEREAS, on May 2, 2017, the parties entered into the Master Services and Subscription Agreement between the Subscriber and CPI (the "Agreement");

WHEREAS, on August 14, 2018, the parties entered into the First Amendment to the Master Services and Subscription Agreement between the Subscriber and CPI (the "First Amendment") to extend the term of the Agreement and increase the amount of payment for to CPI;

WHEREAS, the Agreement is set to expire on August 29, 2021;

WHEREAS, the parties desire to add charging stations to City designated locations as described in the CPI quote attached hereto as Exhibit A-2; and

WHEREAS, the parties desire to extend the term of the Agreement and add renew the CPI subscription plan as described in the CPI quote attached hereto as Exhibit A-1.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Amended Agreement:

1. SECTION 1 - SCOPE OF SERVICES. The Agreement shall be amended to provide that CPI shall perform all services described in the CPI quotes as provided in Exhibits A-1 and A-2 to which the cloud subscription services will be governed by the Agreement.,
2. SECTION 9 - TERM AND TERMINATION. The term of the Agreement shall be extended to August 29, 2026.
3. SUBSCRIPTION FEES AND PAYMENT TERMS. Subscriber shall pay all fees described in Attachment A-1 in the amount of \$25,881
4. NO OTHER AMENDMENTS. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, First Amendment, and this Second Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, First Amendment, and this Second Amendment, the terms of this Second Amendment shall govern.


IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 13th day of April, 2021.

CITY OF REDONDO BEACH
a chartered municipal corporation



William C. Brand, Mayor

ChargePoint, Inc.,
a Delaware corporation

By: 

Name: Rex S. Jackson
Title: Chief Financial Officer

ATTEST:



Eleanor Manzano, City Clerk

APPROVED:



Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

EXHIBIT A-1

CHARGEPOINT, INC. RENEWAL QUOTE

See attached.

Quote Options

ChargePoint ORG ID:
NA004261
City of Redondo Beach



254 E. Hacienda Avenue
Campbell, CA 95008
All Prices in U.S Dollars

Today's Date: 4/7/2021

Quote Expires: 30 Days from Today

Quote: Q-132194

Jesse Reyes
Jesse.Reyes@redondo.org

Joe Qjeda
joe.qjeda@chargepoint.com

ChargePoint Cloud Services

- 24/7/365 Driver support
- Station Owner Support 5am – 6pm Mon – Fri
- Payment processing & pricing
- Visibility on ChargePoint map
- Station configuration & reporting

Option 1

Select one Option:



Extend Exp
Date to: 8/29/2026

Total Ports 1

Total Price \$879.00

Assure - ChargePoint's Maintenance & Management Program

- 100% of all labor including vandalism & accident
- 100% parts for manufacturer defects
- 98% guaranteed uptime
- 1 business day repair dispatch
- Proactive station monitoring

Option 1

Select one Option:



1 Stations Assure \$418.00

Total

Total: \$ 1,297.00

Terms and Conditions

1. The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
2. All invoices are: Net 45 days or prepaid.
3. Prices do not include tax where applicable.
4. Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
5. Customer to be invoiced at time of shipment

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Quote Signatory

Bill To

Name: _____
Title: _____
Signature: _____
Company: _____
Date: _____

Company Name: _____
Address: _____
City, State, Zip: _____

Accounts Payable

Name: _____
Email: _____
Phone: _____

EXHIBIT A-2

CHARGEPOINT, INC. NEW SERVICES QUOTE

See attached.



Quotation

Driving a Better Way™
chargepoint.com

Sales Representative: Tony Chang
E-Mail: tony.chang@chargepoint.com
Telephone:

Quote Number: Q-132598-1
Date: 4/8/2021
Expires On: 5/8/2021

Primary Contact: Jesse Reyes

Bill To Address

City of Redondo Beach
531 North Gertruda Ave
Redondo Beach California 90277
United States

Ship To Address

City of Redondo Beach
531 North Gertruda Ave
Redondo Beach California 90277
United States

Product Name	Product Description	Qty	Unit Price	Total Price
CPCLD-COMMERCIAL-5	5yr Prepaid Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	15	USD 1,319	USD 19,785
CPCLD-ENTERPRISE-DC-5	5yr Prepaid, DC, Enterprise Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Time of Use-varying Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware), Meter Data and Advanced Analytics, Building/Energy Management System API, Plug-n-charge (*), Real-Time DC Dynamic Power Management (*), Occupancy Detection (*), Predictive Maintenance and Diagnostics (*). (*) on supported DC stations.	1	USD 4,799	USD 4,799

Quote Total: USD 24,584.00

Shipping and Handling: USD 0.00

Grand Total: USD 24,584.00



Quote Acceptance

- All prices are FCA ChargePoint warehouse(s).
- Customer to be invoiced at time of shipment.
- Sales tax in applicable states and shipping costs will be applied to this quote at time of invoicing.
- All invoices are Net 45 days.
- Credit Checks are required for new customers.
- Pricing does not include installation or mounting services unless specifically quoted above.
- The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the above terms and conditions and that this signed quote shall act as a purchase order.

Signature :

Title :

Name (Print) :

Date :

Company Name :

Accounts Payable Contact Name :

Accounts Payable Contact E-Mail :

Requested Ship Date :

**FIRST AMENDMENT TO THE
MASTER SERVICES AND SUBSCRIPTION AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH
AND CHARGEPOINT, INC.**

THIS FIRST AMENDMENT TO THE MASTER SERVICES AND SUBSCRIPTION AGREEMENT ("First Amendment") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and ChargePoint, Inc., a Delaware Corporation ("Contractor").

WHEREAS, on May 2, 2017, the parties originally entered into the Master Services and Subscription Agreement between the City and Contractor (the "Agreement");

WHEREAS, the parties wish to further amend the Agreement ("Amended Agreement");

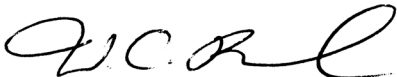
NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Amended Agreement:

1. Scope of Services. The Amended Agreement is hereby amended to include the services as described in the attached quote attached hereto and incorporated herein as Exhibit A, including but not limited to, the provision of ChargePoint Network Software Services, ChargePoint Assure Maintenance & Management Program and ChargePoint One-Time Site Validation.
2. Schedule for Completion. The Amended Agreement is hereby amended to extend the term to August 28, 2021.
3. Compensation. The Amended Agreement is hereby amended to increase compensation to \$1014.00 for the services provided in Exhibit A.
4. No Other Amendments. Except as expressly stated herein, the Amended Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment the terms of this First Amendment shall govern.


IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 14th day of August, 2018.

CITY OF REDONDO BEACH

CHARGEPOINT, INC.



William C. Brand, Mayor


By: 
Name: Jonathan Kaplan
Title: General Counsel

ATTEST:

APPROVED:




Eleanor Manzano, City Clerk



Risk Manager

APPROVED AS TO FORM:



Michael W. Webb, City Attorney



Quote Options

ChargePoint ORG ID: NA004261

City of Redondo Beach
531 North Gertruda Ave,
Redondo Beach, California 90277

Mike Klein

(31) 031-8686

Michael.Klein@redondo.org



254 E. Hacienda Avenue
Campbell, CA 95008

Today's Date: 7/24/2018

Quote Expires: 8/28/2018

Quote: 2018-A0270

Alex Smith

669-237-3320

alex.smith@chargepoint.com

ChargePoint Network Software Services

- 24/7/365 Driver support
- Station Owner Support 5am – 6pm Mon – Fri
- Payment processing & pricing
- Visibility on ChargePoint map
- Station configuration & reporting

	Option 1	Option 2	Option 3
Select one Option:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Extend Exp Date to:	8/28/2019	8/28/2020	8/28/2021
Total Ports	1	1	1
Total Price	\$200.00	\$336.46	\$504.00

ChargePoint Assure - Maintenance & Management Program

- 100% of all labor including vandalism & accident
- 100% parts for manufacturer defects
- 98% guaranteed uptime
- 1 business day repair dispatch
- Proactive station monitoring

	Option 1	Option 2	Option 3
Select one Option:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1 Stations	One Year Assure \$170.00	Two Year Assure \$350.00	Three Year Assure * \$510.00

ChargePoint One-Time Site Validation

1 Site Validations *	\$599.00	\$599.00	\$0.00
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* Initial Site Validation fees waived if 3 years Network Subscription & 3 years Assure are purchased together - Re-validation fees still apply.



I decline ChargePoint Assure

Total: \$1,014

Terms and Conditions

1. The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
2. All pricing confidential between Customer and ChargePoint.
3. All invoices are: Net 30 days or prepaid.
4. Prices do not include tax where applicable.
5. Successful Site Validation is required to enable ChargePoint Assure. If station/site does not pass Site Validation the customer is responsible for the cost of station or site
6. Cost of site revalidation is \$599.00
7. Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
8. Customer to be invoiced at time of shipment
9. Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Quote Signatory

Name: _____
Title: _____
Signature: _____
Company: _____
Date: _____

Bill To

Company Name: City of Redondo Beach
Address: 531 N Gertruda Ave
City, State, Zip: Redondo Beach, CA, 90277

Accounts Payable

Name: Jesse Reyes
Email: jesse.reyes@redondo.org
Phone: 310-379-2477

EXHIBIT A



CHARGEPOINT®
MASTER SERVICES AND SUBSCRIPTION AGREEMENT

IMPORTANT: THIS MASTER SERVICES AND SUBSCRIPTION AGREEMENT IS A LEGAL AGREEMENT BETWEEN THE CITY OF REDONDO BEACH ("SUBSCRIBER") AND CHARGEPOINT, INC., A DELAWARE CORPORATION ("CPI").

1. AGREEMENT.

1.1 SCOPE OF AGREEMENT. This Agreement governs the following activities:

- (a) Provisioning of Subscriber's Charging Station(s), if any, on ChargePoint;
- (b) Activation and use of the ChargePoint Services on Subscriber's Charging Station(s), if any;
- (c) Subscriber's use of the APIs as part of the ChargePoint Services;
- (d) Each grant of Rights by Subscriber; and
- (e) Each grant of Rights by a third party to Subscriber.

1.2 EXHIBITS AND PRIVACY POLICY. This Agreement includes the CPI Privacy Policy, as amended from time to time, and the following Exhibits, which are made a part of, and are hereby incorporated into, this Agreement by reference.

- | | |
|------------|--|
| Exhibit 1: | Flex Billing Terms |
| Exhibit 2: | API Terms |
| Exhibit 3: | Terms Regarding Granting and Receipt of Rights |
| Exhibit 4: | Price Quotation |
| Exhibit 5: | Fleet Plan Features |

In the event of any conflict between the terms of this Agreement on the one hand, and the Privacy Policy or any Exhibit on the other hand, this Agreement shall govern. Capitalized terms not otherwise defined in any Exhibit or the Privacy Policy shall have the same meaning as in this Agreement.

2. DEFINITIONS. The following terms shall have the definitions set forth below when used in this Agreement:

2.1 "APIs" means, individually or collectively, the application programming interfaces which are made available to Subscriber from time to time, as and when updated by CPI.

2.2 "ChargePoint Connections" shall have the meaning ascribed to it in the applicable data sheet. The term ChargePoint Connections shall also mean any successor service provided by CPI.

2.3 "ChargePoint®" means the open-platform network of electric vehicle charging stations and the vehicle charging applications the network delivers, that is operated and maintained by CPI (as defined below) in order to provide various services to, among others, Subscriber and its employees.

2.4 "ChargePoint Services" means, collectively, the various cloud services offerings (including, without limitation, APIs and application service plans) made available for subscription by CPI.

2.5 "ChargePoint Application" means any of the applications established and maintained by CPI which will allow Subscriber to access ChargePoint Services.

2.6 "Charging Station" means the electric vehicle charging station(s) purchased by Subscriber, whether manufactured by CPI or by a CPI authorized entity, which are registered and activated on ChargePoint.

2.7 "Content" means all data collected or maintained by CPI in connection with the operation of ChargePoint.

2.8 "CPI Marks" means the various trademarks, service marks, trade names, logos, domain names, and other distinctive brand features and designations used in connection with ChargePoint and/or CPI manufactured Charging Stations, including without limitation, ChargePoint.

2.9 "CPI Property" means (i) ChargePoint, (ii) the ChargePoint Services (including all Content), (iii) all data generated or collected by CPI in connection with the operation of ChargePoint and ChargePoint Services, (iv) the CPI Marks, (v) the ChargePoint Cards, and (vi) all other CPI-supplied material developed or provided by CPI for Subscriber use in connection with the ChargePoint Services.

2.10 "Documentation" means written information (whether contained in user or technical manuals, product materials, specifications or otherwise) pertaining to ChargePoint Services and/or ChargePoint and made available from time to time by CPI to Subscriber in any manner (including on-line).

2.11 "Effective Date" means the date this Agreement is executed by both parties.

2.12 "Intellectual Property Rights" means all intellectual property rights, including, without limitation, patents, patent applications, patent rights, trademarks, trademark applications, trade names, service marks, service mark applications, copyrights, copyright applications, franchises, licenses, inventories, know-how, trade secrets, Subscriber lists, proprietary processes and formulae, all source and object code, algorithms, architecture, structure, display screens, layouts, inventions, development tools and all documentation and media constituting, describing or relating to the above, including, without limitation, manuals, memoranda and records.

2.13 "Malicious Code" means viruses, worms, time bombs, Trojan horses and all other forms of malicious code, including without limitation, malware, spyware, files, scripts, agents or programs.

2.14 "Party" means each of CPI and Subscriber.

2.15 "PII" means personally identifiable information regarding Subscriber or a User (e.g., name, address, email address, phone number or credit card number) that can be used to uniquely identify, contact or locate Subscriber or such User.

2.16 "Provisioning" means activating Charging Stations, warranties and Service Plans on ChargePoint

2.17 "Rights" means the rights, authorizations, privileges, actions, information and settings within the ChargePoint Services which a Rights Grantor grants to an Rights Grantee, to enable such Rights Grantee to access, obtain and use certain portions of the ChargePoint Services and certain information available therein in the course of providing services to or on behalf of such Rights Grantor in connection with one or more of the Rights Grantor's Charging Stations. A Rights Grantor shall be deemed to have

granted Rights to the entity that will be responsible for creating Subscriber's account and Provisioning Subscriber's Charging Stations. Such deemed grant may be terminated by Subscriber at any time.

2.18 "Service Plan(s)" means subscription plans to the ChargePoint Services which are offered and sold by CPI from time to time, which vary according to their features, privileges and pricing.

2.19 "Subscriber" means City of Redondo Beach.

2.20 "Subscriber Content and Services" means any content and/or services that a Subscriber provides or makes available to Users and/or the general public in connection with the ChargePoint Services, other than Content, ChargePoint Services and CPI Property. This Content shall only be limited to an animation and instruction video loop/screen that will play. In no event shall ChargePoint display advertising on the charging station.

2.21 "Subscriber Marks" means the various trademarks, service marks, trade names, logos, domain names, and other distinctive brand features and designations used by Subscriber in connection with its business and/or Charging Stations.

2.22 "Subscription Fees" means the fees payable by Subscriber for subscribing to any ChargePoint Services as provided in Exhibit 4.

2.23 "Taxes" shall mean all present and future taxes, imposts, levies, assessments, duties or charges of whatsoever nature including without limitation any withholding taxes, sales taxes, use taxes, service taxes, value added or similar taxes at the rate applicable for the time being imposed by any national or local government, taxing authority, regulatory agency or other entity together with any penalty payable in connection with any failure to pay or any delay in paying any of the same and any interest thereon.

2.24 "Token(s)" means the serialized proof of purchase of a Service Plan that is used by CPI in connection with enabling Services and/or provisioning Charging Stations.

2.25 "User" means any person using a Charging Station.

3. AVAILABLE CHARGEPOINT SERVICES & SERVICE PLANS. A description of the various ChargePoint Services and Service Plans currently available for subscription is located on the CPI website. CPI may make other ChargePoint Services and/or Service Plans available from time to time, and may amend the features or benefits offered with respect to any ChargePoint Service or Service Plan to increase, enhance, and add features, at any time and from time to time. Subscription Fees are based on Subscriber's choice of Service Plan and not on actual usage of the Subscription.

4. CPI'S RESPONSIBILITIES AND AGREEMENTS.

4.1 OPERATION OF CHARGEPOINT. CPI agrees to provide and shall be solely responsible for: (i) provisioning and operating, maintaining, administering and supporting ChargePoint and related infrastructure (other than Subscriber's Charging Stations and infrastructure for transmitting data from Charging Stations to any ChargePoint operations center); (ii) provisioning and operating, maintaining, administering and supporting the ChargePoint Applications; and (iii) operating ChargePoint in compliance

with all applicable laws. CPI will protect the confidentiality and security of PII in accordance with all applicable laws and regulations and the CPI Privacy Policy.

4.2 LIMITATIONS ON RESPONSIBILITY. CPI shall not be responsible for, and makes no representation or warranty with respect to the following: (i) specific location(s) or number of Charging Stations now, or in the future, owned, operated and/or installed by persons other than Subscriber, or the total number of Charging Stations that comprise ChargePoint; (ii) continuous availability of electrical service to any of Subscriber's Charging Stations; (iii) continuous availability of any wireless or cellular communications network or Internet service provider network necessary for the continued operation by CPI of ChargePoint; (iv) availability of or interruption of the ChargePoint Network attributable to unauthorized intrusions; and/or (v) charging stations that are not registered with and activated on the ChargePoint Network.

5. SUBSCRIBER'S RESPONSIBILITIES AND AGREEMENTS.

5.1 GENERAL.

(a) All use of ChargePoint and ChargePoint Services by Subscriber, its employees and agents and its grantees of Rights shall comply with this Agreement and all of the rules, limitations and policies of CPI set forth in the Documentation. All ChargePoint Services account details, passwords, keys, etc. are granted to Subscriber solely for Subscriber's own use (and the use of its grantees of Rights), and Subscriber shall keep all such items secure and confidential. Subscriber shall prevent, and shall be fully liable to CPI for, any unauthorized access to or use of ChargePoint or ChargePoint Services via Subscriber's Charging Stations, ChargePoint Services account(s) or other equipment. Subscriber shall immediately notify CPI upon becoming aware of any such unauthorized use.

(b) Subscriber shall be solely responsible for: (i) Provisioning of its Charging Stations, if any; (ii) keeping Subscriber's contact information, email address for the receipt of notices hereunder, and billing address for invoices both accurate and up to date; (iii) updating on the applicable ChargePoint Application, within five (5) business days, the location to which any of Subscriber's Charging Stations are moved; (iv) the maintenance, service, repair and/or replacement of Subscriber's Charging Stations as needed, including informing CPI of the existence of any Charging Stations that are non-operational and not intended to be replaced or repaired by Subscriber; and (v) compliance with all applicable laws.

(c) Subscriber shall deliver in full all benefits promised to Users by Subscriber in exchange for such Users connecting with Subscriber using ChargePoint Connections.

5.2 REPRESENTATIONS AND WARRANTIES OF SUBSCRIBER. Subscriber represents and warrants to CPI that: (i) it has the power and authority to enter into and be bound by this Agreement and shall have the power and authority to install the Charging Stations and any other electrical vehicle charging products which are registered and activated on the ChargePoint Network); (ii) the electrical usage to be consumed by Subscriber's Charging Stations will not violate or otherwise conflict with the terms and conditions of any applicable electrical purchase or other agreement including, without limitation, any lease, to which Subscriber is a party; and (iii) it has not installed or attached and will not install or attach Charging Stations on or to infrastructure not owned by Subscriber without proper authority, or in a manner that will block any easement or right of way.

5.3 CHARGEPOINT CARDS. Subscriber may be permitted by CPI, in CPI's sole discretion, to obtain CPI-provisioned radio-frequency identification cards ("ChargePoint Cards") which enable the individual card recipients to access and use ChargePoint. Subscriber may distribute such ChargePoint Cards to individuals, and each individual ChargePoint Card recipient is responsible for activating his or her ChargePoint Card on ChargePoint directly with CPI on the CPI web site. In no event will Subscriber create any separate ChargePoint accounts for any ChargePoint Card recipients or other third parties, nor will Subscriber create anonymous ChargePoint accounts associated with any ChargePoint Card.

5.4 USE RESTRICTIONS AND LIMITATIONS. Subscriber shall not:

(a) sell, resell, license, rent, lease or otherwise transfer the ChargePoint Services or any Content therein to any third party;

(b) interfere with or disrupt the ChargePoint Services, servers, or networks connected to the ChargePoint Services, or disobey any requirements, procedures, policies, or regulations of networks connected to the ChargePoint Services;

(c) restrict or inhibit any other user from using and enjoying the ChargePoint Services or any other CPI services;

(d) attempt to gain unauthorized access to the ChargePoint Network or the ChargePoint Services or related systems or networks or any data contained therein, or access or use ChargePoint or ChargePoint Services through any technology or means other than those provided or expressly authorized by CPI;

(e) create any ChargePoint Services user account by automated means or under false or fraudulent pretenses, or impersonate another person or entity on ChargePoint, or obtain or attempt to obtain multiple keys for the same URL;

(f) reverse engineer, decompile or otherwise attempt to extract the source code of the ChargePoint Services or any part thereof, or any Charging Station, except to the extent expressly permitted or required by applicable law;

(g) create derivative works based on any CPI Property;

(h) remove, conceal or cover the CPI Marks or any other markings, labels, legends, trademarks, or trade names installed or placed on the Charging Stations or any peripheral equipment for use in connection with Subscriber's Charging Stations;

(i) except as otherwise expressly permitted by this Agreement or in any applicable data sheet relating to a ChargePoint Service, copy, frame or mirror any part of the ChargePoint Services or ChargePoint Content, other than copying or framing on Subscriber's own intranets or otherwise solely for Subscriber's own internal business use and purposes;

(j) access ChargePoint, any ChargePoint Application or the ChargePoint Services for the purpose of monitoring their availability, performance or functionality, or for any other benchmarking or competitive purpose, or for any improper purpose whatsoever, including, without limitation, in order to build a competitive product or service or copy any features, functions, interface, graphics or "look and feel;"

(k) use any robot, spider, site search/retrieval application, or other device to retrieve or index any portion of the ChargePoint Services or Content or collect information about ChargePoint users for any unauthorized purpose;

(l) upload, transmit or introduce any Malicious Code to ChargePoint or ChargePoint Services;

(m) use any of the ChargePoint Services if Subscriber is a person barred from such use under the laws of the United States or of any other jurisdiction; or

(n) use the ChargePoint Services to upload, post, display, transmit or otherwise make available (A) any inappropriate, defamatory, obscene, or unlawful content; (B) any content that infringes any patent, trademark, copyright, trade secret or other proprietary right of any party; (C) any messages, communication or other content that promotes pyramid schemes, chain letters, constitutes disruptive commercial messages or advertisements, or is prohibited by applicable law, the Agreement or the Documentation.

5.5 CONTENT.

(a) ChargePoint Content (including but not limited to Charging Station data and status) is provided for planning purposes only. Subscriber may find that various events may mean actual Charging Station conditions (such as availability or pricing) differ from what is set forth in the Content. In addition, certain Charging Station-related Content, including Charging Station name and use restrictions, is set by the Subscriber and is not verified by CPI. Subscriber should exercise judgment in Subscriber's use of the Content.

(b) Certain Content , including map features may be provided under license from third parties and is subject to copyright and other intellectual property rights of such third parties. Subscriber may be held liable for any unauthorized copying or disclosure of such third party-supplied Content. Subscriber's use of such Content may be subject to additional restrictions set forth in the Documentation.

(c) Subscriber shall not copy, modify, alter, translate, amend, or publicly display any of the Content except as expressly permitted by the Documentation. Subscriber shall not present any portion of the Content in any manner, that would (i) make such Content false, inaccurate or misleading, (ii) falsify or delete any author attributions or labels of the origin or source of Content, or (iii) indicate or suggest that the Charging Station locations provided as part of the Content are anything other than ChargePoint® Network Charging Stations.

(d) Subscriber shall not remove, obscure, or alter in any manner any proprietary rights notices (including copyright and trademark notices), warnings, links or other notifications that appear in the ChargePoint Service.

6. SUBSCRIPTION FEES AND PAYMENT TERMS.

6.1 SUBSCRIPTION FEES. Subscriber shall pay all Subscription Fees within thirty (30) days of its receipt of CPI's invoice. All payments shall be made in U.S. Dollars by check, wire transfer, ACH payment system or other means approved by CPI. Customer may not offset any amounts due to CPI hereunder against amounts due to Customer under this Agreement or any other agreement. Fees payable to CPI do not include any Taxes, and Subscriber is responsible for any and all such Taxes. All payment obligations under this Agreement are non-cancelable and non-refundable.

6.2 LATE PAYMENTS. If any amount owing by Subscriber under this Agreement is more than thirty (30) days overdue, CPI may, without otherwise limiting CPI's rights or remedies, (a) terminate this Agreement, (b) suspend the use by Subscriber of the ChargePoint Services until such amounts are paid in full, and/or (c) condition future ChargePoint Service renewals and other Subscriber purchases on payment terms other than those set forth herein; provided that CPI shall not exercise any such rights if Subscriber has reasonably disputed such charges and is cooperating diligently in good faith to resolve the dispute.

7. INTELLECTUAL PROPERTY RIGHTS AND LICENSES.

7.1 CPI PROPERTY. As between CPI and Subscriber, CPI retains and reserves all right, title and interest (including all related Intellectual Property Rights) in and to the CPI Property and any improvements thereto. No rights are granted to Subscriber in the CPI Property hereunder except as expressly set forth in this Agreement.

7.2 SUBSCRIBER PROPERTY. As between CPI and Subscriber, Subscriber retains and reserves all right, title and interest (including all related Intellectual Property Rights) in and to (i) all Subscriber Marks and (ii) all Subscriber Content and Services (collectively, the "Subscriber Property"). No rights are granted to CPI in the Subscriber Property hereunder except as expressly set forth in this Agreement.

7.3 LIMITED LICENSE TO SUBSCRIBER. CPI hereby grants to Subscriber a royalty-free, non-assignable, non-transferable, and non-exclusive license to use the CPI Property solely in accordance with the terms of this Agreement (including without limitation all limitations and restrictions on such use) to the extent necessary for Subscriber to access, use and receive the ChargePoint Services as permitted herein.

7.4 LIMITED LICENSE TO CPI. Subscriber hereby grants to CPI a non-assignable, non-transferable, and non-exclusive license to use the Subscriber Property solely in accordance with the terms of this Agreement (including without limitation all limitations and restrictions on such use) to the extent necessary for CPI to provide the ChargePoint Services. CPI may utilize the Subscriber Marks to advertise that Subscriber is using the ChargePoint Services. CPI shall have a royalty-free, worldwide, transferable, sublicensable, irrevocable perpetual license to use or incorporate in the ChargePoint Services any suggestions, enhancement requests, recommendations or other feedback provided by Subscriber or Subscriber Rights Grantees relating to the ChargePoint Services.

7.5 ADDITIONAL TERMS REGARDING CPI MARKS.

(a) USE LIMITATIONS. Subscriber shall display the CPI Marks in connection with Subscriber Charging Stations as required in this Agreement during the term of Subscriber's Service Plan.

Subscriber shall not use any of the CPI Marks for or with any products other than its Charging Stations. From time to time, CPI may provide updated CPI Mark usage guidelines on the ChargePoint Application or elsewhere in the Documentation, and Subscriber shall thereafter comply with such updated guidelines. For any use of the CPI Mark not authorized by such guidelines, or if no such guidelines are provided, then for each initial use of the CPI Mark, Subscriber must obtain CPI's prior written consent, which shall not be unreasonably withheld or delayed, and after such consent is obtained, Subscriber may use the CPI Mark in the approved manner. All use by Subscriber of CPI's Marks (including any goodwill associated therewith) will inure to the benefit of CPI.

(b) PROHIBITIONS. Subscriber shall not use or display any CPI Mark (or any likeness of a CPI Mark):

(i) as a part of the name under which Subscriber's business is conducted or in connection with the name of a business of Subscriber or its Affiliates;

(ii) in any manner that (x) implies a relationship or affiliation with CPI other than as described under the Agreement, (y) implies any sponsorship or endorsement by CPI, or (z) can be reasonably interpreted to suggest that any Subscriber Content and Services has been authored by, or represents the views or opinions of CPI or CPI personnel;

(iii) in any manner intended to disparage CPI, ChargePoint, or the ChargePoint Services, or in a manner that is misleading, defamatory, infringing, libelous, disparaging, obscene or otherwise objectionable to CPI;

(iv) in any manner that violates any law or regulation; or

(v) that is distorted or altered in any way (including squeezing, stretching, inverting, discoloring, etc.) from the original form provided by CPI.

(c) NO REGISTRATION OF CPI MARKS. Subscriber shall not, directly or indirectly, register or apply for, or cause to be registered or applied for, any CPI Marks or any patent, trademark, service mark, copyright, trade name, domain name or registered design that is substantially or confusingly similar to a CPI Mark, patent, trademark, service mark, copyright, trade name, domain name or registered design of CPI, or that is licensed to, connected with or derived from confidential, material or proprietary information imparted to or licensed to Subscriber by CPI. At no time will Subscriber challenge or assist others to challenge the CPI Marks (except to the extent such restriction is prohibited by law) or the registration thereof by CPI.

(d) TERMINATION AND CESSATION OF USE OF CPI MARKS. Upon termination of this Agreement, Subscriber will immediately discontinue all use and display of all CPI Marks.

8. LIMITATIONS OF LIABILITY.

8.1 DISCLAIMER OF WARRANTIES. CHARGEPOINT AND THE CHARGEPOINT SERVICES ARE PROVIDED "AS IS" AND "AS AVAILABLE" FOR SUBSCRIBER'S USE, WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NONINFRINGEMENT. WITHOUT LIMITING THE FOREGOING, CPI DOES

NOT WARRANT THAT (A) SUBSCRIBER'S USE OF THE CHARGEPOINT SERVICES WILL BE UNINTERRUPTED, TIMELY, SECURE, FREE FROM ERROR, OR MEET SUBSCRIBER'S REQUIREMENTS; (B) ALL CONTENT AND OTHER INFORMATION OBTAINED BY SUBSCRIBER FROM OR IN CONNECTION WITH THE CHARGEPOINT SERVICES WILL BE ACCURATE AND RELIABLE; (C) ALL DEFECTS IN THE OPERATION OR FUNCTIONALITY OF THE CHARGEPOINT SERVICES WILL BE CORRECTED. ALL CONTENT OBTAINED THROUGH THE CHARGEPOINT SERVICES IS OBTAINED AT SUBSCRIBER'S OWN DISCRETION AND RISK, AND SUBSCRIBER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO SUBSCRIBER'S COMPUTER SYSTEM OR OTHER DEVICE, LOSS OF DATA, OR ANY OTHER DAMAGE OR INJURY THAT RESULTS FROM THE DOWNLOAD OR USE OF ANY SUCH CONTENT.

8.2 EXCLUSION OF CONSEQUENTIAL AND RELATED DAMAGES. REGARDLESS OF WHETHER ANY REMEDY SET FORTH HEREIN FAILS OF ITS ESSENTIAL PURPOSE OR OTHERWISE, IN NO EVENT WILL CPI BE LIABLE FOR ANY LOST REVENUE OR PROFIT, LOST OR DAMAGED DATA, BUSINESS INTERRUPTION, LOSS OF CAPITAL, OR FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES, HOWEVER CAUSED AND REGARDLESS OF THE THEORY OF LIABILITY OR WHETHER ARISING OUT OF THE USE OF OR INABILITY TO USE THE CHARGEPOINT NETWORK, ANY CHARGEPOINT SERVICES, THIS AGREEMENT, A GRANT OR RECEIPT OF RIGHTS OR OTHERWISE OR BASED ON ANY EXPRESSED, IMPLIED OR CLAIMED WARRANTIES BY SUBSCRIBER NOT SPECIFICALLY SET FORTH IN THIS AGREEMENT.

8.3 ELECTRICAL, CELLULAR AND INTERNET SERVICE INTERRUPTIONS. Neither CPI nor Subscriber shall have any liability whatsoever to the other with respect to damages caused by: (i) electrical outages, power surges, brown-outs, utility load management or any other similar electrical service interruptions, whatever the cause; (ii) interruptions in wireless or cellular service linking Charging Stations to ChargePoint; (iii) interruptions attributable to unauthorized ChargePoint Network intrusions; (iv) interruptions in services provided by any Internet service provider not affiliated with CPI; or (v) the inability of a Charging Station to access ChargePoint as a result of any change in product offerings (including, without limitation, the any network upgrade or introduction of any "next generation" services) by any wireless or cellular carrier. This includes the loss of data resulting from such electrical, wireless, cellular or Internet service interruptions.

8.4 LIMITATION OF LIABILITY. CPI's aggregate liability under this Agreement shall not exceed the greater of the (i) aggregate Services Fees paid by Subscriber to CPI in the twelve (12) calendar months prior to the event giving rise to the liability or (ii) \$25,000.

8.5 CELLULAR CARRIER LIABILITY. IN ORDER TO DELIVER THE CHARGEPOINT SERVICES, CPI HAS ENTERED INTO CONTRACTS WITH ONE OR MORE UNDERLYING WIRELESS SERVICE CARRIERS (THE "UNDERLYING CARRIER"). SUBSCRIBER HAS NO CONTRACTUAL RELATIONSHIP WITH THE UNDERLYING CARRIER AND SUBSCRIBER IS NOT A THIRD PARTY BENEFICIARY OF ANY AGREEMENT BETWEEN CPI AND THE UNDERLYING CARRIER. SUBSCRIBER UNDERSTANDS AND AGREES THAT THE UNDERLYING CARRIER HAS NO LIABILITY OF ANY KIND TO SUBSCRIBER, WHETHER FOR BREACH OF CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY IN TORT OR OTHERWISE. SUBSCRIBER AGREES TO INDEMNIFY AND HOLD HARMLESS THE UNDERLYING CARRIER AND ITS OFFICERS, EMPLOYEES, AND AGENTS AGAINST ANY AND ALL CLAIMS, INCLUDING WITHOUT LIMITATION CLAIMS FOR LIBEL, SLANDER, OR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH, ARISING IN ANY WAY, DIRECTLY OR INDIRECTLY, IN CONNECTION WITH USE, FAILURE TO USE, OR INABILITY TO USE THE WIRELESS SERVICES EXCEPT WHERE THE CLAIMS

RESULT FROM THE UNDERLYING CARRIER'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. THIS INDEMNITY WILL SURVIVE THE TERMINATION OF THE AGREEMENT. SUBSCRIBER HAS NO PROPERTY RIGHT IN ANY NUMBER ASSIGNED TO IT, AND UNDERSTANDS THAT ANY SUCH NUMBER CAN BE CHANGED. SUBSCRIBER UNDERSTANDS THAT CPI AND THE UNDERLYING CARRIER CANNOT GUARANTEE THE SECURITY OF WIRELESS TRANSMISSIONS, AND WILL NOT BE LIABLE FOR ANY LACK OF SECURITY RELATING TO THE USE OF THE CHARGEPOINT SERVICES.

8.6 ADDITIONAL RIGHTS. BECAUSE SOME STATES OR JURISDICITONS DO NOT ALLOW THE LIMITATION OR EXCLUSION OF CONSEQUENTIAL OR INCIDENTAL DAMAGES AND/OR THE DISCLAIMER OF IMPLIED WARRANTIES AS SET FORTH IN THIS SECTION 8, ONE OR MORE OF THE ABOVE LIMITATIONS MAY NOT APPLY; PROVIDED THAT, IN SUCH INSTANCES, CPI'S LIABILTY AND/OR IMPLIED WARRANTIES GRANTED IN SUCH CASES SHALL BE LIMITED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW.

9. TERM AND TERMINATION.

9.1 TERM OF AGREEMENT. This Agreement shall become effective on the Effective Date and shall continue until the expiration of all of Subscriber's Service Plans. The initial term of this Agreement shall be from the Effective Date and shall continue until that initial subscription expires. Thereafter, to the extent Subscriber amends the Agreement, this Agreement shall continue.

9.2 SERVICE PLAN TERM. Each Service Plan acquired by Subscriber shall commence as follows: Each Service Plan acquired for use with a new Charging Station will commence on the earlier to occur of (i) the date of Provisioning such new Charging Station, or (ii) one year from the date the Token(s) necessary for Provisioning such new Charging Station is made available to Subscriber or its installer. Renewals of Service Plans will commence on the date of the expiration of the Subscription being renewed. Each Subscriber Service Plan shall continue for the applicable duration thereof, unless this Agreement is terminated earlier in accordance with its terms.

9.3 TERMINATION BY CPI.

(a) This Agreement may be immediately terminated by CPI: (i) if Subscriber is in material breach of any of its obligations under this Agreement, and has not cured such breach within thirty (30) days (or within five (5) days in the case of any payment default) of Subscriber's receipt of written notice thereof; (ii) Subscriber becomes the subject of a petition in bankruptcy or any other proceeding related to insolvency, receivership, liquidation or an assignment for the benefit of creditors; (iii) upon the determination by any regulatory body that the subject matter of this Agreement is subject to any governmental regulatory authorization or review that imposes additional costs of doing business upon CPI; or (iv) as otherwise explicitly provided in this Agreement. Regardless of whether Subscriber is then in breach, CPI may, in its reasonable discretion, determine that it will not accept any renewal by Subscriber of its subscription to ChargePoint Services. In such case, this Agreement shall terminate upon the later of the expiration of all of Subscriber's subscriptions to ChargePoint Services.

(b) CPI may in its discretion suspend Subscriber's continuing access to the ChargePoint Services or any portion thereof if (A) Subscriber has breached any provision of this Agreement, or has acted in manner that indicates that Subscriber does not intend to, or is unable to, comply with any provision of this Agreement; (B) such suspension is required by law (for example, due to a change to the

law governing the provision of the ChargePoint Services); or (c) providing the ChargePoint Services to Subscriber could create a security risk or material technical burden as reasonably determined by CPI.

9.4 TERMINATION BY SUBSCRIBER.

This Agreement may be immediately terminated by Subscriber without prejudice to any other remedy of Subscriber at law or equity: (i) if CPI is in material breach of any of its obligations under this Agreement, and has not cured such breach within thirty (30) days of the date of its receipt of written notice thereof, (ii) CPI becomes the subject of a petition in bankruptcy or any other proceeding related to insolvency, receivership, liquidation or an assignment for the benefit of creditors, or (iii) at the sole discretion of the Subscriber with thirty days notice.

9.5 REFUND OR PAYMENT UPON TERMINATION. Upon any termination of this Agreement for cause by Subscriber pursuant to Section 9.4(i) or by CPI pursuant to Section 9.3(a)(iii), CPI shall refund to Subscriber a pro-rata portion of any pre-paid Subscription Fees based upon the remaining Service Plan term. Upon any termination for any other reason, Subscriber shall not be entitled to any refund of any Subscription Fees as a result of such termination. In no event shall any termination relieve Subscriber of any unpaid Subscription Fees due CPI for the Service Plan term in which the termination occurs or any prior Service Plan term.

9.6 SURVIVAL. Those provisions dealing with the Intellectual Property Rights of CPI, limitations of liability and disclaimers, restrictions of warranty, Applicable Law and those other provisions which by their nature or terms are intended to survive the termination of this Agreement will remain in full force and effect as between the Parties hereto regardless of the termination of this Agreement.

10. INDEMNIFICATION. Intentionally deleted.

11. GENERAL.

11.1 AMENDMENT OR MODIFICATION. CPI reserves the right to modify this Agreement from time to time. CPI will provide notice of each such modification to Subscriber. Subscriber's continued use of the ChargePoint Services following such notice will constitute an acceptance of the modified Agreement.

11.2 WAIVER. The failure of either Party at any time to enforce any provision of this Agreement shall not be construed to be a waiver of the right of such Party to thereafter enforce that provision or any other provision or right.

11.3 FORCE MAJEURE. Except with respect to payment obligations, neither CPI nor Subscriber will be liable for failure to perform any of its obligations hereunder due to causes beyond such party's reasonable control and occurring without its fault or negligence, including but not limited to fire, flood, earthquake or other natural disaster (irrespective of such Party's condition of any preparedness therefore); war, embargo; riot; strike; labor action; any lawful order, decree, or other directive of any government authority that prohibits a Party from performing its obligations under this Agreement; material shortages; shortage of transport; and failures of suppliers to deliver material or components in accordance with the terms of their contracts.

11.4 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.

11.5 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.

11.6 CLAIMS. Any claim by CPI against Subscriber 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 Subscriber shall be waived if not made within six (6) months after accrual of the cause of action.

11.7 NOTICE TO CALIFORNIA CUSTOMERS.

(a) California's Low Carbon Fuel Standard ("LCFS") was enacted to ensure that the mix of fuels sold by California oil refiners and distributors meets applicable greenhouse gas emissions targets. California has a statewide goal to reduce carbon intensity of transportation fuels by at least 10% by 2020.

(b) The ChargePoint Network can track the fueling of electric vehicles, which positively contributes to reducing California's carbon intensity. If applicable reporting requirements are met, LCFS credits are issued by the California Air Resources Board. An available LCFS credit may be claimed by certain owners and operators of electric vehicle charging stations, including both Subscriber and CPI. However, the LCFS credits are only available to one party, meaning any available credits may be claimed by either Subscriber or CPI, but not by both. CPI intends to claim available LCFS credits generated from use of the Charging Stations, but will not claim any available LCFS credits that Subscriber intends to claim. If Subscriber intends to claim the LCFS credits, it must engage in the reporting and other administrative obligations necessary to generate such credits.

(c) Subscriber agrees that it will provide CPI with written notice of its intent to claim LCFS credits within ten (10) days of the date of the Effective Date. If Subscriber does not currently intend to claim the LCFS credits, but desires to do so at any time in the future, Subscriber may, by providing written notice to CPI, elect to claim LCFS credits generated thirty (30) days or more after the date of such notice. Subscriber represents and warrants to CPI that, in the absence of providing written notice, Subscriber will not claim any LCFS credits. All notices shall be provided by email to CPI at lcfsnotification@chargepoint.com.

11.8 NOTICES. Other than the notices required in Section 11.7, any notice required or permitted by this Agreement shall be sent (a) if by CPI, via electronic mail to the address indicated by Subscriber in Subscriber's ChargePoint Services account; or (b) if by Subscriber, via electronic mail to mssa@chargepoint.com.

11.9 INJUNCTIVE RELIEF. Subscriber acknowledges that damages for improper use of the ChargePoint Services may be irreparable; therefore, CPI is entitled to seek equitable relief, including but not limited to preliminary injunction and injunction, in addition to all other remedies.

11.10 SEVERABILITY. Except as otherwise specifically provided herein, if any term or condition of this Agreement or the application thereof to either Party will to any extent be determined jointly by the Parties or by any judicial, governmental or similar authority, to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to this Agreement, the Parties or circumstances other than those as to which it is determined to be invalid or unenforceable, will not be affected thereby.

11.11 ASSIGNMENT. Subscriber may not assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of CPI (not to be unreasonably withheld). In the event of any purported assignment in breach of this Section, CPI shall be entitled, at its sole discretion, to terminate this Agreement upon written notice given to Subscriber. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, their respective successors and permitted assigns. CPI may assign its rights and obligations under this Agreement.

11.12 NO AGENCY OR PARTNERSHIP. CPI, in the performance of this Agreement, is an independent contractor. In performing its obligations under this Agreement, CPI shall maintain complete control over its employees, its subcontractors and its operations. No partnership, joint venture or agency relationship is intended by CPI and Subscriber to be created by this Agreement. Neither Party has any right or authority to assume or create any obligations of any kind or to make any representation or warranty on behalf of the other Party, whether express or implied, or to bind the other Party in any respect whatsoever.

11.13 ENTIRE AGREEMENT. This Agreement (including the attached Exhibits) contains the entire agreement between the Parties with respect to the subject matter hereof and supersedes and cancels all previous and contemporaneous agreements, negotiations, commitments, understandings, representations and writings. All purchase orders issued by Subscriber shall state that such purchase orders are subject to all of the terms and conditions of this Agreement, and contain no other term other than the type of Service Plan, the number of Charging Stations for which such Service Plan is ordered, the term of such Service Plans and applicable Subscription Fees. To the extent of any conflict or inconsistency between the terms and conditions of this Agreement and any purchase order, the Agreement shall prevail. Notwithstanding any language to the contrary therein, no terms or conditions stated in any other documentation shall be incorporated into or form any part of this Agreement, and all such purported terms and conditions shall be null and void.

11.14 COPYRIGHT POLICIES. It is CPI's policy to respond to notices of alleged copyright infringement that comply with applicable international intellectual property law (including, in the United States, the Digital Millennium Copyright Act) and to terminate the accounts of repeat infringers.

11.15 THIRD PARTY RESOURCES. The ChargePoint Services may include hyperlinks to other websites or resources. CPI has no control over any web sites or resources that are provided by companies or persons other than CPI. Subscriber acknowledges and agrees that CPI is not responsible for the availability of any such web sites or resources, CPI does not endorse any advertising, products or other

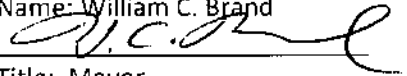
materials on or available from such web sites or resources, and CPI is not liable for any loss or damage that may be incurred by Subscriber as a result of any reliance placed by Subscriber on the completeness, accuracy or existence of any advertising, products, or other materials on, or available from, such websites or resources.

11.16 COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute but one and the same document.

11.17 ENGLISH LANGUAGE AGREEMENT GOVERNS. Where CPI has provided Subscriber with a translation of the English language version of this Agreement, Subscriber agrees that the translation is provided for Subscriber's convenience only and that the English language version of this Agreement governs Subscriber's relationship with CPI. If there is any conflict between the English language version of this Agreement and such translation, the English language version will prevail.

Subscriber: City of Redondo Beach

Name: William C. Brand



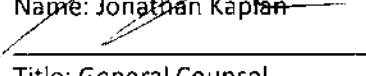
Title: Mayor

Date: May 2, 2017

Address: 415 Diamond Street, Redondo Beach,
CA 90277

ChargePoint, Inc.

Name: Jonathan Kaplan



Title: General Counsel

Date: 4-17-17

Address: 254 E. Hacienda Ave, Campbell, CA
95008

APPROVED AS TO FORM:


ACTING CITY ATTORNEY

ATTEST:


ELEANOR MANZANO, CITY CLERK



EXHIBIT 1

FLEX BILLING TERMS

This Exhibit sets forth certain additional terms and conditions (“Flex Billing Terms”) pursuant to which Subscriber may charge Users fees for the use of Subscriber’s Charging Stations. In order to charge such fees, Subscriber must subscribe to a Service Plan that includes CPI’s management, collection and/or processing services related to such fees (“Flex Billing”).

1. DEFINITIONS. The following additional defined terms shall apply to these Flex Billing Terms:

1.1 “CPI Fees” means a fee, currently equal to ten percent (10%) of Session Fees, charged for a particular Session. CPI Fees are charged by CPI in exchange for its collection and processing of Session Fees on behalf of Subscriber. CPI will provide Subscriber with thirty (30) days prior written notice (which may include, without limitation, notice provided by CPI through its regular newsletter to Subscriber) of any increase in CPI Fees. However, no price increase shall be effective unless Subscriber gives CPI its written consent.

1.2 “Net Session Fees” means the total amount of Session Fees collected on behalf of the Subscriber by CPI, less CPI Fees and Taxes, if any, required by law to be collected by CPI from Users in connection with the use of Charging Stations. Except as required by law, Subscriber shall be responsible for the payment of all Taxes incurred in connection with use of Subscriber’s Charging Stations.

1.3 “Session” or “Charging Session” means the period of time during which a User uses Subscriber’s Charging Station to charge his or her electric vehicle for a continuous period of time not less than two (2) minutes commencing when a User has accessed such Charging Station and ending when such User has terminated such access.

1.4 “Session Fees” means the fees set by the Subscriber for a Charging Session, inclusive of any applicable Taxes.

2. FLEX-BILLING SERVICE FOR CHARGING STATIONS.

2.1. SESSION FEES. Subscriber shall have sole authority to determine and set in real-time Session Fees. Subscriber shall be solely responsible for determining and charging Session Fees in compliance with all applicable laws and regulations (including without limitation any restriction on Subscriber’s use of per-kWh pricing). Subscriber acknowledges that CPI is not responsible for informing Subscriber of applicable laws or changes thereto, and CPI will not be liable to Subscriber or any third party for any alleged or actual failure of Subscriber to comply with such applicable laws and regulations.

2.2 DEDUCTIONS FROM SESSION FEES. In exchange for CPI collecting Session Fees on behalf of the Subscriber, the Subscriber hereby authorizes CPI to deduct from all Session Fees collected: (i) CPI Fees and (ii) to the extent required by Section 3, applicable Taxes.

2.3 PAYMENT TO SUBSCRIBER OF NET SESSION FEES. CPI shall remit Net Session Fees to Subscriber not more than thirty (30) days after the end of each calendar month as directed by Subscriber from time to time through the applicable ChargePoint Services. Notwithstanding the foregoing, no such



payment will be required if at the end of any calendar month the amount due to Subscriber hereunder is less than fifty U.S. Dollars (\$50), except in connection with the expiration or termination of this Agreement. However, in no event shall CPI not remit amounts due to Subscriber, regardless of the amount then due, later than thirty (30) days following the end of each calendar quarter.

3. TAXES. Subscriber is responsible for the payment of all Taxes incurred in connection with Session Fees; provided that CPI is solely responsible for all Taxes assessable based on CPI's income, property and employees. Where CPI is required by law to collect and/or remit the Taxes for which Subscriber is responsible, the appropriate amount shall be invoiced to Subscriber and deducted by CPI from Session Fees, unless Subscriber has otherwise provided CPI with a valid tax or regulatory exemption certificate or authorization from the appropriate taxing or regulatory authority.



EXHIBIT 2
API TERMS

This Exhibit sets forth certain additional terms and conditions ("API Terms") governing Subscriber's use of the APIs in connection with Subscriber's use of the ChargePoint Services. The API Terms are part of the Agreement, and all such use of the APIs remains subject to the Agreement terms.

1. **ADDITIONAL DEFINITIONS.** The following additional definitions shall apply to the API Terms.

1.1 "API Implementation" means a Subscriber software application or website that uses any of the APIs to obtain and display Content in conjunction with Subscriber Content and Services.

1.2 "API Documentation" means all Documentation containing instructions, restrictions or guidelines regarding the APIs or the use thereof, as amended and/or supplemented by CPI from time to time.

1.3 "CPI Site Terms" means the Terms and Conditions displayed on CPI's website, governing use of CPI's website and the ChargePoint Services by visitors who are not Service Plan subscribers.

2. **API USE.** Subscriber may use the APIs as and to the extent permitted by Subscriber's Service Plan and the API Documentation, subject to the terms and conditions of the Agreement.

2.1 AVAILABLE APIs AND FUNCTION CALLS. The APIs give Subscriber access to information through a set of function calls. The particular APIs and API function calls made available by CPI from time to time (and the Content available through such APIs and function calls) will be limited by Subscriber's Service Plan, and Subscriber's particular Service Plan may not include all APIs and function calls then available from CPI.

2.2 USE AND DISPLAY OF CONTENT. Subscriber is permitted to access, use and publicly display the Content with Subscriber Content and Services in Subscriber's API Implementation, subject to the following requirements and limitations.

(a) All Charging Station locations provided to Subscriber as part of the Content shall be clearly identified by Subscriber in Subscriber's API Implementation as ChargePoint® Network Charging Stations and shall contain the Brand Identifiers required by the API Documentation. In no event shall Subscriber's API Implementation identify or imply that any Charging Station is a part of any network of charging stations other than ChargePoint.

(b) Subscriber shall keep the Content used by Subscriber's API Implementation current with Content obtained with the APIs to within every forty eight (48) hours.

(c) Content provided to Subscriber through the APIs may contain the trade names, trademarks, service marks, logos, domain names, and other distinctive brand features of CPI's business

partners and/or other third party rights holders of Content indexed by CPI, which may not be deleted or altered in any manner.

(d) Subscriber shall not:

(i) pre-fetch, cache, or store any Content, except that Subscriber may store limited amounts of Content for the purpose of improving the performance of Subscriber's API Implementation if Subscriber does so temporarily, securely, and in a manner that does not permit use of the Content outside of the ChargePoint Service;

(ii) hide or mask from CPI the identity of Subscriber's service utilizing the APIs, including by failing to follow the identification conventions listed in the API Documentation; or

(iii) defame, abuse, harass, stalk, threaten or otherwise violate the legal rights (such as rights of privacy and publicity) of others.

2.3 REQUIRED INFORMATION. Subscriber must:

(a) display to all viewers and users of Subscriber's API Implementation the link to the CPI Site Terms and Conditions as presented through the ChargePoint Services or described in the Documentation;

(b) explicitly state in the use terms governing Subscriber's API Implementation that, by using Subscriber's API Implementation, such viewers and users are agreeing to be bound by the CPI Site Terms; and

(c) include in Subscriber's API Implementation, and abide by, a privacy policy complying with all applicable laws; and

(d) comply with all applicable laws designed to protect the privacy and legal rights of users of Subscriber's API Implementation.

2.4 REPORTING. Subscriber must implement reporting mechanisms, if any, that CPI requires in the API Documentation.

3. CPI BRANDING REQUIREMENTS AND RESTRICTIONS.

3.1 MANDATORY CPI BRANDING. Subject to Section 3.2 below and the restrictions on use of CPI Marks set forth in the Agreement, Subscriber agrees that each page comprising Subscriber's API Implementation will include a ChargePoint logo and will state that Subscriber's application or website is provided, in part, through the ChargePoint Services.

3.2 RESTRICTIONS. Subscriber shall not:

(a) display any CPI Mark as the most prominent element on any page in Subscriber's API Implementation or Subscriber's website (except as used in connection with the display of Charging Stations); or

(b) display any CPI Mark anywhere in Subscriber's API Implementation or on Subscriber's website if Subscriber's API Implementation or website contains or displays adult content or promotes illegal activities, gambling, or the sale of tobacco or alcohol to persons under twenty-one (21) years of age.

EXHIBIT 3
TERMS REGARDING GRANTING OF RIGHTS

This Exhibit sets forth certain additional terms and conditions applicable to Rights Grantors and Rights Grantees regarding the granting of Rights ("Rights Terms"). The Rights Terms are part of the Agreement, and all use of the ChargePoint Services permitted pursuant to the Rights Terms remains subject to the Agreement.

1. ADDITIONAL DEFINITIONS. The following additional definitions shall apply.

1.1 "Rights Grantor" means Subscriber.

1.2 "Rights Grantee" means a any person to whom Subscriber has granted Rights. For purposes of this Agreement, a Subscriber shall be deemed to have granted Rights to the entity assisting Subscriber with creating its account and initiating Subscriber's access to Services.

2. TERMS. This Section governs Subscriber's granting of Rights as a Rights Grantor.

2.1 LIMITED RIGHTS. A Rights Grantee's right to access and use the ChargePoint Services for and on behalf of a Rights Grantor is limited to the specific Rights granted by such Rights Grantor to such Rights Grantee. Such Rights may be limited according to the Service Plan(s) subscribed to by Subscriber. Subscriber may revoke Rights, or any portion thereof, it has granted to a Rights Grantee at will and such Rights will thereafter be terminated with respect to such Rights Grantee. In no event may Subscriber grant Rights in excess of those provided to it through the Service Plan(s) to which it has subscribed.

2.2 RESPONSIBILITY FOR AUTHORIZED USER. All use of the ChargePoint Services by a Rights Grantee exercising Rights granted by Subscriber shall be subject to the terms and conditions of the Agreement (including without limitation Subscriber's indemnification obligation pursuant to Section 10 thereof). Subscriber shall be responsible for the actions, omissions, or performance of such Rights Grantee while exercising any such Rights, as if such action, omission or performance had been committed by Subscriber directly.

2.3 NO AGREEMENT. Subscriber acknowledges and agrees that the ChargePoint Services merely enable a Rights Grantor to extend Rights to Rights Grantees. The mere extension of such Rights by a Rights Grantor to a Rights Grantee does not constitute an agreement between Rights Grantor and the Rights Grantee with respect to the granted Rights or the exercise of such Rights by the Rights Grantee. CPI does not, either through the terms of the Agreement or the provision of ChargePoint Services undertake to provide any such agreement. It is the responsibility of the Rights Grantor and the Rights Grantee to enter into such an agreement on terms mutually acceptable to each. CPI expressly undertakes no liability with respect to such an agreement and Rights Grantor fully and unconditionally releases CPI from any liability arising out of such an agreement. Further Rights Grantor agrees to indemnify and hold CPI, its officers, directors, agents, affiliates, distribution partners, licensors and suppliers harmless from and against any and all claims, actions, proceedings, costs, liabilities, losses and expenses (including, but not limited to, reasonable attorneys' fees) (collectively, "Claims") suffered or incurred by such indemnified parties resulting from or arising out of such agreement.

EXHIBIT 4
PRICE QUOTATION

Pricing shall only be for the initial subscription period. Renewals, if any, shall be subject to the then current price. The Price Quotation for the initial subscription period is attached.

Quotation

ChargePoint, Inc.

254 East Hacienda Avenue | Campbell, CA | 95008-6617 USA
chargepoint.com
Phone: (408) 841-4500

Quote #: Q-05399-1
Date: 12/21/2016
Expires On: 1/31/2017

Sales Rep: David Nevarez
Phone: 4088727505
Email: david.nevarez@chargepoint.com

Contact: Jon Emerson

Bill To

Jon Emerson
City of Redondo Beach
531 N Gertruda Ave
Redondo Beach CA 90277
US
jon.emerson@redondo.org
(310) 318-0686 x 4151

Ship To

Jon Emerson
City of Redondo Beach
531 N Gertruda Ave
Redondo Beach CA 90277
US
jon.emerson@redondo.org
(310) 318-0686 x 4151

Product Name	Product Description	Qty	Unit Price	Total Price
CPF25 L18	The CPF25 is a robust, outdoor-rated, single output, 18 foot cable, 208/240, 32A, L2 charger with a wall mount option and access control. It is ideal for dedicated fleet or multi-family charging requiring access control and utilization tracking. It operates only with a Fleet or Multi-Family Cloud Services Plan.	1	\$1 500	\$1,500

Product Name	Product Description	Qty	Unit Price	Total Price
CPF-ACTIVE	Fleet Application Only - Initial Station Activation & Configuration Service - Activation of cloud services and configuration of radio groups, custom groups, connections, access control, visibility control, pricing, reports and alerts. One time initial service per single or dual station. 3-5 Stations \$50 off List, 6-10 Stations \$80 off List, 11 or more \$110 off List.	1	\$229	\$229

Product Name	Product Description	Qty	Unit Price	Total Price
CPCLD-FLEET-1	1 Year Prepaid Fleet Cloud Services Plan. Includes On-going Station Software OTA updates, 24/7/365 Network Operations & Driver Support, Access Control, Reporting and Analytics, Station Management API use, Usage Analysis API use, Basic Energy Management, Vehicle Management, ChargePoint Fuel Card Service.	1	\$205	\$205

~~CONFIDENTIAL~~

Product Name	Product Description	Qty	Unit Price	Total Price
CPGW1	The ChargePoint Gateway (US) provides connectivity for CPF25s to ChargePoint's Cloud via a cell to wifi modem. One gateway can provide connectivity up-to 9 CPF25 ports that are within 150 feet line of sight of the gateway. A gateway must be ordered for a new site, or if the site exceeds more than 9 ports, or if the CPF25 is installed more than 150 feet from the existing gateway.	1	\$0	\$0

Quote Total: \$1,934.00

Grand Total: \$1,934.00

Note: Sales tax in applicable states (AZ, CA, FL, GA, MA, NY, TX) and shipping fees will be applied to this quote at time of invoicing.

- All pricing is confidential between Customer and ChargePoint.
- All prices are FOB Origin.
- Customer to be invoiced at time of shipment.
- All invoices are Net 30 days. Credit checks are required for new customers.
- Pricing does not include installation or mounting services unless specifically quoted above.
- Additional Purchase Terms and Conditions can be found at <http://www.chargepoint.com/termsandconditions>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the above terms and conditions and that this signed quote shall act as a purchase order.

Accepted by:

Signature: _____

Name (Print): _____

Title: _____

Date: _____

Requested Ship Date: _____

EXHIBIT 5
FLEET PLAN FEATURES

See attached.

Fleet Plan

Product and Ordering Information

Fleet Plan is the cloud service plan for the CPF25 charging station.

Station Management	
Access Control	Control which vehicles use your charging stations. Assign RFID cards to fleet vehicles and allow only those vehicles to charge at your stations.
Energy Management	Enroll in utility Demand Response programs that may offer incentives such as discounts on installation, equipment and energy costs.
Real-Time Station Visibility	Get real-time information on station availability.
Reporting and Analytics	Generate automated reports including energy usage, greenhouse gases avoided, station usage, peak occupancy, session duration and more.
Remote Management	Remotely configure, monitor and track all of your charging stations.
Rights Granting	Some electric utilities have programs that offer fleets attractive rebates for EV charging stations or provide incentives for curtailing power during periods of peak electricity demand. To participate in these programs, the utility must be able to view usage data, or notify you when it's time to reduce your power usage. Rights Granting makes enrolling in these programs as simple as checking a box, with automated data transfer and notifications.
Automatic Updates	Receive automatic, over-the-air station software updates.
24/7 Driver Phone Support	Your drivers can get phone support 24 hours a day, every day of the year.
Station Owner Support	Station managers can get help from our dedicated, expert support team that is available during business hours, Monday to Friday 8AM to 9PM EST.
Vehicle Management	
Track Vehicle Usage	Get real-time information on your fleet vehicles whenever they are plugged into a charging station. You can track the location and station where your vehicles are charging, know when they are fully charged and view usage reports both by vehicle and by fleet.
ChargePoint Fleet Card Service	Your fleet vehicles may need to charge on route. The Fleet Card Service gives you a convenient way to pay for charging at public ChargePoint stations that require payment. All charging activities and fees are tracked, and you can pay for charging through a purchase order and invoicing or, optionally, by credit card.



ChargePoint CPF25
Two Stations with Dual Pedestal Mount
and Cord Management Kit

Ordering Information

Description	Order Code
Fleet Plan (1, 2, 3, 4 or 5 years)	CPCLD-FLEET- <i>n</i> ¹

¹Substitute *n* for desired years of service (1, 2, 3, 4 or 5 years)

Required Companion Products

Description	Order Code
CPF25 Level 2 Charging Stations	Please visit chargepoint.com/files/datasheets/ds-cpf25.pdf
ChargePoint Gateway	Please visit chargepoint.com/files/datasheets/ds-cpgw.pdf




Recommended Companion Products

Description	Order Code
Station Initial Activation	CPSUPPORT-ACTIVE
ChargePoint Assure	CPF25-ASSURE- <i>n</i> ¹

¹Substitute *n* for the duration of additional coverage (1, 2, 3 or 4 years)

Contact Us

To order the Fleet Plan:

-  Visit chargepoint.com/sales
-  Call +1.408.705.1992
-  Email sales@chargepoint.com



ChargePoint, Inc.
 254 E Hacienda Avenue | Campbell, CA | 95008-6617 USA
 +1.408.841.4500 or toll free +1.877.370.3802
chargepoint.com

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PCF

Listed by Underwriters
 Laboratories Inc.





Administrative Report

H.7., File # 26-0010

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: JOY A. FORD, CITY ATTORNEY

TITLE

APPROVE THE FOURTH AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CITY MANAGER

ATTACHMENTS

- Employment Agreement Between City of Redondo Beach and City Manager
- First Amendment
- Second Amendment
- Third Amendment
- Fourth Amendment

**EMPLOYMENT AGREEMENT
BETWEEN CITY OF REDONDO BEACH
AND
CITY MANAGER**

This EMPLOYMENT AGREEMENT ("**Agreement**") is entered into on the 16th day of November 2021 ("**Effective Date**") between City of Redondo Beach, a chartered municipal corporation ("**City**") and Mike Witzansky ("**City Manager**"). As used in this Agreement, "**Parties**" shall mean collectively City and City Manager, and a "**Party**" shall mean either one of such Parties.

RECITALS

- A. City is a Charter City as defined in California Government Code Section 34101 and not a local agency as defined in California Government Code Sections 53263 or 3511.1(c). Pursuant to Article V, Section 5 of the Charter of the City of Redondo Beach (the "**Charter**"), the City is a Council-Manager form of government.
- B. City desires to appoint and employ Mike Witzansky to serve as its City Manager to perform the duties and discharge powers specified in Article XII, Section 12.3 of the Charter or as otherwise specifically provided for in the City of Redondo Beach Municipal Code or lawfully adopted ordinances (the "**Professional Services**"), and to be employed pursuant to a contract required by Article XII, Section 12.1 of the Charter at the pleasure of the City Council, subject to limitations of such pleasure only as specified in Article IX, Section 9.1 of the Charter.
- C. This Agreement is intended to establish and provide conditions, compensation and benefits, and working conditions for such appointment and employment, as authorized by Redondo Beach City Council and consistent with the Pay and Benefits Plan for Management & Confidential Employees of the City of Redondo Beach (the "**Management & Confidential Plan**", current version attached as Exhibit A), as amended during the Term of this Agreement.
- D. Mike Witzansky represents he is eligible for such appointment and employment, that he resides (and will continue to reside) at a location that allows him to reasonably and timely respond to City emergencies, and desires to accept appointment and employment on the terms set forth herein.

AGREEMENT

Incorporating each of the Recitals above into the terms of this Agreement as a material contractual part hereof, and not as mere recitals, the Parties agree as follows:

Section 1. Duties - Exclusive Employment and Restriction on Outside Pursuits

Upon appointment by the City Council, City agrees to employ City Manager to serve as the City's chief executive officer and to perform the Professional Services and such other legally permissible duties and functions as City Council may direct from time to time. City Manager shall be empowered with such authority as set forth in Article XII, Section 12.3 or as reasonably necessary to lawfully perform the Professional Services.

In addition to restrictions contained in Article VII, Section 2 of the Management & Confidential Plan, City Manager agrees he will be employed exclusively by City and may not be employed in any other capacity while employed or engage in any other business duties or professional pursuits whatsoever or, directly or indirectly, render any services of a business, commercial, or professional nature to any other person or organization, whether provided compensation or otherwise, without prior consent of City Council, which consent may be withheld at the sole discretion of the City Council. Notwithstanding the foregoing, the expenditure of reasonable amounts of time not in conflict with City's needs and interests for non-compensated educational, charitable, community, volunteer, and/or professional activities (the "**Volunteer Activities**") shall not be deemed a breach of this Agreement and shall not require prior consent. If the City Council determines that any of the City Manager's Volunteer Activities are in conflict with this Section, the City Council shall notify the City Manager of such determination and the City Manager shall make appropriate modifications to such duties or pursuits in order to comply with this Section. The Parties have negotiated and agreed to conditions, compensation and benefits, and working conditions materially sufficient to permit City Manager to exclusively focus his professional time, ability, and attention to City business during the term of this Agreement.

Section 2. Term, Renewal, and Expressed At-Will Status

The term of this Agreement shall commence as of the Effective Date and shall be for a period of three (3) years (the "**Term**"); provided, however, this Agreement may be terminated as provided in Section 3 below or renewed from time to time for such period as specified in the Charter..

If this Agreement is not formally renewed by City Council action but City Manager continues to serve as such and otherwise be employed by the City, all terms of the Agreement shall remain in effect.

At all times, City Manager is an "at-will" employee (as that term is defined by case law interpreting California Labor Code Section 2922). The City Manager will serve at the pleasure of City Council, subject to limitations of such pleasure only as specified in Article IX, Section 9.1 of the Charter. Nothing in this Agreement shall require Cause for removal, or prevent, limit, or otherwise interfere with the right of City Council to terminate the services of City Manager at any time, subject only to the provisions set forth in Section 3 of this Agreement.

Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of City Manager to resign at any time from his position with City, subject only to the provisions set forth in Section 3 of this Agreement. Nothing in this Section shall prevent the City from terminating City Manager for Cause, as defined in Section 3(C) of this Agreement.

Section 3. Termination of Agreement

This Agreement may be terminated prior to expiration of its Term as follows:

- A. By mutual written agreement of the parties; or
- B. The City may terminate this Agreement for convenience at any time without any showing of, or necessity for, Cause; or
- C. The City may terminate this Agreement at any time for Cause. For purposes of this Agreement, "Cause" shall mean:
 - (1) City Manager's commission of an act of fraud, embezzlement or misappropriation, or a crime of moral turpitude; or
 - (2) City Manager's continuing or willful misconduct or failure, refusal or neglect to perform his job functions, or adhere to the lawful policies and practices of the City, or to the terms of Section 1 of this Agreement; or
 - (3) City Manager's continuing or willful misconduct or failure, refusal or neglect to adhere to the lawful direction of the City Council; or
 - (4) Conviction of a crime involving an abuse of office or position as Defined in Government Code Section 54243.4; or
 - (5) Being habitually impaired by, or under the influence of, drugs or alcohol to such an extent as to have a material negative affect on the performance of Professional Services;
 - (6) Physically responding to unexpected or unplanned work events outside City Hall's normal operating hours, while impaired by, or under the influence of, drugs or alcohol to such an extent as to have a material negative affect on the performance of Professional Services related to those specific events.
- D. City Manager may terminate this Agreement for any reason upon thirty (30) days' notice; or
- E. This Agreement shall terminate automatically upon City Manager's death; or
- F. The City may terminate this Agreement upon City Manager's Disability. For purposes of this Agreement, "Disability" means that City Manager has become "disabled" (1) within the meaning of Section 409A of the Internal Revenue Code of 1986, as amended, or (2) within the meaning of Government Code Section 20026. If the City Manager becomes disabled within the meaning of Government Code Section 20026, the City will place the City Manager on an unpaid leave of absence and apply for a disability retirement to the extent permitted under then applicable laws, regulations,

and binding CalPERS Circular Letters.

G. In the event City terminates the Agreement for any reason other than Cause, upon execution and delivery of an applicable Settlement Agreement and Release ("**Release**", substantially in the form attached as Exhibit B), City shall make the following payment ("**Severance Payment**"):

- (1) If the City makes the decision to terminate this Agreement pursuant to the provisions of Section 3(B) prior to July 15, 2022, the City Manager shall receive a minimum of 90-days (the "**Advance Notice Period**") advance written notice of termination. The written notice shall state the last date of employment with the City ("**Effective Date of Termination**") and provide such other details as the City Attorney may determine appropriate. During the Advance Notice Period City Manager shall be given reasonable leave to interview for other employment but shall be required to effectively discharge Professional Services required by this Agreement and shall receive his usual compensation through the Effective Date of Termination. Upon execution and receipt by the City of the applicable Release and subject to the provisions contained in Section 3(G)(5) below, City shall pay City Manager an amount equal to the three (3) months of his then existing Base Salary. Nothing provided in this Section shall preclude the City from terminating this Agreement for Cause for any act, action, or omission as described in Section 3(C) about which it becomes aware during the Advance Notice Period.
- (2) If on or after July 15, 2022, the City makes the decision to terminate this Agreement pursuant to the provisions of Section 3(B), the City shall not be required to provide any advance notice. Upon execution and receipt by the City of the applicable Release and subject to the provisions contained in Section 3(G)(5) below, City shall pay City Manager an amount equal to the six (6) months of his then existing Base Salary.
- (3) If on or after January 1, 2023, the City makes the decision to terminate this Agreement pursuant to the provisions of Section 3(B), the City shall not be required to provide any advance notice. Upon execution and receipt by the City of the applicable Release and subject to the provisions contained in Section 3(G)(5) below, City shall pay City Manager an amount equal to the seven (7) months of his then existing Base Salary.
- (4) If on or after January 1, 2024, the City makes the decision to terminate this Agreement pursuant to the provisions of Section 3(B), the City shall not be required to provide any advance notice. Upon execution and receipt by the City of the applicable Release and subject to the provisions contained in Section 3(G)(5) below, City shall pay City Manager an amount equal to the eight (8) months of his then existing

Base Salary. In the event the remaining term of the Agreement is less than eight (8) months, the City shall pay City Manager an amount equal to the remaining term of the agreement, or six (6) months of his then existing Base Salary, whichever is greater.

- (5) Any Severance Payment paid shall be less applicable taxes and withholdings required by law. City shall pay the Severance Payment, at City Manager's option, either by (i) a lump sum upon the later of the last date of employment, or fifteen (15) days after expiration of any revocation period as specified in the applicable Release, or (ii) on the same schedule as the City's normal payroll cycle (but not as an employee of the City). Also, in the event City Manager and City Manager's dependents are covered under the City's health, dental, and/or vision plan(s), and in addition to the Severance Payment described above, and provided such plans permit continuation after termination, the City shall provide for continuation of health, dental, and vision plans (the "HCP") for up to six (6) months after the date of termination or until the City Manager obtains other employment that provides health benefits, whichever occurs first. The cost of any HCP shall be at the City Manager's sole expense, and shall be withheld from any Severance Payment to the extent City Manager and City Manager's dependents remain covered by the then applicable plans.

- H. Termination of this Agreement pursuant to Section 3(D), 3(E), or 3(F), shall not be deemed "termination for any reason other than Cause".
- I. Notwithstanding the provision set forth in Section 3(C) above, if the occurrence of an event of "neglect" described in Section 3(C)(2) or 3(C)(3) is capable of being cured, such occurrence shall constitute Cause only if (1) written notice specifying in reasonable detail the nature thereof, and the manner in which the City requires cure to be effected, is provided to City Manager within reasonable time after the City becomes aware of the alleged event or conduct, and (2) City Manager shall have substantially failed to cure such event as soon as reasonably possible but in no event later than fourteen (14) days after receiving such notice. The written notice referred to shall specify with reasonable particularity the alleged "neglect", together with a reasonable summary of facts support the allegation and provide a date for hearing at which the City Manager may show cure of any such negligent act or acts.

Section 4: Salary and Exempt Status

City agrees to pay City Manager for his services rendered an initial base annual salary of \$250,000 ("Base Salary"), payable in the normal payroll installments at the same time as other Executive Level Employees of City (as that term is defined in the Management & Confidential Plan) are paid. The City Council may review the Base Salary as part of any City Manager performance evaluation and may provide upward only adjustments as it determines appropriate.

City Manager agrees his appointment and employment pursuant to this Agreement is exempt

from overtime and minimum wage provisions of applicable federal, state, or local law. Appointment and employment pursuant to this Agreement is also exempt from any provision of the California Labor Code not specifically made applicable to public employers.

Section 5: Performance Evaluation

City Council may conduct its first initial performance review of City Manager after the completion of his first six months. City Council may provide input with respect to City Manager's initial performance and alignment with City Council goals and objectives.

Commencing with the completion of the City Manager's first full year with the City, City Council may annually review and evaluate his performance and compensation in closed session. If possible, this annual review should take place in October of each year to allow for timely evaluation and payment of the annual Base Salary adjustment and/or performance bonus, if City Council determines in its discretion that City Manager is eligible for either. Said review and evaluation will normally be in accordance with specific performance measures and rating criteria mutually agreed to by City Council and City Manager.

Any failure of the City Council to conduct or complete a performance review shall not be deemed a breach of this Agreement.

Section 6: Hours of Work & Designation of "Acting City Manager"

It is agreed City Manager will devote all time necessary to perform Professional Duties including substantial time outside City Hall's normal operating hours. During any leave City Manager shall, in compliance with the Redondo Beach Municipal Code, designate an "Acting City Manager" to oversee operation of the City in his absence.

Section 7: Benefits

Benefits provided to City Manager are the same as those provided to Executive Level employees in the Pay and Benefits Plan for Management & Confidential Employees, as may be modified from time to time, and are detailed in Exhibit A.

Section 8: Notices

Any notice required by this Agreement shall be in writing and delivered either personally, via overnight courier, or U.S. First Class Mail. The notice address for the City is: Redondo Beach City Council, c/o Michael Webb, City Attorney, 415 S. Diamond Street, Redondo Beach, CA 90277. The notice address for the City Manager is the address supplied by City Manager and on file with the City. Either Party may specify an alternate address in accordance with this notice Section. Notice shall be effective upon receipt, if personally delivered, on the day of receipt if sent via overnight courier, or three (3) business days after deposit, postage prepaid and properly addressed, with the United States Postal Service.

Section 9. Mediation/Arbitration

All disputes of whatever kind or nature arising out of or related to this Agreement or City

Manger's employment or separation from the City shall be resolved through mediation and then binding arbitration, if necessary, utilizing Judicial Arbitration and Mediation Services ("JAMS") and shall be conducted in JAMS Century City or downtown Los Angeles offices or such other location mutually agreed upon by the Parties. JAMS mediation and arbitration procedures and rules shall be utilized for purposes of conducting the mediation and arbitration. JAMS shall randomly provide the Parties with a list of three mediators or arbitrators, depending on which process is being utilized, and each party shall have the right to reject one of the mediators or arbitrators. If more than one mediator or arbitrator is left after the parties have each had the opportunity to reject one of the mediators or arbitrators, JAMS shall randomly select the mediator or arbitrator to mediate or arbitrate the dispute(s). The City will pay the arbitrator's fees and arbitration expenses and any other costs unique to the arbitration, recognizing that each side bears its own deposition, witness, expert and attorney's fees and expenses to the same extent as if the matter were being heard in court. If, however, any Party prevails on a statutory claim, which affords the prevailing party attorney's fees and costs, then arbitrator may award reasonable fees and costs to the prevailing party. Any dispute as to who the prevailing party is and/or the reasonableness of any fee or cost shall be resolved by the arbitrator.

Section 10. Professional Activities

City shall pay membership dues and other reasonable costs related to City Manager's participation in professional organizations such as the League of California Cities and the International City Management Association. It is understood that City Manager's participation in these organizations, including but not limited to attendance at annual conferences, meetings and/or service as an officer, board member, or committee member, is beneficial to the City, and the City will pay or reimburse City Manager for all reasonable expenses associated therewith, in accordance with the Pay and Benefits Plan for Management and Confidential Employees, the City's travel policies and procedures, and within available City Budget.

Section 11. Indemnification and Duty to Defend

Consistent with California Government Code Sections 825 and 995, and subject only to the limitations provided therein, City shall defend and pay any costs, expenses and settlements or judgements assessed against City Manager arising out of any civil action or proceeding brought against City Manager in his official or individual capacity, or both, for an act or omission by City Manager occurring in the course and scope of City Manager's performance of his duties under this Agreement, provided, however, City shall have no indemnification obligation for costs, expenses, settlements or judgements arising from City Manager conduct that falls within Sections 3(C)(1) or 3(C)(4) of this Agreement. The City's obligations under this Section shall survive any termination of this Agreement.

Section 12. Local Government Omnibus Act Provisions.

Reimbursement Requirement (Government Code Sections 53243-53244). To the extent City provides: (i) paid leave to City Manager pending an investigation; (ii) funds for the legal criminal defense of the City Manager; and/or (iii) a cash settlement to City Manager related to the termination of the City Manager, pursuant to this Agreement or Government Code Section 53243 et seq., City Manager shall fully reimburse the City for any and all amounts paid by the City which fall within subsections (i) through (iii) in the event that the City Manager is convicted of a crime involving the abuse of his office or position. For purposes of this Agreement, "abuse of his office or position" shall mean either (a) an abuse of public authority, including, but not limited to, waste, fraud, and violation of the law under color of authority, or (b) a crime against public justice, including, but not limited to, a crime described in Title 5 (commencing with Section 67), Title 6 (commencing with Section 85), or Title 7 (commencing with Section 92) of Part 1 of the California Penal Code.

Forfeiture Upon Conviction of Certain Crimes (Government Code Sections 53260-53264). To the extent City Manager is convicted by a state or federal trial court of any felony under state or federal law for conduct arising out of, or in the performance of, his official duties, City Manager shall forfeit any right related to, or arising under this Agreement or other common law, constitutional, or statutory claim to retirement or pension rights or benefits, however those benefits may be characterized, including lost compensation, other than the accrued rights and benefits to which he may be entitled under any public retirement system in which he is a member. The forfeiture provided by this provision shall be in addition to, and independent of, any forfeiture of public retirement system rights and benefits pursuant to California Government Code Sections 7522.70, 7522.72, or 7522.74.

Section 13: General Provisions

A. All of City Manager's writings, reports, and other documentation generated as part of his day-to-day duties during his employment with the City are the property of the City.

B. This Agreement is for professional services that are personal to the City, and the Agreement is not assignable by City Manager.

C. The provisions of this Agreement shall be construed according to common meaning or purpose of providing a public benefit and not strictly for or against any Party. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neutral genders or vice versa.

D. This Agreement and the rights and obligations of the Parties shall be governed and interpreted in accordance with the laws of the State of California.

E. The text herein shall constitute the entire Agreement between the Parties and supersedes any other agreements, either oral or in writing, between the Parties hereto with respect to rendering services, compensation matters, or benefits. Any modification of this Agreement shall be effective only if it is in writing and signed by both Parties.

F. This Agreement shall inure to the benefit of the heir at law and executor(s) of City Manager.

G. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provision or Section of this Agreement.

H. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable by a Court, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

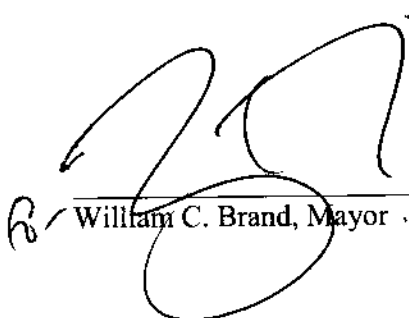
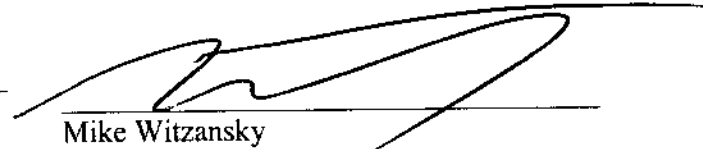
J. Both Parties have had sufficient time and opportunity to consult with legal counsel of their own choosing regarding the terms and conditions of this Agreement.

I. Each Party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not specifically provided herein, and that no other agreement, statement, or promise not specifically contained in this Agreement shall be valid or binding on either Party.

K. The Parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and fully incorporated into this Agreement. Therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter, shall be applicable in interpreting or enforcing this Agreement.

SIGNATURES APPEAR ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date set forth above.

 William C. Brand, Mayor
Zem Obagi, Jr.
Mayor
Pro Tem
 Mike Witzansky

ATTEST:


Eleanor Manzano, City Clerk CMC

APPROVED AS FORM:

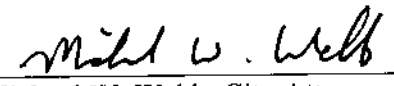

Michael W. Webb, City Attorney

EXHIBIT A

**PAY AND BENEFITS PLAN FOR MANAGEMENT & CONFIDENTIAL
EMPLOYEES OF THE CITY OF REDONDO BEACH**

Copy Consisting of 26 Separately Numbered Pages Attached

RESOLUTION NO. CC-2109-089

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, UPDATING THE PAY AND BENEFITS PLAN FOR MANAGEMENT AND CONFIDENTIAL EMPLOYEES

WHEREAS, pursuant to Section 2-3.602 and 2-3.603, Section 2-3.701, Section 2-3.802 and 2-3.803, Section 2-3.1002 and 2-3.1003, and Section 2-3.1102 and 2-3.1103 of Chapter 3, Title 2 of the Redondo Beach Municipal Code, the list of class titles, salary ranges and other benefits for certain Management and Confidential employees of the City of Redondo Beach shall be set forth from time to time by Resolution of the City Council; and

WHEREAS, the previous Pay and Benefits Plan for Management and Confidential Employees was last updated on January 12, 2021; and

WHEREAS, the attached Pay and Benefits Plan when adopted will provide language modifications to allow the City of Redondo Beach to comply with CalPERS regulations; and

WHEREAS, said Pay and Benefits Plan is not binding until approved by the Mayor and City Council.

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

SECTION 1. That the Pay and Benefits Plan for Management and Confidential Employees of the City of Redondo Beach, marked Exhibit "A" and attached hereto and made a part hereof, effective September 7, 2021, is hereby adopted.


SECTION 2. 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 7th day of September, 2021.


William C. Brand, Mayor

APPROVED AS TO FORM:

ATTEST:


Michael W. Webb, City Attorney


Eleanor Manzano, City Clerk

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

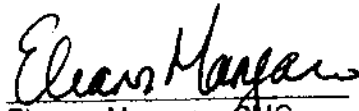
I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-2109-089 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 7th day of September, 2021, by the following roll call vote:

AYES: NEHRENHEIM, LOEWENSTEIN, HORVATH, OBAGI, JR., EMDEE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Eleanor Manzano, CMC
City Clerk

C29

H.25



PAY & BENEFITS PLAN FOR
MANAGEMENT & CONFIDENTIAL EMPLOYEES
OF THE CITY OF REDONDO BEACH

Effective September 7, 2021

Per Resolution No. CC-

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ARTICLE I. TERMS

SECTION 1 - DEFINITION OF TERMS

1.01 The following terms, whenever used in the Plan, shall have the meaning set forth in this Section:

- A. CITY: Shall mean the City of Redondo Beach
- B. CITY MANAGER: Shall mean the City Manager or his/her designee.
- C. DAYS: Shall mean calendar days except where working days are expressly specified.
- D. EMPLOYEE: Shall mean an individual who serves full-time and who is appointed to a full-time Management or Confidential position.
- E. EXECUTIVE LEVEL EMPLOYEE: Shall mean the City Manager, individual appointed to department head level positions by the City Manager, and elected officials.
- F. FISCAL YEAR: Shall mean the 12 month period from July 1 through June 30.
- G. PUBLIC EMPLOYEES' PENSION REFORM ACT (PEPRA): Shall mean the California Public Employees' Pension Reform Act of 2013, including AB 340 (Furutani, Chapter 296, Statutes of 2012) and AB 197 (Buchanan, Chapter 297, Statutes of 2012) and all subsequent amendments.
- H. PERS: Shall mean the California Public Employees' Retirement System.
- I. PUBLIC AGENCY EXPERIENCE: shall mean full-time service in an agency that participates in a public retirement plan.
- J. RETIREE: Shall mean a former employee of the City who has been granted and is receiving a regular service or disability retirement from PERS.
- K. SERIOUS INJURY OR ILLNESS: Shall mean, for the purposes of benefits provided by Article V, Section 1.04 herein, an injury or illness certified by the City to require a recuperation period of 30 days or more.
- L. WORK PERIOD: Shall mean seven consecutive, regular recurring 24 hour periods equal to 168 hours, designated by the City Manager.
- M. YEAR: Shall mean fiscal year, except where calendar year is expressly specified.

ARTICLE II. COMPENSATION

SECTION 1 - PAY PLAN

1.01 The pay plan for Executive Level employees is set forth as follows:

Effective January 12, 2021:

TITLE	MONTHLY SALARY
Assistant City Manager (U)	\$12,176 - \$17,018
Chief of Police (U)	\$11,881 - \$16,220
Fire Chief (U)	\$11,881 - \$16,220
Community Development Director (U)	\$9,946 - \$14,067
Information Technology Director (U)	\$9,946 - \$14,067
Waterfront and Economic Director (U)	\$9,042 - \$12,788
Public Works Director (U)	\$9,042 - \$12,788
Finance Director (U)	\$9,042 - \$12,788
Human Resources Director (U)	\$9,042 - \$12,788
Community Services Director (U)	\$9,042 - \$12,788
Library Director (U)	\$9,042 - \$12,788

Effective the first full pay period in January 2022:

TITLE	MONTHLY SALARY
Assistant City Manager (U)	\$12,298 - \$17,188
Chief of Police (U)	\$12,000 - \$16,382
Fire Chief (U)	\$12,000 - \$16,382
Community Development Director (U)	\$10,045 - \$14,208
Information Technology Director (U)	\$10,045 - \$14,208
Waterfront and Economic Director (U)	\$9,132 - \$12,916
Public Works Director (U)	\$9,132 - \$12,916
Finance Director (U)	\$9,132 - \$12,916
Human Resources Director (U)	\$9,132 - \$12,916
Community Services Director (U)	\$9,132 - \$12,916
Library Director (U)	\$9,132 - \$12,916

Effective the first full pay period in January 2023:

TITLE	MONTHLY SALARY
Assistant City Manager (U)	\$12,544 - \$17,532
Chief of Police (U)	\$12,240 - \$16,710
Fire Chief (U)	\$12,240 - \$16,710
Community Development Director (U)	\$10,246 - \$14,492
Information Technology Director (U)	\$10,246 - \$14,492

Waterfront and Economic Director (U)	\$9,315 - \$13,174
Public Works Director (U)	\$9,315 - \$13,174
Finance Director (U)	\$9,315 - \$13,174
Human Resources Director (U)	\$9,315 - \$13,174
Community Services Director (U)	\$9,315 - \$13,174
Library Director (U)	\$9,315 - \$13,174

1.02 The pay plan for Management and Confidential employees is set forth as follows:

Effective January 12, 2021:

TITLE	MONTHLY SALARY
Assistant Fire Chief	\$11,251 - \$14,590
Assistant City Attorney (U)	\$11,180 - \$14,551
Fire Division Chief	\$10,296 - \$12,806
Senior Deputy City Attorney (U)	\$8,910 - \$12,358
City Engineer (U)	\$8,689 - \$11,823
Assistant Financial Services Director (U)	\$7,884 - \$10,237
Chief Deputy City Treasurer	\$7,884 - \$10,237
Chief Building Official (U)	\$7,808 - \$10,139
Deputy City Attorney (U)	\$6,988 - \$10,731
Assistant to the City Manager (U)	\$6,907 - \$8,925
Payroll & Finance Manager	\$6,907 - \$8,925
Risk Manager	\$6,577 - \$8,501
Senior Human Resources Analyst	\$6,395 - \$8,263
Human Resources Analyst	\$5,816 - \$7,510
Executive Assistant to the City Manager	\$4,992 - \$6,076

Effective the first full pay period in January 2022:

TITLE	MONTHLY SALARY
Assistant Fire Chief	\$11,364 - \$14,736
Assistant City Attorney (U)	\$11,292 - \$14,697
Fire Division Chief	\$10,399 - \$12,934
Senior Deputy City Attorney (U)	\$8,999 - \$12,482
City Engineer (U)	\$8,776 - \$11,941
Assistant Financial Services Director (U)	\$7,963 - \$10,339
Chief Deputy City Treasurer	\$7,963 - \$10,339
Chief Building Official (U)	\$7,886 - \$10,240
Deputy City Attorney (U)	\$7,058 - \$10,838
Assistant to the City Manager (U)	\$6,976 - \$9,014
Payroll & Finance Manager	\$6,976 - \$9,014
Risk Manager	\$6,643 - \$8,586

Senior Human Resources Analyst	\$6,459 - \$8,346
Human Resources Analyst	\$5,874 - \$7,585
Executive Assistant to the City Manager	\$5,042 - \$6,137

Effective the first full pay period in January 2023:

TITLE	MONTHLY SALARY
Assistant Fire Chief	\$11,591 - \$15,031
Assistant City Attorney (U)	\$11,518 - \$14,991
Fire Division Chief	\$10,607 - \$13,193
Senior Deputy City Attorney (U)	\$9,179 - \$12,732
City Engineer (U)	\$8,952 - \$12,180
Assistant Financial Services Director (U)	\$8,122 - \$10,546
Chief Deputy City Treasurer	\$8,122 - \$10,546
Chief Building Official (U)	\$8,044 - \$10,445
Deputy City Attorney (U)	\$7,199 - \$11,055
Assistant to the City Manager (U)	\$7,116 - \$9,194
Payroll & Finance Manager	\$7,116 - \$9,194
Risk Manager	\$6,776 - \$8,758
Senior Human Resources Analyst	\$6,588 - \$8,513
Human Resources Analyst	\$5,991 - \$7,737
Executive Assistant to the City Manager	\$5,143 - \$6,260

SECTION 2 - PAY RATE ADVANCEMENT WITHIN SALARY RANGE

- 2.01 On the basis of the evaluation of an employee's performance, an employee shall be eligible for a pay rate advancement added to his/her base pay of an amount between zero and 10 percent, not to exceed the top of the salary range, effective at the beginning of the pay period following an employee's anniversary date.

SECTION 3 - OTHER PAY ADJUSTMENTS

- 3.01 A minimum of five percent upward adjustment to base salary shall be provided to an employee at the time of promotion; provided however, that no adjustment for promotion may cause an employee's base salary to exceed the maximum salary range set forth for the class to which the employee is appointed.
- 3.02 An employee appointed to acting status in a position with a higher salary range, where a department is being reorganized, or where a department is undergoing experimental restructuring, who, as a result, is required to perform additional duties above and beyond those reasonable required may, with approval of the City Manager, receive a pay increase on a temporary basis. Such salary shall be established within the salary range of the class with duties that most closely approximate to the duties to be performed. The higher salary shall not be considered a promotion, and may be reduced or removed without cause, notice or hearing.
- 3.03 Effective July 7, 2015 and in recognition of the unique nature of the City's executive management and confidential positions and associated job responsibilities, Management Incentive Pay may be provided annually as a percentage of base pay, not to exceed a maximum of 25% in any fiscal year. Management and Confidential employees are responsible for coordinating the services provided by their department and are held accountable for responding to the distinctive needs of the community, irrespective of time and place. The amount of Management Incentive Pay will be determined at the discretion of the City Manager in the following tiered categories: a low tier of 1%-10%, an intermediate tier of 10%-17.5%, and an upper tier of 17.5%-25%. Placement within these tiers will be dependent on the level and diversity of the individual's job functions, regardless of hours worked, and other unique and relevant circumstances associated with the position. Management Incentive Pay is available to all employees included in the pay and benefits plan, and employees shall not be allowed to the option to decline Management Incentive Pay. Management Incentive Pay shall not be for overtime, nor in lieu of other benefits excluded under the California Public Employees Retirement Law statutes, not for special compensation not otherwise listed in Title 2 CCR, Section 571. To the extent permitted by law, this pay is special compensation and shall be reported as such pursuant to Title 2 CCR, Section 571 (a)(1) Incentive Pay – Management Incentive. Such pay may be reduced or removed without cause, notice or hearing.
- 3.05 An employee appointed to a class in another bargaining unit, when temporarily assigned to perform the duties of a Management or Confidential class, may, with approval of the City Manager, be paid at a rate within the salary range for such class. Such assignment shall not be considered a promotion, and the pay may be reduced or removed without cause, notice or hearing.
- 3.06 An employee may be appointed to a class at any point within the salary range established for that class.

SECTION 4 - FIRE DIVISION CHIEF OTHER PAY

- 4.01 The City believes that the Fire Division Chief classification is appropriately designated as exempt from the payment of overtime under the executive exemption of the Fair Labor Standards Act. Notwithstanding this designation, Fire Division Chiefs recalled to duty for an emergency or anticipated emergencies, including as Area G Strike Team Leader, who work in excess of one hour from the time he/she is called, will be paid for a minimum of two hours at his/her hourly rate, and on an hour to hour basis for work performed in excess of two hours. Fire Division Chiefs recalled for an emergency who works for less than one hour will receive no additional compensation.
- 4.02 Fire Division Chiefs who replace another as Duty Chief may receive compensating time off on an hour-for-hour basis for hours worked as a result of assuming additional fire suppression duty days in lieu of pay.

SECTION 5 - CLOTHING ALLOWANCE

- 5.01 Employees appointed to the class of Police Chief or Fire Chief shall be entitled to an annual clothing allowance of \$800.
- 5.02 Employees appointed to the class of Assistant Fire Chief shall be entitled to an annual clothing allowance of \$600.
- 5.03 Employees appointed to the class of Fire Division Chief shall be provided a uniform and safety equipment and the uniform and safety equipment shall be replaced as needed.

SECTION 6 - CAR ALLOWANCE

- 6.01 Employees appointed to Executive Level classes shall receive a car allowance \$375 per month.
- 6.02 The City Manager shall have the option to provide a car allowance of up to \$250 per month to designated employees appointed to assist a department head and/or division manager positions.
- 6.03 Any employee granted a City vehicle for his/her exclusive use shall not receive a car allowance or mileage reimbursement payments.

SECTION 7 - REALLOCATION AND REORGANIZATION

- 7.01 An employee whose position is reallocated or reorganized to a lower paying class or position, may at the discretion of the City Manager, remain at the rate of pay received immediately prior to the reallocation or reorganization. Such employee shall not be eligible for any pay adjustment until the salary range for his/her new class exceeds his/her rate of pay.

SECTION 8 - LONGEVITY PAY

- 8.01 Executive Level employees who have completed 10 years of public agency service, or equivalent job related service as determined by the City Manager, are eligible to receive Longevity Pay. In addition to an employee's base salary, exclusive of all premium and other pays, each employee shall receive a Longevity Pay increase added to the employee's base salary of two percent un compounded for each year of service beginning with the tenth year of service through the sixteenth year of service for a maximum total of up to 12 percent above base salary.
- 8.02 Management and Confidential employees who have completed 19 years of public agency service are eligible for Longevity Pay under the following conditions:
- A. The employee must have completed his/her initial probationary period, or must have completed one year of service with the City of Redondo Beach; and
 - B. The employee must be in a classification not designated as an Executive Level position.

In addition to an employee's base salary, exclusive of all premiums and other pays, each employee meeting all the criteria shall receive a Longevity Pay increase added to the employee's base salary of two percent un compounded for each year of service beginning with the 20th year of service through the 25th year of service for a maximum total percentage of 12 percent above base pay.

- 8.03 The effective date of a Longevity Pay increase shall be the beginning of the pay period following the date of eligibility.

SECTION 9 - LONGEVITY PAY FOR FIRE DIVISION CHIEFS

- 9.01 Fire Division Chiefs who have completed 15 years of public agency service are eligible for Longevity Pay.
- 9.02 Fire Division Chiefs appointed before July 1, 2012 shall receive a Longevity Pay increase added to the employee's base salary, exclusive of all premiums and other pays, of two percent un compounded at the completion of 15 years of public agency service.
- 9.03 Fire Division Chiefs appointed on or after July 1, 2012 shall receive a Longevity Pay increase added to the employee's base salary, exclusive of all premiums and other pays, of two percent un compounded at the completion of 15 years of public agency service.
- 9.04 Beginning with the 20th year of public agency service, Fire Division Chiefs appointed before July 1, 2012 shall receive an additional Longevity Pay increase added to the employee's base salary of two percent un compounded for each year of service through the 25th year of public agency service for a maximum of 14 percent above base salary.

- 9.05 Beginning with the 20th year of public agency service, Fire Division Chiefs appointed on or after July 1, 2012 shall receive an additional Longevity Pay increase added to the employee's base salary of two percent un compounded for each year of service through the 25th year of public agency service for a maximum of twelve percent above base salary.
- 9.06 The effective date of a Longevity Pay increase shall be the beginning of the pay period following the date of eligibility.
- 9.07 Longevity Pay is compensation earnable within the meaning of Section 20636 of the California Government Code and Section 571 (a) (1) of the PERS regulations.

SECTION 10 - EDUCATIONAL INCENTIVE PAY FOR FIRE DIVISION CHIEFS

- 10.01 Education incentive pay earned under this section is compensation earnable within the meaning Section 20636 of the California Government code and section 571 (a) (4) of the PERS regulations.
- 10.02 Upon completion of the education requirements Fire Division Chiefs are eligible to achieve the following levels of education incentive bonus pay in addition to their base salary:

COLLEGE DEGREE	BONUS
Associates	3%
Bachelors	6%
Masters or EFO*	8%

*Graduation from the National Fire Academy Executive Fire Officer Program.

CERTIFICATE	BONUS
FF II/EMT or EMT-P	3%
Driver Operator (1A & 1B)	1%
Fire Officer	3%
Chief Officer	3%

College Degree Bonus Pay shall only be paid for degrees obtained through accredited colleges or universities. Human Resources must certify that the institution meets the accreditation requirements.

The maximum College Degree Bonus Pay is eight percent of base salary. The maximum Certificate Bonus Pay is 10 percent of base salary. The combined maximum College Degree Bonus Pay and Certificate Bonus Pay an employee can earn is 18 percent of base salary.

SECTION 11 - DEFERRED COMPENSATION

- 11.01 Employees are eligible to participate in the City contracted 457 deferred compensation plan to the limits imposed by law and/or the plan. Effective December 27, 2014 the City shall contribute one half of one percent (0.5%) of the employee's hourly rate of pay into the Plan for all enrolled Management and Confidential employees.
- 11.02 Executive Level employees who have completed 10 years of public agency service shall defer Longevity Pay as provided for in Section 8.01 in a City contracted 401a deferred compensation plan at a rate of two percent of the base pay un compounded for each year of eligibility up to six years, for a total of 12 percent of base pay.

SECTION 12 - PROFESSIONAL DEVELOPMENT REIMBURSEMENT

- 12.01 Each employee is eligible to receive up to a maximum \$1,500 per year for the reimbursement of professional development expenses. Reimbursement is available for job related: academic courses; training; license exams and fees; certifications; and membership dues for professional organizations. Employees are allowed up to \$500 of the maximum \$1,500 benefit (per employee), to use towards fitness and/or health programs (i.e., gym membership, stop smoking programs, with weight loss programs etc.). Requests for reimbursement must be approved in advance by the employee's supervisor and the City Manager or designee. Employees shall not be paid salary for attending such courses, training or exams.

SECTION 13 - COMPUTER LOAN PROGRAM

- 13.01 Each employee is eligible to participate in the City of Redondo Beach Loan Program for Employee Purchase of a Personal Computer.

SECTION 14 - SEVERANCE

- 14.01 The City Manager may terminate the employment of department head Executive Level employees at any time for any reason. When employment of a department head Executive Level employee who was appointed to his/her position on or after July 1, 2012 is terminated without cause, the City shall owe the terminated department head Executive Level employee an amount (less applicable State and Federal taxes) equal to the monetary value of three months base salary. The City shall also continue for three months for the date of termination, full employee health insurance benefits for the department head Executive Level employee and his/her dependents.
- 14.02 Notwithstanding any provision of this Plan to the contrary, the City Manager may terminate the employment of department head Executive Level appointed to his/her position on or after July 1, 2012 with payment of the severance described above under any of the following circumstances:
 - A. If the City Manager determines the termination is for cause, including: neglect of duty; dishonesty involving employment; being under the influence or alcohol or intoxicating drugs during normal working hours; absence without leave; conviction of a crime or conduct constituting a violation of State law which renders it more difficult for the employee to deliver public service or brings discredit to the City;

SECTION 2 - OPTIONAL PERS CONTRACT PROVISIONS

Optional Benefits - Tier I Miscellaneous, Local Firefighter and Local Police Officers Members

2.01 The City shall provide the following optional PERS contract provisions to Tier I Miscellaneous, Local Firefighter and Local Police Officer members:

- A. Basic Level of 1959 Survivor Benefits for Miscellaneous Members only (§21571) not covered by Social Security.
- B. Post-Retirement Survivor Allowance (§21624 and §21626).
- C. Military Service Credit as Public Service Statutes of 1974 for Local Police Officer Members only (§21024).
- D. Military Service Credit as Public Service Statutes of 1976 for Local Miscellaneous Members and Local Firefighter Members only (§21024).
- E. Credit for Unused Sick Leave (§20965).

For the purposes of reporting Credit for Unused Sick Leave at the time of retirement, the following formulas shall apply:

The formula for employees in a sick leave plan defined by Article V, Section 1 shall be the total hours of unused sick leave that the employee accrued up to the maximum allowed of 2,080 hours, divided by eight, equals number of days of credit for unused sick leave to report to PERS.

- F. Fourth Level of 1959 Survivor Benefits for Local Firefighter and Police Officer Members only (§21574).
- G. One-Year Final Compensation (§20042).
- H. Employer Paid Member Contributions as Compensation (EPMC) (§20692).

As set forth in Section 1, Article III, in accordance with Government Code Section 20691, the City has elected to pay the presently required normal member contribution to PERS for eligible employees covered by this Resolution.

As allowed by Section 20692, during the employee's final compensation period, the City shall stop paying the employee's contribution and, instead, shall increase the pay rate of the employee by an amount equal to the normal contribution previously paid by the City as provided by Section 1.03, 1.11, and 1.17 of this Article.

- I. Pre-Retirement Optional Settlement 2 Death Benefit for Local Firefighter and Police Officer Members only (§21548).

Optional Benefits - Tier II Miscellaneous Member Benefits

2.02 The City shall provide the following optional PERS contract provisions to employees participating in the Tier II Miscellaneous Membership benefit plan:

- A. Pre-Retirement Optional Settlement 2 Death Benefit (§21548).

Except as expressly provided in this Section 2.02, no other CalPERS optional benefits shall be available to employees participating in the Tier II Miscellaneous Member benefit plan.

Optional Benefits - Tier II Local Firefighter Plan

2.03 The City shall provide the following optional PERS contract provisions to employees participating in the Tier II Local Firefighter benefit plan:

- A. Fourth Level of 1959 Survivor Benefits (§21574).
- B. Post-Retirement Survivor Allowance (§21624 and §21626).
- C. Military Service Credit as Public Service (§21024).
- D. One-year Final Compensation (§20042).
- E. Credit for Unused Sick Leave (§20965).

For the purposes of reporting Credit for Unused Sick Leave at the time of retirement, the following formulas shall apply:

The formula for employees in a sick leave plan defined by Article V, Section 1 shall be the total hours of unused sick leave that the employee accrued up to the maximum allowed of 2,080 hours, divided by eight, equals number of days of credit for unused sick leave to report to PERS.

- F. Pre-Retirement Optional Settlement 2 Death Benefit (§21548).

Optional Benefits - Tier III Local Firefighter Plan

2.04 The City shall provide the following optional PERS contract provisions to employees participating in the Tier II Local Firefighter benefit plan:

- A. Fourth Level of 1959 Survivor Benefits (§21574).
- B. Post-Retirement Survivor Allowance (§21624 and §21626).
- C. Military Service Credit as Public Service (§21024).
- D. Credit for Unused Sick Leave (§20965).

For the purposes of reporting Credit for Unused Sick Leave at the time of retirement, the following formulas shall apply:

The formula for employees in a sick leave plan defined by Article V, Section 1 shall be the total hours of sick leave that would have been accrued based on length of service, up to the maximum allowed of 4,160 hours, less total hours of sick leave used, divided by eight, equals number of days of credit for unused sick leave to report to PERS.

The formula for employees in a sick leave plan defined by Article V, Section 2 shall be the total hours of unused sick leave that the employee accrued up to the maximum allowed of 2,080 hours, divided by eight, equals number of days of credit for unused sick leave to report to PERS.

E. Pre-Retirement Optional Settlement 2 Death Benefit (§21548).

Except as expressly provided in this Section 2.04, no other CalPERS optional benefits shall be available to employees participating in the Tier III Local Firefighter Membership benefit plan.

Optional Benefits - Tier II Local Police Officer Plan

- 2.05 The City shall provide receive the same optional benefits as those contained in the Tier I Local Police Officer Membership benefit plan to employees participating in the Tier II Local Police Officer Membership benefit plan, except that a Tier II employee's final compensation shall be calculated using the three-year average method. The option of calculating an employee's benefits based on a one-year final compensation period (Government Code Section 20042) shall not be available under the Tier II Local Police Officer Membership benefit plan.

Optional Benefits - Tier III Local Police Officer Plan

- 2.06 The City shall provide the following optional PERS contract provisions to employees participating in the Tier III Local Police Officer benefit plan:

- A. Fourth Level of 1959 Survivor Benefits (§21574).
- B. Post-Retirement Survivor Allowance (§21624 and §21626).
- C. Military Service Credit as Public Service (§21024).
- D. Credit for Unused Sick Leave (§20965).

For the purposes of reporting Credit for Unused Sick Leave at the time of retirement, the following formulas shall apply:

The formula for employees in a sick leave plan defined by Article V, Section 1 shall be the total hours of unused sick leave that the employee accrued up to the maximum allowed of 2,080 hours, divided by eight, equals number of days of credit for unused sick leave to report to PERS.

E. Pre-Retirement Optional Settlement 2 Death Benefit (§21548).

SECTION 3 - RETIREE MEDICAL INSURANCE BENEFITS

Tier I Retirees - Retirees Hired Before July 1, 2011 and Not Medicare-Age Eligible

3.01 For each retiree hired before July 1, 2011 ("Tier I Retiree"), the City shall make an "unequal" contribution of \$1 per month directly to CalPERS. The City's mandated contribution for each annuitant shall be increased annually to an amount equal to the number of years that the City has been enrolled with PEHMCA multiplied by 5% of the current Employer Minimum Contribution for Employees, until the contribution for retirees equals the contribution paid for employees, in compliance with Government Code section 22892(c). This amount is referred to as the "Employer Minimum Contribution for Retirees." In combination with this unequal contribution, the City will also pay the Tier I Retiree the difference between the Employer Minimum Contribution for Retirees and the employee-only monthly flexible spending allowance for active employees, as outlined in Article IV, Section 1.01 ("Tier I Retiree Differential Payment"). This benefit shall be provided to only a Tier I Retiree who meets all of the following criteria:

- A. Must have a minimum of five years full-time service with the City; and,
- B. Must retire with CalPERS within 120 days of separation from service with the City; and,
- C. Must have completed a minimum of 20 years full-time verifiable service in a public agency at the time of their separation from the City.

When a Tier I retiree becomes eligible to enroll in the Federal Medicare program and/or any Medicare Supplement plans the Tier I Retiree will not be entitled to the Tier I Retiree Differential Payment. The premium cost for any additional insurance coverage selected by the Tier I retiree, including but not limited to, dental insurance, life insurance, and dependent medical insurance, shall be paid entirely by the Tier I retiree selecting any such option.

Employees hired on or after July 1, 2011, are not eligible to receive benefits under this Section. However, the City Manager shall have the option to authorize benefits under this section for the Police Chief and Fire Chief positions, irrespective of their hire date.

Tier II Retirees - Retirees Hired On or After July 1, 2011 and Not Medicare-Age Eligible

3.02 For employees hired on or after July 1, 2011 ("Tier II Retirees"), the City's contribution towards medical premium rates, if any shall be determined as follows:

The Employer Minimum Contribution for Retirees, plus the differential payment applicable to the Tier II Retiree as follows (collectively, "Tier II Retiree Differential Payment"):

- A. For Tier II Retirees who retire with 10 years of continuous City service the City shall pay the Tier II Retiree the difference between the Employer Minimum Contribution for Retirees and 25% of the Tier I Retiree Differential Payment as outlined in Section 3.01;

- B. For Tier II Retirees who retire with 15 years of continuous City service the City shall pay the Tier II Retiree the difference between the Employer Minimum Contribution for Retirees and 50% of the Tier I Retiree Differential Payment as outlined in Section 3.01;
- C. For Tier II Retirees who retire with 20 years of continuous City service the City shall pay the Tier II Retiree the difference between the Employer Minimum Contribution for Retirees and 75 % of the Tier I Retiree Differential Payment as outlined in Section 3.01;
- D. For Tier II Retirees who retire with 25 or more years of continuous City service the City shall pay the Tier II Retiree the difference between the Employer Minimum Contribution for Retirees and 100 % of the Tier I Retiree Differential Payment as outlined in Section 3.01.

When a Tier II Retiree becomes eligible to enroll in the Federal Medicare program or any Medicare Supplement plans, the Tier II Retiree will not be entitled to any Tier II Retiree Differential Payment. The premium cost for any additional insurance coverage selected by the Tier II Retiree, including but not limited to, dental insurance, life insurance, and dependent medical insurance, shall be paid entirely by the Tier II Retiree selecting any such option. When the Tier II Retiree dies, he or she will no longer be entitled to the Employer Minimum Contribution for Retirees or any Tier II Retiree Differential Payment

The benefits provided under this Section shall only be offered through the City to Tier II Retirees who meet all of the following criteria:

- 1. The employee must retire and begin receiving pension benefits from CalPERS within 120 days of separation (either through a service retirement or a disability retirement);
- 2. Individuals receiving benefits under this section are solely responsible for paying any portion of the health insurance premium (and any other costs) not paid for by the City;
- 3. Individuals must ensure continuity of coverage through City insurance plans. Termination of the individual's participation in City-sponsored insurance plans for any reason shall automatically result in the termination of the City's obligation to provide any contribution under this section. Once the City's obligation to provide benefits is terminated, the City shall have no future obligation to provide a retiree with further benefits under this section above the minimum amounts required by law.

3.03 Retirees That Are Medicare-Age Eligible

Beginning with the transition to the PERS Health program, and for retirees that are eligible to enroll in the Federal Medicare program or any Medicare supplemental programs ("Medicare-Eligible Retirees"), the City shall make the Employer Minimum Contribution for Retirees. The City's obligation to make mandatory contributions on behalf of Medicare-eligible retirees shall be limited to the minimum contribution required by law, and only for so long as the City contracts with CalPERS for medical insurance.

The premium cost for any additional insurance coverage selected by the Medicare-Eligible Retirees, including but not limited to, dental insurance, life insurance, and dependent medical insurance, shall be paid entirely by the Medicare-Eligible Retiree selecting any such option. When the Medicare-Eligible Retiree dies, he or she will no longer be entitled to the Employer Minimum Contribution for Retirees.

SECTION 4 - RETIREE MEDICAL INSURANCE FOR FIRE DIVISION CHIEFS

- 4.01 The City shall, for an employee who qualifies for the above benefit and chooses to enroll in the HMO medical plan, pay up to the Blue Shield HMO rate each month toward the cost of the employee and their spouse's HMO premium.

The HMO medical plan benefits for retired members and their spouses shall be equal to HMO medical plan benefits afforded active members.

Fire Division Chiefs who were not employed with the City as Fire Captain, Deputy Harbor Master/Boat Captain, or Fire Engineer immediately prior to promotion to Fire Division Chief and are appointed on or after July 1, 2011, are not eligible to receive benefits under this Section and will receive benefits under Section 3.

ARTICLE IV. INSURANCE BENEFITS

SECTION 1 - MEDICAL BENEFITS

- 1.01 The City shall contract with the California Public Employees' Retirement System (PERS) for medical insurance coverage in accordance with the Public Employees' Medical and Hospital Care Act (PEMHCA). The City will contribute the Public Employees' Medical and Hospital Care Act (PEMHCA) statutory minimum on behalf of each participant in the program. A participant is defined as 1) an enrolled employee and eligible dependents, 2) an enrolled retiree and eligible dependents or 3) a surviving annuitant. The PEMHCA statutory minimum for 2021 is \$143 per month, and changes each year in accordance with Government Code section 22892(b) ("Employer Minimum Contribution for Employee"). Eligible new hires will be covered under this program on the first day of the month following enrollment.

In addition, the City has implemented a flexible spending cafeteria plan ("Cafeteria Plan") in accordance with Internal Revenue Code Section 125 for all active employees. The following health care benefits shall be offered through the Cafeteria Plan: medical, dental (with orthodontia), and vision insurance. Employees participating in the Cafeteria Plan shall receive a monthly flexible spending allowance ("Monthly Allowance") to purchase benefits offered under the Cafeteria Plan. The Monthly Allowances shall be awarded to employees who enroll in the PERS health plan as follows:

Effective January 1, 2021:

EMPLOYEE	EMPLOYEE + 1	FAMILY
\$ 1,000	\$ 1,350	\$ 1,650

Effective January 1, 2022:

EMPLOYEE	EMPLOYEE + 1	FAMILY
\$ 1,200	\$ 1,500	\$ 1,850

Each participating employee shall pay the Employer Minimum Contribution for Employee and the employee's remaining portion of the premium ("Employee Contribution") from the Employee's Monthly Allowance. The Employer Minimum Contribution for Employee and the Employee Contribution together comprise the "Total Mandatory Medical Contribution." After the Total Mandatory Medical Contribution has been made, the employee has the option (a) to waive the other benefits and have the excess Monthly Allowance converted to taxable income or (b) to purchase the other supplementary products. If premiums and/or costs for the selected benefits exceed the Monthly Allowance, the balance will be paid by the employee through an automatic pre-tax payroll deduction, as permitted under Internal Revenue Code Section 125.

Although the Employer Minimum Contribution for Employee may increase as a matter of law, the Monthly Allowance will not increase.

- 1.02 As an added benefit, the City shall pay the cost of life insurance, accidental death and dismemberment insurance, and employee assistance plan premiums for each employee.

SECTION 2 – OPT OUT

Employees may elect to not participate in the PERS Health Plan medical insurance coverage and therefore "Opt Out" of PERS Health insurance coverage. Upon proof of other qualifying group coverage, unit employees may elect to waive PERS Health insurance and receive the monthly flexible spending allowance for which they are eligible (Employee, Employee+1, or Family) to purchase other items in Cafeteria Plan or convert this allowance to taxable income. Effective January 12, 2021, the monthly flexible spending allowance "opt out" amount is frozen at \$800 per month for Employee, \$1,150 per month for Employee Plus One, and \$1,450 per month for Family, based upon eligibility.

The opt-out option will not be provided and shall not be used for the purpose of purchasing either an individual health plan or insurance on the ACA exchange. Such alternative insurance must provide minimum essential health coverage pursuant to the U.S. Patient Protection and Affordable Care Act (ACA), and cover both the employee and all individuals in the employee's expected tax family, if any. During open enrollment or as otherwise required by the City, the employee must each year provide the City with an attestation or other reasonable documentation, subject to the City's approval confirming such alternative coverage. According to the ACA, the City must not make payment if the City knows that the employee or family member does not have the alternative coverage.

Employees wishing to subsequently re-enroll in the PERS Health plan may only do so during the open enrollment period, unless a qualifying event occurs.

ARTICLE V. SICK LEAVE BENEFITS

SECTION 1 - SICK LEAVE ACCRUAL PLAN

- 1.01 Employees shall be eligible to accrue eight hours of sick leave per month up to a maximum of 2,080 hours over his/her entire career with the City.
- 1.02 An employee who suffers a serious injury or illness may utilize a long-term disability sick leave bank 2,080 non-replenishing hours that shall be available for use following a 30 day qualifying period. During the qualifying period, such employee may use accrued sick leave, vacation leave, holiday leave, authorized professional time, or any other paid leave to provide salary continuation. Any long term disability sick leave used from the bank after the qualifying period shall reduce the balance of sick leave available for any subsequent long-term disability for the duration of the employee's career with the City.
- 1.03 The City Manager may require sick leave verification without prior written notice at any time during a sick leave absence.
- 1.04 Accrued sick leave may be used to supplement temporary disability payments in order to provide full pay during periods of occupational illness or injury.
- 1.05 No employee shall be entitled to use accrued sick leave or long-term disability sick leave to defer the effective date of a disability retirement. This provision shall be construed as a local rule and regulation within the meaning of Section 21025.2 of the Government Code as it now exists or may hereafter be amended.
- 1.06 Fire Division Chiefs, who are assigned to work a 24-hour shift, may accrue a maximum of 130 shifts (3,120 hours) of sick leave with full pay that may be accrued at a rate of six shifts (144 hours) per year based on continuous full-time employment. Such employees who are assigned to work a 4/10, 5/8 or other schedules, may accrue a maximum 2,080 hours of sick leave with full pay that may be accrued at a rate of one day per month for each month of full-time employment up to the maximum limit per year not to exceed 120 hours.
- 1.07 The sick leave plan set forth in this Section shall supersede and make null and void any and all conflicting provision of the Redondo Beach Municipal Code, Section 2-3.514 (d) related to limits of sick leave with pay.

SECTION 2 - FAMILY SICK LEAVE PROGRAM

- 2.01 For family sick leave as defined by State law, each employee may use, in any one fiscal year, 96 hours of Sick Leave or Long Term Disability leave bank, or 50% of his or her annual accrued Sick Leave, whichever is greater.

The leave benefit provided for in this Subsection shall supersede the Emergency Family Sick Leave benefit described in Section 2-3.515 of the Redondo Beach Municipal Code.

- 2.02 The City agrees to allow employees to pre-designate and substitute other family members for those persons defined as immediate family. The intent of this provision is not to expand the number of persons included in the definition of "immediate family" or to increase paid

leave opportunities, but rather to recognize variations in family structure (e.g., substitute a stepmother for mother)

- 2.03 Immediate family shall mean father, mother, father-in-law, mother-in-law, brother, sister, spouse, domestic partner, child, legal dependent, grandparent or grandchild.

ARTICLE VI. HOLIDAYS, VACATION AND OTHER LEAVE BENEFITS

SECTION 1 - HOLIDAYS

- 1.01 The following days shall be recognized as holidays:

1. New Year's Day
2. Martin Luther King, Jr. Day
3. Presidents Day
4. Memorial Day
5. Independence Day
6. Labor Day
7. Veteran's Day
8. Thanksgiving
9. The day after Thanksgiving
10. Christmas Eve
11. Christmas Day
12. New Year's Eve

December 22, 27 and 28, 2021, December 22, 27 and 28 2022, and December 22, 27, and 28, 2023 (hereinafter referred to as the "Additional December Holidays") shall be additional paid holidays.

If a holiday falls on a day when the employee's workplace is normally open, the holiday shall be observed on that day. If a holiday falls on a day when the employee's workplace is normally closed, the holiday shall generally be observed on the nearest day when the employee's workplace is open. For example, if a holiday falls on a Friday when City Hall is normally closed for business, the preceding Thursday will be observed as a holiday. If a holiday falls on a Saturday, the preceding Friday shall be observed as a holiday. If a holiday falls on a Sunday, the following Monday shall be observed as a holiday. Days observed as a holiday are Observed Holidays.

- 1.02 Departments or Divisions with seven day and/or 24-hour work schedule requirements may schedule holidays on days other than the actual holiday with approval of the City Manager. At the end of each calendar year, any unused holidays shall be converted to vacation leave and subject to the provisions of vacation leave.
- 1.03 Fire Division Chiefs shall earn 144 hours of Holiday Leave per completed calendar year of employment with the City as Fire Division Chief.

SECTION 2 - VACATION

- 2.01 Except as otherwise provided in this Section, employees shall accrue vacation as follows:

YEARS OF SERVICE COMPLETED	ANNUAL ACCRUAL RATE	MAXIMUM ACCRUAL
1 through 5	96 hours	240 hours
6 through 14	128 hours	320 hours
15 or more	168 hours	400 hours

- 2.02 Employees assigned to the position of Fire Division Chief shall accrue vacation as follows:

YEARS OF SERVICE COMPLETED	ANNUAL ACCRUAL RATE	MAXIMUM ACCRUAL
1 through 5	135 hours	270 hours
6 or more	216 hours	400 hours

- 2.03 Executive Level and Executive Level department head employees appointed to his/her position before July 1, 2012 may accrue vacation up to a maximum equal to their accrual for the preceding three year period.
- 2.04 Executive Level department head employees appointed to his/her position on or after July 1, 2012 accrue vacation as detailed in Section 2.01.
- 2.05 It is the City's policy that vacation shall be used annually. Should any employee not use vacation, accrual will cease at the maximum accrual set forth above until vacation is used to bring the employee's balance below the minimum. At no time shall an employee be entitled to accrue vacation in excess of the maximum.
- 2.06 Employees may cash out up to a maximum of 60 hours of accrued vacation per fiscal year. Employees may cash out once or twice per fiscal year, but in no event shall the cash out exceed 60 hours in a fiscal year.
- 2.07 At the discretion of the City Manager, employees who are hired from another public agency may be credited with time served in other public agencies as years of service completed for purposes of establishing their vacation accrual rate.
- 2.08 At the discretion of the City Manager, Executive Level employees may be credited with or allowed to accrue vacation at any level as outlined in 2.01 above.

SECTION 3 - AUTHORIZED PROFESSIONAL TIME (APT)

- 3.01 The City Manager may grant time off with pay, not to exceed 124 hours per calendar year for Executive Level employees; 88 hours per calendar year for Management and Confidential employees; and 72 hours per calendar year for Fire Division Chiefs, in the form of Authorized Professional Time to those employees who are exempt from the payment of overtime and who regularly work extra hours, attend evening meetings, and/or are required to participate in job related weekend activities or functions for which they do not receive paid overtime. The actual number of days an employee may be granted shall be determined by the City Manager. Effective January 1, 2021 and in relation to the ongoing Covid-19 emergency, employees will be allowed a one-time carry over of a maximum of 27 hours of unused APT time from calendar year 2020 into calendar year 2021. The City recognizes that APT time is use it or lose it. All APT time earned in 2021 (including that which is carried over from 2020) must be used by the last pay period in December 2021 or it will be forfeited.

SECTION 4 - RETIREMENT HEALTH SAVINGS PLAN

- 4.01 The City offers a retirement health savings (RHS) Plan. This employer-sponsored health benefit savings vehicle allows employees to accumulate assets to pay for medical expense for the employee, spouse, and/or dependents (e.g., health insurance and prescriptions) upon retirement on a tax-free basis.
- 4.02 Employees participate in the RHS plan as follows:
- A. Upon Separation/Retirement: deposit of value of accrued vacation hours in excess of 120 hours to the RHS plan.
 - B. Regular Contribution of Vacation: when employee reaches 144 hours of accrued vacation, a mandatory contribution of vacation will be made per the following schedule:

YEARS OF SERVICE	HOURS PER PAY PERIOD	HOURS ANNUALLY
1-5	1.0	26
6-14	1.5	39
15-19	2.0	52
20+	3.0	78

SECTION 5 - BEREAVEMENT LEAVE

- 5.01 Each employee shall receive 27 hours of bereavement leave per qualifying incident. A qualifying incident is defined as the death of an employee's parent, grandparent, child, step-child, grand-child, spouse, domestic partner, legal dependent, sister or brother or with approval by Human Resources, a substitute family member for a person defined above.

ARTICLE VII. OTHER MATTERS

SECTION 1 - PROBATIONARY PERIOD

- 1.01 An employee appointed to a position in the Classified Service shall serve a probationary period of 12 months. An employee absent from work for any reason, for more than 160 hours during their probationary period shall have their probationary period extended for the number of hours that equals the total hours absent from work. For example, an employee absent 161 hours during their probationary period shall serve an additional 161 hours before successfully completing their probationary period.

SECTION 2 - OUTSIDE EMPLOYMENT

- 2.01 An employee shall not be employed by an employer other than the City, nor shall he/she contract for or accept anything of value in return for services provided, nor shall he/she otherwise be self-employed for remuneration, without the written approval of the City Manager. The City Manager has sole discretion with respect to any employee request for outside employment, and his/her decision to approve or not approve outside employment is final.

An employee seeking permission to perform outside employment shall apply in writing to the City Manager on the form provided by the City. If outside employment is initially approved, such approval may be revoked, provided that the employee shall receive at least 14 days advance notice in writing of such revocation.

SECTION 3 - DIRECT DEPOSIT

- 3.01 All employees shall be required to receive their pay through the City's direct deposit pay system.

SECTION 4 - SAVINGS CLAUSE

- 4.01 The provisions of the Resolution are declared to be severable and if any article, section, subsection, sentence, clause or phrase contained herein shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining articles, sections, subsections, sentences, clauses or phrases of this Resolution, but they shall remain in full force and effect. It is the intent of the City this Resolution stand notwithstanding the invalidity of any part hereof.

SECTION 5 - IMPLEMENTATION AND DURATION

- 5.01 Except as otherwise provided herein, this Resolution shall be in full force and effect beginning September 7, 2021 and shall remain in full force and effect until amended, repealed or superseded by action of the City Council.

EXHIBIT B

FORM OF SEVERANCE AGREEMENT AND RELEASE

PARTIES. The parties (“**Parties**”) to this Agreement of Settlement, Compromise, and General Release (“**Agreement**”) are Mike Witzansky (“**Witzansky**”) and the City of Redondo Beach (“**City**”).

1.0 RECITALS.

- 1.1 On November 16, 2021 (the “**Employment Commencement Date**”), the City and Witzansky entered into a written at will employment agreement (“**Employment Agreement**”). The original employment agreement and all amendments are collectively attached as Exhibit 1.1 (the “**Employment Agreement**”).
- 1.2 Pursuant to the Employment Agreement, Witzansky has been employed by the City on a full-time basis from and since the Employment Commencement Date. The period between the Employment Commencement Date the Employment Termination Date is referred to as the “**Employment**”.
- 1.3 This Agreement is made to amicably resolve all matters between Witzansky and the City regarding Witzansky’s employment and the cessation of said employment pursuant to Section 3(B) of the Employment Agreement. The City and Witzansky understand and agree that a material purpose of this Agreement is to resolve any disputes and claims arising from or relating to Witzansky’s employment with the City, if any, and provide for a separation payment for Witzansky.
- 1.4 The City’s action triggers certain severance obligations more specifically described in the Employment Agreement (collectively, the “**Severance Obligations**”).

2.0. **AGREEMENT.** Based upon the forgoing Recitals, which are fully incorporated into the terms and conditions set forth below, and in further consideration for the covenants, conditions and releases contained herein, each of the parties agree as follows:

- 2.1. **Waiver of Due Process and Hearing Rights.** As a material and indispensable condition of this Agreement, Witzansky represents he has been fully advised by legal counsel of his own choosing of all of his Due Process and Hearing Rights, including, but not limited to, his right to have the City’s decision to terminate Employment without Cause: (A) occur in a public hearing; (B) specific statutory and constitutional rights afforded public employees related to pre and post-deprivation due process, including any public or private hearings; (C) a public hearing pursuant to *Lubey v. City and County of San Francisco*, 98 Cal.App.3d 340 (1979), or any similar type of name-clearing proceeding or process; (D) any other public employment property pre- or post-deprivation due process rights or hearings; or (E) any other public employment liberty pre- or post-deprivation due process rights or hearings.

2.4. Consideration for Compromise and Release. Provided Witzansky does not (A) revoke this Agreement pursuant to section 2.5(c) below, and (B) is otherwise in full and complete compliance with each material term hereof, in consideration for the full, complete, absolute, and general release of the City and the Releasees (as defined below), the City shall pay to Witzansky the applicable Severance Obligations, in the amount and manner, set forth in Section 3(G) of the Employment Agreement.

2.5. Waiver and Release of Claims.

- (a) Witzansky irrevocably releases the City, and any of its representatives, insurers, re-insurers, agents, officers, current or former employees, elected officials and attorneys, including any and all of the City's Mayors and City Council members (collectively, "**Releasees**"), from any and all claims, demands, and causes of action that may exist or may have existed as of the date of execution of this Agreement, including but not limited to claims for personal injury, emotional distress, violation of civil rights, violation of due process, failure to take any action, any omission from taking action, any action taken, breach of contract, wrongful termination, discrimination or harassment based on age, gender, race, or any other protected classification, or any other claims arising under state or federal law. Provided, however, the above release shall not apply to claims that Witzansky may have under any Workers Compensation claim. The above release shall not apply to claims that arise out of or relate to a breach of either party's obligations under this Agreement, or to claims that cannot be released or waived under applicable law. The release shall not apply to the City's obligation to Indemnify and Defend Witzansky against any claims, demands or causes of action against Witzansky that are pursuant to the Indemnification and Duty to Defend Section (Section 11) of the Employment Agreement.
- (b) Witzansky expressly acknowledges that the City has advised him of his right to consult with an attorney of his choosing prior to his execution of this Agreement, and Witzansky has done so. Witzansky has been granted twenty-one (21) days to consider this Agreement and decide whether to execute this Agreement, although he may choose to execute this Agreement prior to the expiration of the twenty-one (21) day period. If Witzansky executes this Agreement prior to the expiration of the twenty-one (21) day period, he acknowledges that he does so voluntarily and after having had the opportunity to consult with an attorney.
- (c) Witzansky may revoke this Agreement at any time within seven (7) days of his execution of the Agreement ("**Revocation Period**"). Witzansky may revoke this Agreement by delivering his revocation, in writing, to Michael Webb, City Attorney, City of Redondo Beach, 415 S. Diamond Street, Redondo Beach, CA 90277. From and after the Effective Date of this Agreement, and unless Witzansky exercises the revocation right set forth in this subsection, this Agreement shall be fully binding and enforceable.

- (d) The City irrevocably releases Witzansky, and any of his heirs, estate and attorneys, (collectively, "Witzansky Releasees"), from any and all claims, demands, and causes of action that arose during the course and scope of the discharge of his duties and during his Employment.

2.6 No Other Claims.

- (a) Witzansky represents and warrants that he has not filed any complaints, charges, or lawsuits against the City or Releasees, with any governmental agency or court. Witzansky agrees that as a material part of the consideration for this Agreement, and included in the release of all claims, are any rights or claims Witzansky may, or could, have asserted. This expressed representation and warranty is a material, essential, and indispensable condition of this Agreement.
- (b) If any complaints, charges, or lawsuits have been filed, or are filed in the future that are related to any claims released herein, the parties shall take all steps necessary to effectuate a dismissal of such complaints, charges, or lawsuits with prejudice.
- (c) Except for such claims as may arise from a breach of this Agreement, Witzansky agrees that he will not file against the City or Releasees any complaints, charges, or lawsuits (or appeals therefrom), regarding claims released herein, with any governmental agency or court at any time hereafter. If any such agency or court assumes jurisdiction over any such complaints, charges, or lawsuits against the City or Releasees, Witzansky will request such agency or court to immediately withdraw from, dismiss, or otherwise close the matter.

2.7. Confidentiality.

- (a) Except (1) where disclosure is ordered by a court of competent jurisdiction, or (2) disclosure is required or permitted by law, or (3) permitted under the provisions of Section 2.11, or (4) required to be disclosed to attorneys, tax advisors, accountants, or state or federal administrative bodies to lawfully report the payment or receipt of consideration paid under this Agreement, or to support any position taken on federal or state tax return under actual audit or litigation, (5) the Press Release, (6) to Witzansky's immediate family, or (7) required to be disclosed to support a position taken in action to enforce the terms of the Agreement (collectively, "**Permitted Disclosure**"), Witzansky and the City agree to keep and maintain the terms of this Agreement, this settlement, and any and all actions of the City related to this Agreement, as strictly confidential. In the event the City receives a request under state or federal freedom of information laws, legal counsel for Witzansky will be advised of such request. Witzansky will have sole responsibility to challenge any such request, and any such challenge shall be done at his sole and exclusive cost.

- (b) Except for a Permitted Disclosure, each party may provide no more information regarding settlement of claims between Witzansky and the City than, in substance, as follows: "The matter was resolved. I'm not permitted to speak further on the issue."
 - (c) Beyond anything contained within the Letter of Recommendation or the Press Release, prospective employers, other than a law enforcement agency conducting a background check on Witzansky shall be told only of Witzansky's dates of employment, his position at the time of his retirement and that he was granted a service retirement. No other information shall be provided, except with a signed written release by Witzansky expressly stating specifically what information the City may release. Law enforcement agencies conducting background checks will be entitled to any information normally entitled to in conducting background checks, notwithstanding anything to the contrary in this Agreement.
- 2.8. Tax Reporting. Witzansky shall be solely responsible to report and pay any tax liability that may result from any payment and shall indemnify and hold the City and the Releasees harmless from any and all taxes, penalties, fees, costs, claims, or losses associated therewith.
- 2.9. Knowing and Intelligent Release. Each party represents that he/it has fully discussed all aspects of this Agreement with legal counsel of his/its own choosing, that he/it has read and fully understands the scope and effect of all provisions of this Agreement, that he/it has taken as much time as he/it needs for full consideration of the Agreement, that he/it understands that this Agreement releases all claims, both known and unknown against the other party, that he/it is voluntarily entering into this Agreement, and that he/it has the capacity to enter into the Agreement.
- 2.10. Compromise. This Agreement constitutes a compromise settlement agreement of disputed claims. Neither party admits any of the allegations made against it, and specifically denies each said allegation. Neither this Agreement nor any consideration provided hereunder shall be deemed an admission of liability or responsibility by any of the parties.
- 2.11. Knowing and Voluntary Waiver of Future Assertion of Claims. Each party understands that there is a risk that each and every injury may not now be known, and that such claimed injuries, whether known or unknown, might progressively become worse and that as a result thereof, further damages may be sustained. Nevertheless, each party desires to fully and forever release and discharge the other, and understands that by the execution of this Agreement, no further claims for such alleged injuries may ever be asserted.

Each party specifically waives the benefits of the provisions of Section 1542 of the California Civil Code and does so understanding and acknowledging the significance of such specific waiver of Section 1542. Said Section reads as follows:

**A general release does not extend to claims which
the creditor or releasing party does not know or**

suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

Notwithstanding the provisions of Section 1542, and for the purposes of implementing a full, final, and complete release of all parties, each party expressly acknowledges that this Agreement is intended to include in its effect, without limitation, all claims that one party does not know or suspect to exist in favor of the other.

3.0 REPRESENTATIONS AND WARRANTIES. Each party hereto further represents, warrants, and agrees as follows:

- 3.1 Legal Advice. Each party hereto has received independent legal advice from its attorneys with respect to the advisability of making the settlement provided herein, or has been advised to seek out such counsel, with respect to the advisability of executing this Agreement, release of claims, and with respect to the meaning of the operation of California Civil Code Section 1542.
- 3.2 No Reliance. No party or officer, agent, employee, representative, or attorney of any party has made any statement or representation to any of the parties regarding any fact derived upon and entering into this Agreement, and each party does not rely upon any statement, representation, or promise of the other party or of any officer, agent, employee, representative, or attorney for the other party, in executing this Agreement, or in making a settlement provided for herein, except as expressly stated in this Agreement.
- 3.3 Investigation. Each party to this Agreement has made such investigation of facts pertaining to the settlement and this Agreement, and of all the matters pertaining thereto as it deems necessary.
- 3.4 No Assignment. None of the parties herein assigned, transferred, granted, or purported to assign, transfer, or grant, any of the claims or demands disposed of by this Agreement.
- 3.5 Contractual Terms. Each term of this Agreement is contractual and not merely a recital.
- 3.6 Additional Facts. Each party is aware that it may hereafter discover claims or facts in addition to or different from those it now knows or believes to be true with respect to the matters related herein. Nevertheless, it is the intention of the parties to fully, finally, and forever settle and release all such matters, and all claims related thereto, which do now exist, may exist, or should therefore have existed between them. In furtherance of such intention, the releases given herein shall be and remain in effect as full and complete mutual releases of all such matters, notwithstanding the discovery or existence of any additional or different claims or facts relative thereto.

- 3.7 Additional Documents. The parties shall execute all further and additional documents as is reasonable, convenient, necessary, or desirable to carry out the provisions of this Agreement.
- 3.8 Authority. Each individual executing this Agreement for or on behalf of the City warrants and represents that he or she has all requisite authority to bind the City in accordance with the terms of this Agreement.
- 3.9. Approval by City Council. Witzansky acknowledges that irrespective of his signature on this Agreement, all terms are subject to approval by the City Council. Until and unless it is so approved, the Agreement has no force or effect.

4.0 **MISCELLANEOUS.**

- 4.1 Applicable Law. This Agreement shall be deemed to have been executed and delivered within the State of California, and the rights and obligations of the parties hereto shall be construed and enforced in accordance with, and governed by, the laws of the State of California.
- 4.2 Arbitration.
- (a) Any dispute arising under the Agreement shall be settled by final and binding arbitration by JAMS, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction. The costs of arbitration, and of the arbitrator, shall be paid exclusively by City. The prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the other party, in addition to any other relief that may be granted.
 - (b) The arbitration will take place in the County of Los Angeles in the State of California. Each party waives any objections it may have to such venue for reason of personal or subject matter jurisdiction and *forum non conveniens*.
- 4.3 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter hereof and, if not revoked in the Revocation Period as provided herein, supersedes all prior and contemporaneous oral or written agreements and discussions related to its subject matter. This Agreement may be amended only by agreement in writing.
- 4.4 Successors in Interest. This Agreement is binding upon and shall inure to the benefit of the parties hereto, their respective agents, employees, representatives, assigns, spouses, children, heirs, and successors in interest. Each party shall indemnify and hold harmless the other from any claims, lawsuits, judgments, and damages of any nature whatsoever asserted by any individual or entity, whether or not a signatory to this Agreement, which are asserted against the other and which are released by the terms of this Agreement.

- 4.5 Attorneys' Fees and Costs. Each party shall bear their own attorneys' fees and costs related to the Employment, or the negotiation and execution of this Agreement.
- 4.6 Counterparts. This Agreement may be executed in counterparts, all of which shall be an original for all purposes. Facsimile signatures shall be deemed to have the same force and effect as original signatures.
- 4.7 Effective Date of this Agreement. For purposes of reference, the Effective Date of this Agreement is _____, provided that it is approved by the City Council on such date, irrespective of the date actually executed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective as of the Effective Date of the Agreement, set forth above.

Mike Witzansky

William C. Brand, Mayor

ATTEST:

Eleanor Manzano, City Clerk, CMC

APPROVED AS FORM:

Michael W. Webb, City Attorney

**FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH
AND CITY MANAGER**

This First Amendment to the Employment Agreement ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Mike Witzansky ("City Manager").

WHEREAS, on November 16, 2021, the parties entered into an Employment Agreement between the City and City Manager (the "Agreement"); and

WHEREAS, the parties desire to extend the term of the Agreement and increase the salary.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Agreement:

1. Section 2: Term, Renewal and Expressed At-Will Status. The term of the Agreement is extended until November 15, 2025, unless terminated earlier pursuant to the terms of the Agreement. All other provisions of this section shall remain in force and effect.
2. Section 4: Salary and Exempt Status. City agrees to pay City Manager for his services rendered a base annual salary of \$265,000 (" Base Salary"), effective the first full pay period after the first one-year anniversary date, i.e. November 16, 2022, of this Agreement. All other provisions of this section shall remain in force and effect.
3. No Other Amendments. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 17th day of January, 2023.

[Signatures on Next Page]

CITY OF REDONDO BEACH,
a chartered municipal corporation

MIKE WITZANSKY

William C. Brand, Mayor

Mike Witzansky, City Manager

ATTEST:

APPROVED AS TO FORM:

Eleanor Manzano, City Clerk

Michael W. Webb, City Attorney

**SECOND AMENDMENT TO THE EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH
AND CITY MANAGER**

This Second Amendment to the Employment Agreement ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Mike Witzansky ("City Manager").

WHEREAS, on November 16, 2021, the parties entered into an Employment Agreement between the City of Redondo Beach and City Manager (the "Agreement"); and

WHEREAS, on January 17, 2023, the parties entered into a First Amendment to the Agreement to extend the term and increase the salary; and

WHEREAS, the parties desire to further extend the term of the Agreement and increase the salary.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Agreement:

1. Section 2: Term, Renewal and Expressed At-Will Status. The term of the Agreement is extended until December 31, 2026, unless terminated earlier pursuant to the terms of the Agreement. All other provisions of this section shall remain in force and effect.
2. Section 4: Salary and Exempt Status. City agrees to pay City Manager for his services rendered a base annual salary of \$280,000 (" Base Salary"), effective retroactively from January 1, 2024. All other provisions of this section shall remain in force and effect.
3. No Other Amendments. The Agreement, the First Amendment and this Second Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, the First Amendment and this Second Amendment, the terms of this Second Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 4th day of June, 2024.

[Signatures on Next Page]

CITY OF REDONDO BEACH,
a chartered municipal corporation

MIKE WITZANSKY

James A. Light, Mayor

Mike Witzansky, City Manager

ATTEST:

APPROVED AS TO FORM:

Eleanor Manzano, City Clerk

Michael W. Webb, City Attorney

**THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH
AND CITY MANAGER**

This Third Amendment to the Employment Agreement ("Third Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Mike Witzansky ("City Manager").

WHEREAS, on November 16, 2021, the parties entered into an Employment Agreement between the City of Redondo Beach and City Manager (the "Agreement"); and

WHEREAS, on January 17, 2023, the parties entered into a First Amendment to the Agreement ("First Amendment") to extend the term and increase the salary; and

WHEREAS, on June 4, 2024, the parties entered into a Second Amendment to the Agreement ("Second Amendment") to extend the term and increase the salary; and

WHEREAS, the parties desire to further extend the term of the Agreement and increase the salary.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Agreement:

1. Section 2: Term, Renewal and Expressed At-Will Status. The term of the Agreement is extended until December 31, 2027, unless terminated earlier pursuant to the terms of the Agreement. All other provisions of this section shall remain in force and effect.
2. Section 4: Salary and Exempt Status. City agrees to pay City Manager for his services rendered a base annual salary of \$295,000 ("Base Salary"), effective January 1, 2025. All other provisions of this section shall remain in force and effect.
3. No Other Amendments. The Agreement, the First Amendment, the Second Amendment and the Third Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, the First Amendment, the Second Amendment and this Third Amendment the terms of this Third Amendment shall govern.


IN WITNESS WHEREOF, the parties have executed this Third Amendment in Redondo Beach, California, as of this 7th day of January, 2025.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:

6BC0853B8F644F1...
James A. Light, Mayor

MIKE WITZANSKY


Signed by:

8279464F26B3484...
Mike Witzansky, City Manager

ATTEST:

DocuSigned by:

72F2AC716C214CF...
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

669049EDE03D402...
Michael W. Webb, City Attorney

**FOURTH AMENDMENT TO THE EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF REDONDO BEACH
AND CITY MANAGER**

This Fourth Amendment to the Employment Agreement ("Fourth Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Mike Witzansky ("City Manager").

WHEREAS, on November 16, 2021, the parties entered into an Employment Agreement between the City of Redondo Beach and City Manager (the "Agreement"); and

WHEREAS, on January 17, 2023, the parties entered into a First Amendment to the Agreement ("First Amendment") to extend the term and increase the salary; and

WHEREAS, on June 4, 2024, the parties entered into a Second Amendment to the Agreement ("Second Amendment") to extend the term and increase the salary; and

WHEREAS, on January 7, 2025, the parties entered into a Third Amendment to the Agreement ("Third Amendment") to extend the term and increase the salary; and

WHEREAS, the parties desire to further extend the term of the Agreement and increase the salary.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendments to the Agreement:

1. Section 2: Term, Renewal and Expressed At-Will Status. The term of the Agreement is extended until December 31, 2028, unless terminated earlier pursuant to the terms of the Agreement. All other provisions of this section shall remain in force and effect.
2. Section 4: Salary and Exempt Status. City agrees to pay City Manager for his services rendered a base annual salary of \$305,000 ("Base Salary"), effective January 1, 2026. All other provisions of this section shall remain in force and effect.
3. No Other Amendments. The Agreement, the First Amendment, the Second Amendment, the Third Amendment and the Fourth Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement, the First Amendment, the Second Amendment, the Third Amendment and this Fourth Amendment, the terms of this Fourth Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment in Redondo Beach, California, as of this 6th day of January, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

MIKE WITZANSKY

James A. Light, Mayor

Mike Witzansky, City Manager

ATTEST:

APPROVED AS TO FORM:

Eleanor Manzano, City Clerk

Joy A. Ford, City Attorney



Administrative Report

J.1., File # 25-1751

Meeting Date: 1/6/2026

TITLE

For eComments and Emails Received from the Public



Administrative Report

N.1., File # 26-0001

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON DRAFT ZONING AMENDMENTS RELATED TO REVITALIZATION OF THE ARTESIA AND AVIATION BOULEVARDS IN ASSOCIATION WITH THE GENERAL PLAN LAND USE ELEMENT UPDATE AND THE ARTESIA AND AVIATION CORRIDORS AREA PLAN (AACAP)

EXECUTIVE SUMMARY

On August 5, 2025, the City Council reviewed the draft General Plan Land Use Element, which sets the Floor Area Ratio (FAR) standards for the various zones in the City and also includes policies guiding future development. The City Council expressed support for increasing the FAR from 0.6 to 1.5 along Artesia and Aviation Boulevards to achieve the vision of the Artesia and Aviation Corridors Area Plan (AACAP) for incentivizing commercial reinvestment and improving economic activity. The City Council also directed staff to prepare an ordinance eliminating the parking requirements along the AACAP, which was later adopted on October 21, 2025 with Ordinance No. 3306-25.

Staff has prepared draft zoning amendments to the Commercial 2 (C-2) and Commercial 2 Planned Development (C-2-PD) zones along Artesia and Aviation Boulevards that correspond with a 1.5 FAR, including updates to the development standards for building height, allowed number of stories, setback requirements, and design standards. As previously directed by the City Council, staff has also prepared draft rooftop dining zoning regulations that may be applied exclusively to the AACAP area or City-wide. This Administrative Report introduces the proposed zoning amendments and seeks City Council feedback and guidance prior to presenting a draft Ordinance to the Planning Commission for consideration and recommendations.

BACKGROUND

The revitalization of the Artesia and Aviation Boulevards is a focus of the City's General Plan and AACAP. On August 5, 2025, the City Council considered future FAR allowances and associated development standards as part of the General Plan-Land Use Element update and directed staff to pursue zoning amendments that would correspond with an increase from 0.6 FAR to 1.5 FAR.

The proposed draft amendments to the C-2 and C-2-PD development standards are necessary to implement the 1.5 FAR and allow increased building height, number of stories, and reduced setbacks necessary to accommodate the additional floor area. Additionally, staff has also prepared draft rooftop dining regulations for the City Council's consideration. The following is a bullet point summary of the proposed zoning amendments to the development standards and rooftop dining.

AACAP C-2 and C-2 C-2-PD Zone

- Increases the maximum Floor Area Ratio (FAR) from 0.6 to 1.5.
- Increases maximum building height from 30 feet to 45 feet.
- Increases the maximum number of stories from two to three.
- The third floor requires an average setback of five feet from the second-floor building face fronting Artesia and Aviation Boulevards.
- Building setbacks are reduced for corner and reverse corner lots from 10 feet to five feet.
- Rear setbacks adjacent to residential properties are set at a minimum of 20 feet, unless approved for modification by the Planning Commission or City Council.
- In the C-2-PD zone the front yard setback is increased from three feet to five feet for consistency with the C-2 zone and to provide more pedestrian and restaurant seating areas.
- Eliminates the 10 percent usable public open space requirement for the lot.
- Requires a minimum first-floor commercial ceiling height of 12 feet to emphasize the ground level commercial space.
- Includes design standards such as a requirement for higher-quality façade materials, articulated storefronts, corner treatments, and pedestrian-oriented lighting.

The proposed amendments would align zoning regulations with the FAR allowance specified in the Land Use Element while maintaining appropriate design review standards.

Rooftop Dining

The draft rooftop dining regulations would allow the use in zones where restaurants are permitted, while establishing standards to ensure compatibility with surrounding land uses and include the following key provisions:

- As drafted, rooftop dining would require an Administrative Use Permit. Staff is seeking City Council direction if the use should be considered under an Administrative Use Permit, approved by the Community Development Director, or a Conditional Use Permit, approved by the Planning Commission.
- Allows limited rooftop structures (e.g., pergolas, trellises, shading elements) with defined height and setback requirements to minimize visual and neighborhood impacts.
- Requires operating and performance standards addressing hours of operation, alcohol service, limit amplified sound, noise mitigation measures, seating capacity, and configuration, and screening.
- Design requirements are established to ensure architectural compatibility and integration with the existing structure and lighting regulations to glare and light spillover.

The proposed rooftop dining regulations are intended to activate commercial areas by creating additional restaurant amenities that enhance the restaurant experience while maintaining compatibility with surrounding areas. The regulations allow rooftop dining as an accessory use for a restaurant and establish reasonable design and operational standards. The regulations address potential impacts related to noise, lighting, privacy, and intensity of use through site-specific review and enforceable standards to ensure compatibility with adjacent properties.

At this time, staff is seeking council feedback and direction on the draft zoning amendments that correspond with an increased FAR from 0.6 to 1.5 FAR, as well as the draft zoning regulations that would allow the implementation of rooftop dining.

COORDINATION

This report was prepared in coordination with the City Manager's Office.

FISCAL IMPACT

Funding for the preparation of this report and zoning amendments is available in the FY 2025-26 Operating Budget for the Community Development Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Draft AACAP Zoning Amendments (Redlined)
- Draft Rooftop Dining Zoning Amendments
- Administrative Report - City Council, August 5, 2025

§ 10-2.622. Development standards: C-2 commercial zone.

(a) These standards shall apply to the C-2 zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

~~(a)(b)~~ Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402). ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council~~

~~1. The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

~~(b)(c)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

~~(c)(d)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

~~(d)(e)~~ Setbacks. The minimum setback requirements shall be as follows:

1. Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.
2. Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public~~

- ~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~
- ~~(2) Public open space shall be contiguous to the maximum extent feasible.~~
- ~~(3) Areas less than 10 feet in width may not count as public open space.~~
- ~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

- (f) General regulations. See Article 3 of this chapter.
- (g) Parking regulations. See Article 5 of this chapter.
- (h) Sign regulations. See Article 6 of this chapter.
- (i) Landscaping regulations. See Article 7 of this chapter.
- (j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

1. Purpose: The purpose of this subsection is to establish development standards specific to C-2 zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.
2. Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.
3. Development Standards for the Artesia and Aviation Corridors Area Plan:
 - a. Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).
 - b. Building height. No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).
 - c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).
 - d. Setbacks.

1. Front setback

- a. Minimum required. There shall be a minimum front setback of five feet the full width of the lot.
- i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.
- ii. The placement of off-street parking in the front of the building may be authorized through approval of an Administrative Use Permit (AUP) as determined by the Community Development Director as identified in Municipal Code Section 10-2.1707(b)(2)(b)(1)

2. Side setback.

- a. There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.
- b. No side setback shall be required along the interior lot lines.

3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

- a. There shall be a minimum rear setback of 20 feet the full width of the lot;
- b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor along Artesia and Aviation Boulevard shall have a minimum average setback of five feet from the second floor building face.

- e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

4. The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

- 1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low

reflectivity) are preferred.

2. Specific design features and elements that should be incorporated into the projects design include the following:

a. Storefronts and Entrances:

- i. The storefront shall enhance the visual quality and character of the street and reflect the architectural style of the building while maintaining individuality.
- ii. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
- iii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
- iv. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevard shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity through transparent, inviting facades.
- v. Building entries should be oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.

3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.

4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

- a. Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
- b. The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
- c. A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
- d. Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two-foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.

5. Lighting: The placement and style of lighting shall highlight architectural features and signage.

a. Lighting shall be designed and located to not project off-site or onto adjacent uses.

b. Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

§ 10-2.625 Development standards: C-2-PD pedestrian-oriented commercial zone.

(a) These standards shall apply to the C-2-PD zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection k below.

~~(ba) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402)-except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

~~(cb) Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).~~

~~(de) Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).~~

~~(ed) Setbacks. The minimum setback requirements shall be as follows:~~

~~(1) Front setback.~~

~~a. Minimum required. There shall be a minimum front setback of three-five feet the full width of the lot, ~~except that display windows may project to the front property line, provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.~~ However, where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.~~

~~b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.~~

~~(2) Side setback.~~

~~a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.~~

~~b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:~~

~~1. There shall be a minimum side setback of 20 feet the full length of the lot;~~

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

1. Purpose: The purpose of this subsection is to establish development standards specific to C-2-PD zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

2. Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

3. Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor Area Ratio FAR: The FAR shall not exceed 1.5.

b. Height: No building or structure shall exceed a height of 45 feet.

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback.

a. Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

2. Side setback.

a. There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines

3. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

4. The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.
2. Specific design features and elements that should be incorporated into the projects design include the following:
 - a. Storefronts and Entrances:
 - i. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
 - ii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
 - iii. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevards shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity though transparent, inviting facades.
 - iv. Building entries should be oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.
3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.
4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.
 - a. Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
 - b. The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
 - c. A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
 - d. Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.
5. Lighting: The placement and style of lighting shall highlight architectural features and

signage.

- a. Lighting shall be designed and located to not project off-site or onto adjacent uses.
- b. Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

10-2.1642 Rooftop Dining Use and Regulations

- a) Purpose. The purpose of this section is to manage the development and operation of rooftop dining in order to enhance placemaking opportunities in commercial districts and simultaneously prevent adverse impacts; ensure compatibility with surrounding land uses; protect nearby businesses and residential neighborhoods from noise, lighting, and operational impacts; and maintain a healthy and balanced mix of commercial uses.
- b) An Administrative Use Permit is required. Rooftop Dining shall be subject to the approval of an Administrative Use Permit pursuant to Section 10-2.2506.
- c) Criteria: Rooftop Dining shall be permitted only in the following zones, subject to approval of an Administrative Use Permit:
 - (1) C-1, C-2, C-2A, C-2B, C-2-PD, C-3, C-3A, C-3B, C-3-PD, C-4, C-4A, C-4B, C-4-PD, C-5A, MU-1, MU-2, MU-3, MU-3A, MU-3B, MU-3C.
- b. Capacity and Design
 - 1. The rooftop dining area shall be designed, managed, operated, and maintained as an integral part of an associated permitted restaurant.
 - 2. The rooftop dining area and structures (railing, shade structures, etc.) shall be architecturally compatible with and integrated into the structure. Additional temporary accessory structures including arbors and sunshades are permitted with the approval of the Community Development Director or designee.
 - 3. The maximum number of occupants shall be determined based on the square footage, exits, facilities, and available parking (with the exception of the AACAP for parking standards), as evaluated through the Administrative Use Permit and the Building Official.
 - 4. Rooftop furniture and décor shall be weather-resistant, and be maintained in good condition.
 - 5. Standards for the rooftop dining structures include the following:
 - i. Shall be permanently affixed to the rooftop and not exceed a height of 10 feet above the roof surface. Except for temporary accessory structures as approved by the Community Development Director or designee.
 - ii. Maintain a minimum setback of five feet from all roof edges or parapets.
 - iii. The unenclosed accessory structure's height may exceed the maximum height allowed in the underlying zoning district by no more than 10 feet.

- iv. Rooftop dining operations shall be setback 20 feet from a property line that is contiguous to a residential zone.
- c. Noise
 - 1. An acoustical analysis may be required to address potential impacts on adjacent residential or sensitive uses, subject to the determination by the Community Development Director.
 - 2. The Administrative Use Permit application for a rooftop dining shall include a noise mitigation plan that details the rooftop dining improvements, layout, and operations to ensure compliance with the Noise Ordinance. The noise mitigation plan shall include, but not be limited to, the following information and shall be incorporated in to the Administrative Use Permit conditions of approval:
 - i. A detailed layout of the rooftop dining and entertainment areas (if applicable), including seating arrangements, mechanical equipment, speaker locations, and any “back of house” (kitchen/staffing areas);
 - ii. Proposed hours of operation for the rooftop dining and any outdoor music or entertainment;
 - iii. Identification of any proposed amplified sound sources, including specifications and speaker location and direction;
 - iv. Description of proposed physical or operational noise control measures such as barriers, enclosures, sound-absorptive materials, or sound limiting systems; and
 - v. Procedures for ongoing noise monitoring, and response protocol to address noise complaints.
- d. Operation
 - 1. Rooftop dining hours of operation shall not exceed those authorized under the Administrative Use Permit.
 - 2. No rooftop dining area shall serve alcoholic beverages unless such rooftop dining area provides full food service.
 - 3. A Temporary Use Permit shall be obtained for any special events utilizing the use of the roof top restaurant per Municipal Code Section 10-2.2520(a).
- e. Lighting
 - 1. Rooftop lighting shall be downward-facing, shielded, and designed to not spill or direct glair onto adjacent properties while also providing a sufficient level of illumination for safety, access, and security purposes.

2. Lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.
 3. The rooftop dining plans shall include a lighting plan that identifies the location, intensity, shielding, and direction of rooftop lighting.
- f. Screening and Privacy
1. Landscaping, screening walls, or other features may be required to protect the privacy of adjacent uses.
 2. Mechanical equipment shall be screened in compliance with Municipal Code Section 10-2.1530.
- g. Smoking
1. Smoking is prohibited on rooftop dining areas.
- h. Parking
1. The required parking for rooftop dining is regulated by Municipal Code Section 10-2.1706(a)(3), stating no additional parking is required for the first 12 seats or a number of outdoor seats equivalent to 25 percent of the number of indoor seats, whichever is greater. Thereafter, one parking space shall be provided for every six seats. No parking is required for rooftop dining areas located within the Artesia and Aviation Corridors Area Plan (AACAP) boundary as identified in Municipal Code Section 10-21707(b).
- i. Additional Administrative Use Permit Criteria.
1. In addition to the standard criteria to evaluate Conditional Use Permits, as identified in Municipal Code Section 10-2.2507(b), the additional criteria listed below shall be used in determining a project's consistency with the intent and purpose of this section:
 - i. The proposed rooftop dining area supports and enhances the vibrancy and economic activity of the surrounding area.
 - ii. The proposed design, location, and operation of the rooftop dining area minimizes potential noise, privacy, and light spillover impacts on adjacent properties.
 - iii. The proposed rooftop dining is compatible with surrounding properties and uses.
- j. Standard Conditions
- a. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to ensure the rooftop dining use is compatible with adjacent uses and protects the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

1. Hours of operation: Rooftop dining hours of operation shall be established in the Administrative Use Permit and shall consider adjacent uses and sensitive noise receptors when establishing the hours of operation.
2. Noise Mitigation Plan: The noise mitigation plan shall ensure that noise associated with rooftop dining does not impact adjacent uses. The noise mitigation plan may include specifics like the days and hours for the rooftop dining area, music and/or entertainment, noise regulating/monitoring systems, speaker locations, etc. The noise mitigation plan shall be incorporated into the conditions of approval for the Administrative Use Permit. The Community Development Director may require a noise study be completed by a licensed Acoustical Engineer, if determined necessary.
3. Lighting: All lighting for the rooftop dining shall be directed downward and shall not spill or direct glare onto adjacent properties.
4. Capacity and Layout: The occupancy and seating for the rooftop dining shall be set by the Building Division and the available parking for the property, if applicable.
5. Safety and Access: Rooftop access shall be limited to customers and staff through controlled interior access points. The use shall comply with California Building Code requirements for guardrails, fire separation, and occupancy loads.

d) Administrative Review and Enforcement

- 1) The Community Development Director, or designee, may require the operator to conduct a noise study and/or amend the noise mitigation plan if noise impacts are identified during the ongoing operation of the business.
- 2) The City may revoke or modify an Administrative Use Permit for rooftop dining if it is determined that the use creates a public nuisance, violates the Administrative Use Permit conditions, or impacts surrounding uses.
- 3) Regular compliance inspections may be conducted.



Administrative Report

N.1., File # 25-1091

Meeting Date: 8/5/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN - LAND USE ELEMENT UPDATE WITH A SPECIFIC FOCUS ON POLICIES RELATED TO THE REVITALIZATION OF THE ARTESIA AND AVIATION CORRIDOR

EXECUTIVE SUMMARY

In late 2016, the City Council initiated the process of updating the General Plan by hiring a land-use consulting firm and appointing the General Plan Advisory Committee (GPAC) to work with staff and the consultant and help guide the project. The GPAC conducted a total of 28 meetings, with the final one occurring on January 31, 2024.

On October 1, 2024, the City Council was provided with an overview of the proposed updates with subsequent meetings occurring throughout the month. The project was segmented so items related to implementation of the 6th Cycle Housing Element would be adopted first, in order to meet a state deadline, while the remainder of the General Plan updates were deferred to a later date. At the November 5, 2024 City Council meeting, the Council introduced (and later, on November 12, adopted) three ordinances amending Title 10 Chapters 1, 2, and 5 of the Redondo Beach Municipal Code (RBMC) implementing the City's 6th Cycle Housing Element. The City Council also adopted a resolution certifying the associated Final Environmental Impact Report for the comprehensive General Plan update.

The updated Land Use Element, which is still pending adoption, is one of seven state-mandated elements of a General Plan, and serves as the community's blueprint for future physical development and land use. It sets the Floor Area Ratio (FAR) standards for the various zones in the City and includes policy statements and directives intended to guide future development. When the City Council reviewed the updated Land Use Element in October 2024, consideration was given to the following topics:

- Artesia/Aviation - FAR allowance and development standards
- Public Institutional Zone - FAR allowance
- Historic Preservation Policy
- Standards for nonconforming buildings and uses

Staff is reintroducing the updated Land Use Element for discussion, to provide for City Council direction on the Element's provisions, with an initial focus on the policies related to revitalization of

the Artesia/Aviation corridor. Other policy topics, such as Public Institutional FAR, historic preservation, and nonconforming uses will be the focus of future meetings at later dates. Once a final decision has been made regarding all of the Land Use Element policies, the item will be agendized for City Council consideration of approval. Following this, the Open Space and Conservation, Safety, and Noise Elements will be scheduled for Council consideration. A proposed project schedule is included (see Attachment 1), which includes the requirement for a special election for proposed zoning amendments pursuant to Article 27 of the City Charter.

BACKGROUND

FAR Allowance/Parking Requirements:

The Artesia and Aviation Corridor Area Plan (AACAP), which was derived from work that occurred on the General Plan update, includes a set of strategies and development standards intended to help incentivize the revitalization of the Artesia and Aviation corridor. It was informed by a 2017 Citywide market study and a 2019 development feasibility study, which concluded that the shallow lot depths, restrictive development standards including, story and height limits, floor area ratio, and parking requirements, coupled with high land values, significantly limited near-term redevelopment of the Artesia and Aviation corridor. It was recommended that the City relax some of the development standards (FAR, parking, building height, etc.) as a way of promoting redevelopment.

In response to this recommendation, the City amended the RBMC to increase the FAR allowance from 0.5 to 0.6. along Artesia and Aviation, relaxed the parking standard of 1 space per 250 sq. ft. of commercial use, and one space per 50 sq. ft. (or 4 seats) for restaurant uses; to 1 space per 300 sq. ft. for the AACAP preferred uses of restaurants and office. As a means of promoting revitalization and redevelopment of the Artesia and Aviation corridors, the updated Land Use Element proposes to further increase the allowable FAR from 0.6 to 1.5, effectively allowing up to 2.5 times more building space.

On May 22, 2025, the Community Development Department mailed a survey (see Attachment 2) to property owners along Artesia and Aviation and the results support the conclusion that the current development standards are an impediment to redevelopment. The survey received 24 responses and revealed that while 58% of property owners have generally considered redeveloping their properties, 71% would consider it if the development standards were modified. The following is a ranking of the most significant development barriers identified in the survey: 1) Parking - 26%, 2) Use Restrictions - 20%, 3) Permitting/Approval Timelines - 19%, 4) Building Code/Design Standards - 19%, 5) Floor Area Ratio - 16%. High construction costs ranked as the highest non-regulatory barrier at 39%, while market uncertainty or low demand earned 17% of the votes.

Most of the parcels along Artesia and Aviation are under 10,000 square feet and are occupied by single-story buildings with relatively low development intensity. While increasing the FAR to 1.5 aligns with the City's long-term vision for economic revitalization and redevelopment of Artesia and Aviation, it creates practical barriers due to the off-street parking requirements. For example, a 10,000 sq. ft. commercial lot currently allows 6,000 sq. ft. of building space (0.6 FAR); raising the FAR to 1.5 would allow 15,000 sq. ft. Under the current parking ratio (1 space per 300 sq. ft. of commercial use), this triggers a requirement for 50 parking spaces. A typical surface parking space (including drive aisles) requires 300-350 sq. ft., meaning the site would need up to 17,500 sq. ft. of space just for parking, which is nearly double the lot size. Subterranean parking structures would be necessary to develop in the range of 1-1.5 FAR, however, these are expensive to build, and likely

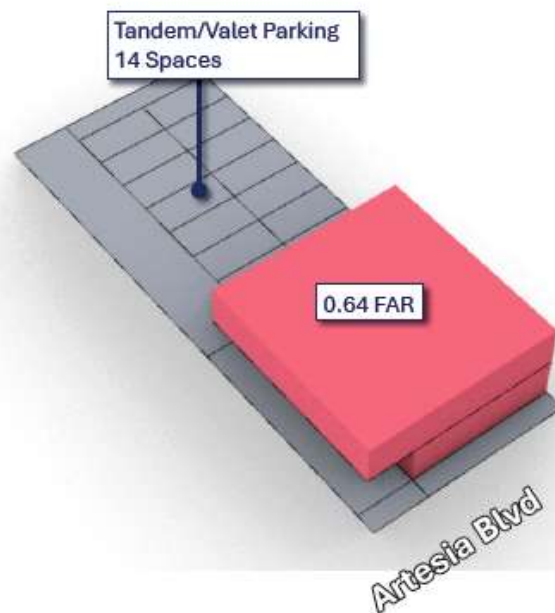
cost prohibitive. Additionally, buildings are currently limited to a two-story, 30-foot, height limit, which would need to be increased to a minimum of three stories with a height allowance of 35-40 feet to accommodate a 1.5 FAR. There is also a requirement that 10% of the FAR be devoted to useable public open space. The City should consider eliminating this requirement, as it is challenging to provide this on small lots while allowing a higher FAR.

As part of the City's investigation of FAR options, a detailed site planning exercise was conducted (see Attachment 3) on three representative properties along Artesia Boulevard. The three types of properties included standard single lots that are 50' wide by 130' deep (6,500 sq. ft.), double-wide lots that are 13,000 sq. ft., and corner sites which are largely triple-wide lots that are approximately 19,500 sq. ft. in size. Different FAR scenarios were analyzed for the various types of properties. Below is a summary of some of the sample sites that were analyzed.

Site 1A - The image below represents the potential development of a 6,500 sq. ft. lot with a 0.39 FAR. The result would be a two-story, 2,500 sq. ft. building, with a requirement for 8-10 surface parking spaces. As represented in the drawings, over three-fourths of the land would be dedicated to surface parking under this scenario.



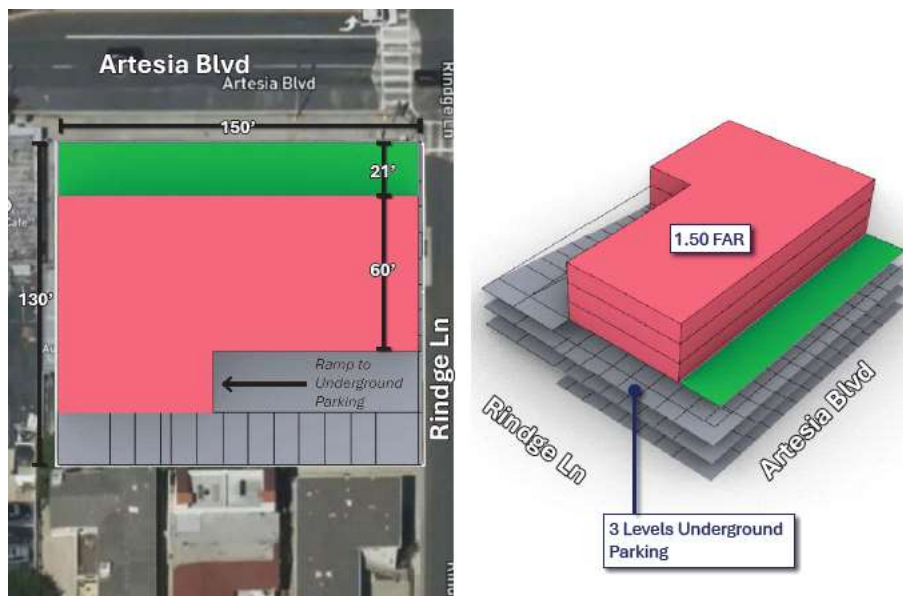
Site 1B - The image below represents the potential development of the same 6,500 sq. ft. lot with a 0.64 FAR. The result would be a two-story, 4,200 sq. ft. building, with a requirement for 17 parking spaces. In this scenario the 17 spaces could only be functional through valet parking, which would allow a more compressed parking area.



The same lot at a 0.84 FAR would allow for a three-story, 5,500 sq. ft. building, and would require 22 parking spaces. This could only be achieved through a triple stack parking lift, as demonstrated in the rendering below.



Site 3D - The image below represents the potential development of a “typical” corner lot along Artesia Blvd that is 19,500 sq. ft. lot at a 1.5 FAR. The result would be a three-story, 29,200 sq. ft. building, with a requirement for 98-117 parking spaces. In this scenario the parking would have to be provided through a 3-level subterranean parking garage.



These examples demonstrate that it would be challenging to build up to the currently allowed 0.6 FAR under the City's current parking requirements; while building to 1.5 FAR would be nearly impossible. If the City Council decides to increase the FAR allowance, it should do so with associated reductions in parking requirements and some adjustments to story and height limits as well.

It is worth noting that several cities throughout California, including Los Angeles, San Diego, San Francisco, Sacramento, San Jose, Berkely and others have eliminated parking requirements city-wide, or along specific corridors. These cities rely on the market to determine the amount of parking a project provides, which is typically supported by city-led parking management programs and strategies.

Staff has provided a list of parking management strategies (see Attachment 4) that the City may consider implementing along the AACAP. One option is that the City works to develop public parking lots or structures that serve multiple properties along the AACAP. The benefit of this approach is that it reduces the need for every individual property to provide on-site parking. New business or development projects opting not to provide all the required on-site parking could pay a parking-in-lieu fee to contribute towards any future parking facilities.

Other Policy Considerations:

Maximum Buildout Cap: A zoning amendment that establishes a cap on the total amount of additional floor area available in a zone or planning area, distributed on a first-come, first-served basis, can promote property redevelopment by creating urgency, competition, and clear incentives for investment. When developers know there is a limited pool of additional FAR available, they are more likely to act quickly to submit redevelopment proposals before the cap is reached. This avoids

prolonged speculation and encourages faster mobilization of underutilized or obsolete properties. It would also help retain some of the existing scale and character of the Artesia and Aviation Corridor by limiting the number of properties that can build to the maximum 1.5 FAR. If the City Council supports this approach, staff could return with specific recommendations on the cap limits and distribution methodology.

Allowing Mixed-Use: Currently, the C-2 and C-2-PD Zones, which are the primary zoning designations along Artesia and Aviation, do not permit residential uses. The City Council should consider allowing vertical mixed-use projects along the corridor, with residential units located above commercial. The intent of increasing the FAR is to incentivize property redevelopment by allowing a larger building envelope, which would result in additional stories. However, based on current market demand, it is most likely that residential units would be the preferred use on the upper stories and could help incentivize redevelopment projects. The benefits of a well-designed mixed-use project, with properly sized commercial space, include increased foot traffic and larger customer base for the local businesses, a more walkable environment, and a sense of community. The City's design standards should ensure that the project places sufficient emphasis on the ground-floor commercial component, including design standards such as requirements for minimum size, ceiling heights, delivery ingress/egress space, a certain amount of transparent glass, public-facing entrances, façade articulation, etc.

In addition to the aforementioned reasons for considering allowing mixed-use, it is worth noting that recent changes in State Housing laws (Assembly Bill 2011, Senate Bill 6 and Assembly Bill 2243) allow housing development projects along "commercial corridors" in zones where office, retail, or parking is a principally permitted use. Artesia and Aviation qualifies as a commercial corridor and in most instances would be subject to these State laws. Because the subject State laws only apply in zones where housing is not permitted, the City may retain more control over a project by permitting housing as an allowed use on the upper stories.

Property Maintenance Ordinance: A property maintenance ordinance requiring property owners to keep buildings and lots in safe, clean, and structurally sound condition can be a powerful tool for promoting economic development and revitalization. Well-maintained properties signal stability and community pride, which can attract investment. Businesses are more likely to locate in areas that look clean and cared for, and potential homebuyers or developers gain confidence in the area's long-term value. A maintenance ordinance compels owners of deteriorating buildings to bring them up to standard. This can motivate reinvestment through repairs, facade improvements, or even full redevelopment, which would enhance the value of individual properties and surrounding blocks. The City Council may wish to consider directing staff to prepare a Property Maintenance Ordinance (a sample Ordinance from the City of Laguna Beach has been provided, see Attachment 6), which would serve as an additional tool for promoting revitalization and economic development. The Ordinance could initially be applied to the Artesia and Aviation Corridor, as a pilot program, and eventually applied City-wide if the effort proves to be successful.

Conclusion

While the goal of encouraging redevelopment through a higher FAR is sound, doing so without updating parking requirements and other development standards may have little effect on actual site development. Staff recommends a coordinated approach between the development standards that support the City's goals for revitalization and redevelopment of Artesia and Aviation. Staff is seeking guidance from the City Council on the following policy questions:

- Would the City Council like to increase the FAR so that is higher than 0.6? If so, does it support up to 1.5 FAR?
- Does the City Council support the concept of placing a cap on the total floor area allowed along Artesia and Aviation?
- Does the City Council recommend updating other development standards, such parking requirement reductions, increasing the number of stories from two to three, raising the allowable height from 30' to 45', and eliminating the open space requirement?
- If parking requirements are reduced, should this be in association with the development of a parking management plan?
- Does the City Council support mixed-use development with residential above commercial along Artesia and Aviation?
- Would the City Council like to further explore the preparation of a property maintenance ordinance?

Environmental Status

On November 5, 2024, the City Council adopted a resolution certifying the associated Final Environmental Impact Report for the comprehensive General Plan update (State Clearinghouse Number 202305073). The Final Environmental Impact Report accounts for a potential maximum of 1.5 FAR along the entire Artesia and Aviation Corridor and allows the City to set a cap at or below that amount in the Land Use Element.

COORDINATION

This administrative report was prepared in coordination with the City Manager's Office.

FISCAL IMPACT

On March 18, 2025, the City Council approved a seventh amendment to the Agreement with Placeworks Planning and Environmental consulting bringing the total cost of the General Plan update to \$2,459,846. It is not anticipated that any additional amendments or funding will be needed to complete the update.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Attachment 1 - General Plan Update Schedule
- Attachment 2 - Artesia and Aviation Survey Results
- Attachment 3 - Building Massing/Parking Study
- Attachment 4 - Parking Management Strategies
- Attachment 5 - Artesia and Aviation Corridor Area Plan
- Attachment 6 - City of Laguna Beach Property Maintenance Ordinance



Administrative Report

N.2., File # 26-0005

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN LAND USE ELEMENT UPDATE WITH A SPECIFIC FOCUS ON POLICIES RELATED TO HISTORIC PRESERVATION

EXECUTIVE SUMMARY

The City's Historic Preservation Program was created to encourage property owners to participate in the recognition and preservation of local historic resources. Key features of the program include the voluntary owner nomination of properties for historic landmarking, Mills Act contracts that substantially reduce property taxes for homeowners, and requiring a Certificate of Appropriateness for alterations or demolition of designated landmarks or potential historic resources.

The City is in the process of updating the Land Use, Open Space & Conservation, Safety and Noise Elements of the General Plan. The draft Land Use Element Update includes policies pertaining to historic preservation. Staff is seeking direction from the City Council on historic preservation policies prior to preparing the Land Use Element for final consideration.

BACKGROUND

The primary purpose of the City's Historic Preservation Program is to foster public appreciation of Redondo Beach's historical and architectural heritage. The Redondo Beach Municipal Code (RBMC) specifies some of the following reasons for the program (RBMC 10-4.102):

- To safeguard the City's heritage by encouraging the protection of landmarks representing significant elements of its history.
- To foster civic and neighborhood pride and a sense of identity based on an appreciation of the City's past and the recognition and use of historic resources.
- To enhance the visual character of the City by preserving diverse architectural styles reflecting phases of the City's history and by encouraging complementary contemporary design and construction.
- To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.
- To take whatever steps are reasonable and necessary to safeguard the property rights of owners whose property is declared to be a landmark or is located in an historic district.

While historic preservation can add value to the community and reduce property taxes through the Mills Act, it can also potentially impact property values by limiting the ability to modify or demolish the

existing structure, as discussed later in this report. Propoerty rights are protected by making owner's consent required to designate a property.

The Historic Preservation Program is composed of 1) the Historic Preservation Ordinance, which is codified in the RBMC; 2) the Historic Context Statement, which provides background information on the City's history and early development and provides context for making determinations on the historicity of a property; and 3) the Historic Preservation Plan, which provides additional information and guidance on the City's historic preservation standards. Each of these items is included with this report for reference.

A summary of how the program is implemented is contained below:

Nomination Process

Nominations of a historic resource as a landmark can be made only by the property owner, as per RBMC Section 10-4.301. In order to be eligible for consideration as a landmark, an historic resource must be at least 50 years old, with the exception that an historic resource of at least 30 years of age may be eligible if it is determined that the resource is exceptional or at risk of demolition or inappropriate alteration.

In addition to landmarking individual properties, the Ordinance includes a process for the creation of an historic district, which may arise from a property owner or group of property owners in a given area, or from the City, based on information from an historic survey. Only properties nominated by their propoerty owners are considered for inclusion in any proposed historic district, and any established historic district boundary would include only properties approved in writing by their owners. The RBMC also includes procedures for the removal of historically designated properties.

Historic Landmark vs. Potential Historic Resources

RBMC 10-4.104 defines a "Landmark" property as one that is designated by the City, at the request of the owner, and is deemed to have *"historical, cultural, aesthetic or architectural character or value, or which represents one or more architectural periods or styles typical to the history of the City."* There are currently 154 properties on the City's Historic Register, of which three are on the State Register and five are on the National Register.

RBMC 10-4.104 defines "Potential Historic Resources" as properties that have not been designated at the request of the owner, but are *"listed in the City's Historic Resources Inventory with a National Register rating of 1-5 or a local survey rating of A or B; and/or (2) listed in the National Register of Historic Places or California Register; and/or (3) that has been evaluated pursuant to the California Environmental Quality Act and determined by the Community Development Director to meet the criteria listed in (1) and/or (2) above."*

The Historic Resources Inventory was prepared from a windshield survey that occurred between 1986-1996 and includes 1,024 properties, of which 173 are rated either A or B and meet the definition of a Potential Historic Resource. The City treats the Potential Historic Resource properties as historic, in that they require a Certificate of Appropriateness (explained in the next section) for modifications and demolitions. This appears to be in conflict with the requirement for owner consent and the objective of safeguarding property rights. Furthermore, the survey must be updated every five years (California Public Resources Code 5024.1) in order to support a presumption of historicity.

Certificate of Appropriateness (COA)

A COA is required from the Public Amenities Commission (PAC) prior to making alternations or demolition of structures that are either Landmark properties, in a Historic District, or deemed a Potential Historic Resource with a rating of “A” or “B.” As previously explained, Landmark and Historic District properties are listed with owner consent, while the Potential Historic Resource properties resulted, primarily, from the 1986-1996 windshield survey. The following criteria is applied when issuing a COA for Landmark properties:

- (1) Conforms to the prescriptive standards adopted by the Commission (Secretary of the Interior’s Standards for Rehabilitations); and
- (2) Would not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and
- (3) Would retain the essential elements that make the resource significant

The City’s Historic Preservation Plan makes reference to the “Secretary of the Interior’s Standards for Rehabilitation,” which is a set of guidelines issued by the National Park Service for making alternations to historic properties. Most jurisdictions, including Redondo Beach, refer to these standards when evaluating modifications to historic properties. The application of these standards is somewhat subjective and varies depending on the jurisdiction.

CEQA and Historic Preservation

The California Environmental Quality Act (CEQA) requires public agencies in California to evaluate and disclose the environmental impacts of projects they approve or undertake.

Under CEQA, historic resources are considered part of the environment. This means a building, site, structure, or district that is either listed, or eligible for listing, on the California Register of Historical Resources (or a local register) is protected. Demolition, alteration, or relocation of a historic resource may be considered a “significant impact” under CEQA. The four criteria used to evaluate for eligibility of the State Register include the following:

- **Criterion 1** - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- **Criterion 2** - Is associated with the lives of persons important in our past
- **Criterion 3** - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- **Criterion 4** - Has yielded, or may be likely to yield, information important in prehistory or history

The majority of properties in Redondo Beach listed as Historic Landmarks or Potentially Historic have not been evaluated for eligibility of the State Register and are not subject to the protections under CEQA. The City’s Historic Context Statement may be used as a reference for determining whether the property meets the criteria.

HISTORIC PRESERVATION POLICIES

The City’s current General Plan Land Use Element does not contain any goals related to historic preservation. The draft Land Use Element Update, which is pending City Council adoption, includes

the following goals and policies related to historic preservation:

Goal LU-7 (Historic Preservation)

Historic buildings, streets, landscapes and neighborhoods, as well as the story of Redondo Beach's people, businesses, and social and community organizations, are preserved and serve as a point of civic pride and identity for the community.

Policy LU-7.1 Historic landmarks and districts

Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.

Policy LU-7.2 Protect designated landmarks and districts

Continue to use the Certificate of Appropriateness process for reviewing applications to demolish or alter designated landmarks and for projects within designated historic districts and in proximity to landmark properties.

Policy LU-7.3 Public and institutional facilities

Consider the designation of potentially historic public or institutional resources under threat of demolition or deterioration.

Policy LU-7.4 Adaptive reuse and sustainable development

Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.

Policy LU-7.5 Historic resources as cultural tourism

Promote historic places and cultural tourism as an economic development strategy.

Policy LU-7.6 History and cultural heritage

Support and encourage efforts to document and share the cultural heritage and history of Redondo Beach.

Policy LU-7.7 Culturally inclusive planning

Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.

Policy LU-7.8 Incentives and technical assistance

Provide assistance to owners of potentially eligible and designated historic properties with tools and incentives to maintain historic resources. Consider providing restoration assistance to owners of historic sites and/or structures in return for agreements or deed restrictions prohibiting their destruction or alteration inconsistent with their historic character. Continue to provide Mills Act Agreements to owners of historic sites to maintain, rehabilitate, and preserve the character defining features of historic properties.

Policy LU-7.9 Salvage architectural features or materials

Encourage the preservation or reuse of historic architectural features on site or within the community.

Planning Commission Recommendations: The Planning Commission reviewed the draft Land Use Element on August 1, 2024, and recommended that the following amendments, shown as underlines,

be made to Policy LU-7.1 and Implementation Measure LU-66:

Policy LU-7.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts. Strengthen the City's objective identification of potentially historic buildings, resources, landmarks or historic districts in residential, commercial, public/institutional, and industrial zones.

IM-LU-66 Historic preservation ordinance. Update and periodically review the historic preservation ordinance to incorporate findings of the updated Historic Resources Survey. Develop the City processes and ordinances to objectively designate historic buildings, resources, landmarks, and historic districts. Develop the City processes and ordinances required to protect and preserve historic buildings, resources, landmarks, and historic districts that have been designated as historic.

The Commission's recommended amendments to Policy LU-7.1 and Implementation Measure LU-66, imply that the City should adopt an ordinance to increase protection of historic resources, possibly by providing the City with the authority to designate properties. This would be a departure from the current requirement for owner's consent through a voluntary program.

POLICY CONSIDERATIONS

The primary policy consideration for the City Council is whether Land Use Element policies and associated ordinance should continue to support voluntary historic designation, or provide the City with the ability to impose it on a property without the owner's consent. The City may lawfully adopt such an ordinance to provide greater protections for aging and potentially historic properties. However, it would infringe on property rights, and there could potentially be challenges and controversy associated with mandating historic designation.

It is worth noting that three to four properties are listed as historic landmarks each year under the current process, which requires owner consent and is incentivized by the Mills Act Contract. The PAC has formed a subcommittee to work with staff on exploring ways to educate the community and promote the benefits and value of owning a historic landmark, which could lead to an increase in the number of voluntary nominations.

If the City Council wishes to maintain the requirement for owner approval for designation, it would be prudent to direct staff to maintain the Land Use Element policies as originally drafted and prepare an ordinance amending the RBMC process for "Potential Historic Resources." As previously noted, a Potential Historic Resource is a property listed on the Historic Resources Survey with a local survey rating of A or B. The Historic Resources Inventory was prepared from a windshield survey that occurred between 1986-1996 and includes 1,024 properties, of which 173 are rated either A or B. Property owners did not provide consent to be included on this Inventory, nonetheless, those rated as A or B rating are treated as historic resources in that they are required to obtain a Certificate of Appropriateness from the City for any modifications or demolition of the structure. The Certificate of Appropriateness is a discretionary entitlement with the decision being made by the PAC.

Council could direct staff to research the options for scaling back the voluntary aspect of the historic designation process. It should be noted that the City Council previously set aside funding to hire a consultant to prepare an updated historic survey, which would likely expand the list of Potential Historic Resources under the current RBMC requirements. Staff is also seeking Council direction on whether to proceed with an updated historic resources survey.

COORDINATION

This administrative report was prepared in coordination with the City Manager's Office.

FISCAL IMPACT

Funding for the preparation of this report and zoning amendments is available as part of the FY 2025 -26 Operating Budget for the Community Development Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Redondo Beach Municipal Code - Title 10, Chapter 4, Section 10-4.104 - Historic Resources Preservation
- City of Redondo Beach Historic Context Statement
- City of Redondo Beach Historic Preservation Plan

ARTICLE 1 General Provisions

§ 10-4.101. Short title.

This chapter shall be known as the "preservation ordinance."
(§ 2, Ord. 2554 c.s., eff. August 31, 1989)

§ 10-4.102. Purpose and intent.

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of historic resources such as building, structures, sites, places and districts within the City that reflect special elements of the City's architectural, artistic, cultural, historical, political, and social heritage for the following reasons:

- (a) To safeguard the City's heritage by encouraging the protection of landmarks representing significant elements of its history;
- (b) To foster civic and neighborhood pride and a sense of identity based on an appreciation of the City's past and the recognition and use of historic resources;
- (c) To enhance the visual character of the City by preserving diverse architectural styles reflecting phases of the City's history and by encouraging complementary contemporary design and construction;
- (d) To strengthen the economy of the City by protecting and enhancing the City's attractions to residents, tourists, and visitors;
- (e) To stabilize and improve property values within the City by recognizing historic landmarks and by protecting areas of historic buildings from encroachment by incompatible designs;
- (f) To promote the enjoyment and use of historic resources appropriate for the education and recreation of the people of the City;
- (g) To integrate the preservation of historic resources and the extraction of relevant data from such resources into public and private land management and development processes;
- (h) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment; and
- (i) To take whatever steps are reasonable and necessary to safeguard the property rights of owners whose property is declared to be a landmark or is located in an historic district.

(§ 2, Ord. 2554 c.s., eff. August 31, 1989)

§ 10-4.103. Area of application.

This chapter shall apply to all historic resources, publicly and privately owned, within the corporate limits of the City of Redondo Beach.

(§ 2, Ord. 2554 c.s., eff. August 31, 1989)

§ 10-4.104. Definitions.

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases are defined as follows:

"Alteration" means any exterior change or modification of any landmark or of any improvement located on a property within an historic district including, but not limited to, exterior changes to or modifications of an improvement, or a structure or any of its architectural details or visual characteristics, including paint color and surface texture, grading, surface paving, and new structures.

Alteration, minor. "Minor alteration" means an alteration that has been determined to have limited potential to affect the defining character and architectural style of the subject structure or resource. In no case shall minor alterations include actions involving new construction or full or partial demolition of a resource, or actions requiring approval on the basis of a finding of economic hardship.

"Certificate of appropriateness" means a certificate approving such plans, specifications, design, or statements of work, for any proposed alteration, restoration, demolition, removal, or relocation, in whole or in part, of or to improvements relative to landmarks or any property within a historic district.

"Commission" means the Preservation Commission established by Chapter 9, Title 2 of this Code.

"Contributing building" means a building within an historic district that has a special character, special historic or aesthetic interest or value, and is incorporated into the district for that reason.

"Demolition" means any acts that destroy in whole or in part, a building, structure, or improvement.

"Exterior architectural feature" means the architectural style, design, general arrangement, components, natural features and all the outer surfaces of an improvement, including, but not limited to, the kind and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, and other fixtures appurtenant to such improvement.

"Historic district" may be a geographic district or a thematic district. A "geographic district" means any geographic area, such as one or more blocks or block faces containing a multiple number of historically significant resources within the area. A "thematic district" means a compilation of historic resources that are not geographically linked, but rather are linked by similar characteristics that can be clearly articulated. In either kind of district the resources collectively have a special character or special historic, cultural, architectural, archeological, community or aesthetic value, or represent one or more architectural periods or styles typical to the history of the City. The resources may or may not have individual merit, but rather are significant because of qualification in a district.

"Historic resource" means any improvement, building, structure, landscape, sign, feature, site, place or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of the City.

"Improvement" means any building, structure, place, wall, fence, gate, sign, landscaping, or other object constituting a physical alteration of real property, or any part of such alteration.

"Landmark" means any improvement that has historical, cultural, aesthetic or architectural

character or value, or which represents one or more architectural periods or styles typical to the history of the City and that has been designated as a landmark pursuant to this chapter.

"Minor Alterations Subcommittee" means a subcommittee of the Preservation Commission whose function is to review certificates of appropriateness involving minor alterations and to advise the Commission on matters of an architectural and design nature. The Minor Alterations Subcommittee shall consist of the following three members appointed by the chairperson of the Commission: the staff liaison to the Commission, and two members of the Commission, one of which shall be a professional from the field of architecture, if such a professional sits on the Commission.

"Noncontributing building" means a building within an historic district that does not possess the qualifications or characteristics of a contribution building due to such factors as age or alteration, but which has been included within the district because of its impact on the geographic integrity and overall character of the district.

"Ordinary maintenance" means any cleaning, painting, or similar work that does not result in the alteration of an improvement.

"Person" means any individual, association, partnership, firm, corporation, public agency, or political subdivision.

"Potential historic resource" means any improvement, building, structure, landscape, sign, feature, site, place or area that is: (1) listed in the City's Historic Resources Inventory with a National Register rating of 1-5 or a local survey rating of A or B; and/or (2) listed in the National Register of Historic Places or California Register; and/or (3) that has been evaluated pursuant to the California Environmental Quality Act and determined by the Community Development Director to meet the criteria listed in (1) and/or (2) above.

"Relocation" means the displacement of any improvement within the same site.

"Removal" means the displacement of any improvement from the site.

"Restoration" means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(§ 2, Ord. 2554 c.s., eff. August 31, 1989, as amended by § 1(60), Ord. 2844 c.s., eff. November 4, 1999, §§ 2, 3, Ord. 2933 c.s., eff. June 3, 2004, and § 1, Ord. 3107 c.s., eff. February 8, 2013)

HISTORIC CONTEXT STATEMENT PREPARATION TEAM

The following individuals have contributed toward the preparation of the Redondo Beach Historic Context Statement. Any omissions are accidental.

Consultant Team

Marguerite Duncan-Abrams
Historical Resources Management
544 Prescott Street
Pasadena, CA 91104
(818) 797-5807

Barbara Milkovich, Ph.D
Joseph J. Milkovich and Associates
6032 Dundee Drive
Huntington Beach, CA 92647
(714) 897-9766

Planning Department Staff

Randy Berler - Senior Planner
Anita Kroeger - Associate Planner

City of Redondo Beach
Community Development Department
Planning Division
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637

State Office of Historic Preservation

Maryln Lortie
Historian II
Department of Parks and Recreation
State Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
(916) 653-6624

Preservation Commission

Jonathan Eubanks - Chairperson
Sammie Haley - Vice Chairperson
Gloria Snyder - Secretary
Robert Cardona - Commission Member
Marvin Cheeks - Commission Member
Pamela Lemke - Commission Member
Wayne Powell - Commission Member
*Frank Bostrom - Commission Member**

National Trust for Historic Preservation

Frank B. Gilbert
Senior Field Representative
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4214

*Past member of the Preservation Commission.

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INTRODUCTION

STATEMENT OF PURPOSE

Historic themes serve as a unifying vocabulary which is essential to the identification and explanation of the historic resources within a community. The purpose of this Historic Context Statement is to develop a sound understanding of the major themes of Redondo Beach history. Once identified, the Historic Context Statement will serve as a frame work into which the City's cultural and architectural resources may be placed and interpreted for the future benefit of the community-at-large. This Context Statement will also serve as the foundation for:

- The update and completion of the 1986 Redondo Beach Historic Resources Survey;
- The re-evaluation of building ranking, including the large percentage of buildings currently holding a "C" ranking. Those holding "A" or "B" rankings may also be re-evaluated for possible landmark or National Register listing;
- The identification of historic landscapes;
- The establishment of goals and priorities for the incorporation of the City's historic resources into a city-wide plan;
- The expansion of the City's volunteer landmark program by providing an incentive which enhances the attractiveness of this program to potential participants;
- The future publication of materials highlighting the unique aspects of the community's heritage;
- The creation of training material for City staff and commission members.

CONTEXT STATEMENT OVERVIEW

Selection of Context, Time Period and Format

A number of possible contexts were identified and evaluated. Not all fully encompassed the historic resources of this community. Other themes were found to overlap. The context of "Economic Development" was selected, therefore, as the most effective format for the identification, evaluation, registration and treatment of historic resources in Redondo Beach.

The time period selected for this Statement extends from the issuance of the original land grants by the Mexican Government in 1834, through the City's post-war development. 1950 was selected as the approximate date of closure for this report since it allows for the recognition of resources which will reach the "50 years or older" requirement by the year 2000.

For discussion purposes, the approximate 115 year span covered in this report has been

divided into the following four segments:

1834 - 1888	Transition from Pastoral Economy to Commercial Economy
1888 - 1923	Early Development of Redondo Beach
1923 - 1939	Cultural Consolidation and the Search for New Economic Vitality
1940 - 1950	World War II Expansion

In the second and third segments of this report, the material is organized by two geographic regions: the coastal region including the original townsite, Clifton-by-the-Sea and Hollywood Riviera, and the inland region known as north Redondo. Although the history of north Redondo is directly linked to the history of the coastal region, separation between the two areas recognizes the fact that north Redondo was a distinct community prior to its annexation in 1927. This format also allows for greater attention to detail - an important element in the understanding of the area's development. Unlike the coastal portions of the City, north Redondo's heritage and historic resources have received very little scrutiny since histories of the community have been published and the area was not included in the City's Historic Resources Survey conducted in 1986.

At the end of each segment, we have included a section entitled "Physical Evidence." The purpose of this segment of the report is to suggest the kinds of structures which existed in each era, rather than to attempt a full identification list. Using hints from within the Context Statement, future investigators will be alert to evidence of historic Redondo Beach and be able to identify significant structures as well as fill out the interpretations of current historic resources. In discussions of the City's history after 1905, separate Physical Evidence sections have been provided for the original townsite and north Redondo. In north Redondo, where significant growth has occurred within the last fifty years, the existence of all historic structures identified in this report should be investigated and confirmed.

A bibliography and summaries of primary research materials appear at the end of this report. Summaries attached include material relating to the history of north Redondo, Clifton-by-the-Sea, and Hollywood Riviera. These summaries reflect only a portion of the substantial collection of news paper clippings and documents compiled by local historian and Preservation Commission member, Gloria Snyder. Her collection and knowledge of the community has proven an invaluable source in the preparation of this report. Mrs. Snyder may be reached for data through the City of Redondo Beach, Preservation Commission.

Methodology

Preparation of this Context Statement was based upon the requirements outlined in the City's request for proposals. Following an initial field review, consultants presented a three-phase work program to be completed within a thirteen week time frame. During Phase I, secondary historical sources including books, theses and articles which discussed Redondo Beach were examined in order to develop a list of potential contexts. This list was then reviewed by members of the City's Preservation Commission. Following their review, the investigation of research materials was expanded to include primary resources such as newspaper articles, personal narratives, historic maps, and population data. At the completion of the first phase, consultants met once again with the Preservation Commission to approve the context selected and to review an outline for the proposed Context Statement. Phase II involved the preparation of an initial

draft which utilized secondary and primary historical data. This draft was reviewed by the Preservation Commission, the State Office of Historic Preservation and a representative of the National Trust. The third and final phase of the project involved the preparation and submittal of a final report and Context Statement.

GEOGRAPHIC FRAMEWORK

Redondo Beach lies on the western edge of the Peninsular Mountain Range which runs northwest and southeast along the coast of Southern California. It is approximately 17 miles from the City of Los Angeles, situated on the southern end of modern Santa Monica Bay. The incorporated city rests on portions of three historic ranchos: San Pedro, Los Palos Verdes, and Sausal Redondo.

Several distinct sections make up the modern city of 6.35 square miles. The original city was established in 1887. The area of this original site covered 1214.08 acres or approximately 2 square miles. A second section to the northeast, the Redondo Villa Tracts, was first subdivided in 1906, and became part of the city in 1927. This annexation brought an additional 2252.6 acres (approximately 4 square miles) of rural territory to the original townsite and created a city structure reminiscent of two rectangles set side-by-side, one set slightly above the other, which overlap at one corner. Today, the area included in the 1927 annexation is generally referred to as "north Redondo." Clifton-by-the-Sea, adjoining the original city on the south, began in 1906. A portion of it annexed to the city in 1913, and other tracts within the area have annexed at different times since then. The final section, Hollywood Riviera, lies south of Clifton-by-the-Sea and is divided between Redondo Beach and Torrance. These latter areas, although originally distinct, today blend into the resort and residential ambiance of the original city.

Although most people think of the Los Angeles basin as being quite flat, Redondo Beach is surrounded by rolling hills. The hills are indicative of the earthquake faults deep within the subsurface, and associated deposits of oil. Both factors have shaped the historic identity of the region. Saline deposits located a few yards inland from the sea formed a third factor which virtually defined the site of Redondo. These deposits, which appear on many historical maps as a salt lake, salt pits or salt works, served as a defining landmark during the Spanish and Mexican periods and well into the Pastoral period. Anthropologists have placed a Native America village known by a variant of the root word *engnor*, meaning salt, at the location (Johnston 1962, 93). This long-identified site continues to define modern Redondo Beach. Today, the Southern California Edison Steam plant with its towering discharge stacks and handsome concrete facade rises near the location of the original salt pits and serves as a visual reference from most main thoroughfares of the city.

The original community of about 1214 acres was planned in 1887 on a natural amphitheater above the beach. Because of the limited acreage, the land was devoted to residential resort living and wharf related industry. Only a few yards out to sea, the amphitheater continues into a deep water canyon. Early promoters of the town pointed to the flat surface of the water

and commented that oil deposits seeping up from the canyon helped to keep the water calm. Experience, however, has shown otherwise. The bay, while partially sheltered, is subject to severe storm action. The storms, and the first breakwater designed to protect the beach front changed the configuration of the shoreline even before construction of the present Southern California Edison plant in 1946 and King Harbor marina in the 1960s.

In recent decades, Redondo Beach has undergone many changes, especially along the waterfront where the marina, King Harbor, has replaced most of the early industrial area and the associated small dwellings. Modern condominium developments, which now stand in place of the original downtown business district, have further altered the character of the area. Only one pre-1945 wharf, the Monstad Pier, remains to recall an earlier stage in the City's development.

The northern section of the community, composed of approximately 3000 acres and first known as the Redondo Villa Tracts, is entirely different. Here the land is gently rolling and dry. The soil, however, is productive. Over the years, many small farms and dairy-type operations prospered here. During the late 1920s, oil was discovered in this section, as well as in nearby Torrance, forming the Redondo-Torrance oil field. North Redondo, which was originally subdivided as an agricultural area in 1906 and later experienced further subdivision during the Depression and post-war era, is today defined by its dense population and a broad range of architectural styles.

Because of the salt lake, transportation linkages between Redondo, San Pedro and Los Angeles formed very early. When the Santa Fe railroad entered the basin, it made Redondo Beach a terminus for shipping. Two electric railways followed, which served the tourists who flocked to the pleasant beach in good weather. Evidence of these early railway lines remains today and can be seen in street curvature, the location of major intersections and the location of the City's principal commercial centers.

HISTORIC CONTEXT

Most people think of Southern California as a region with only a recent heritage. It was, however, explored and claimed by Spain within the same time frame as the English colonists' establishment of their footholds on the Atlantic Coast. In fact, while the American Revolution raged on the East Coast, Spanish Friars worked in the Los Angeles basin to establish missions and introduce European agricultural and architectural practices. The City of Los Angeles, which dates from 1781, preceded efforts to settle the southern portions of the east including areas which today constitute the states of Tennessee, Kentucky and Arkansas. By the 1830s, contact between Americans traveling by ship from Boston and the owners of Southern California's large ranchos had been established. Despite these initial contacts, however, the "American West" in the early 1840s still meant the area between the Appalachian Mountains and the Mississippi River, a region that included much of the present-day Midwest. Today, Southern California's historic sites and traditional names bear testimony to the long period of Spanish and Mexican rule as well as the settlement of America's frontier.

TRANSFORMATION FROM PASTORAL ECONOMY TO COMMERCIAL ECONOMY 1834 - 1888

THE PASTORAL PERIOD: 1834 - 1887

The fifty year period from approximately 1834 to 1887 is usually called the Pastoral Period in Southern California because it was characterized by a blend of Mexican and Anglo ranching life. Rancheros, or ranch owners, raised cattle and horses on vast open plains. Before the gold rush of the 1850s, the cattle were raised primarily for their hides — California dollars— which were sold to seafaring merchants in exchange for finished goods and supplies from places as far away as Boston. Romantics have pictured this period as one of leisure and plentitude, but, in truth, it represented the frontier living of a European society.

The pace quickened and life became more complex for the rancheros at the conclusion of the Mexican War in 1849. In this year, the United States and Mexico signed the Treaty of Guadalupe Hidalgo, ceding much of the Mexican north (the American Southwest), including California to the United States. The following two decades were marked by turmoil for the Mexican ranchers who made and lost fortunes from cattle sales to feed northern California miners during the great gold rush of the 1850s. These ranchers borrowed heavily from Americans to finance their efforts to prove land claims or meet other obligations, and faced with foreclosure, often lost large portions of their ranchos to satisfy comparatively small debts. Finally, their wealth was decimated by a series of natural disasters, and by the mid 1860s it had become clear that the rancheros were unable to continue ranching in the style of their forbearers. Land sales mounted and American settlement increased. By the 1880s, the era of the ranchos was over. While the Mexican owners' losses were tragic, they meant that incoming Americans could acquire large tracts of land for a comparatively small price. Small farms dotted the plain between Los Angeles and the coast, and towns developed on the open land a full decade before the founding of Redondo Beach.

Local Economic Development —The Great Ranchos

Unlike some of the late nineteenth century towns platted along the coastline, Redondo is laid out over portions of three different rancho: San Pedro, Los Palos Verdes and Sausal Redondo. All three ranchos date from the Spanish period (ending in approximately 1822) when civilians were allowed to graze cattle on lands not claimed by the Missions. Mexico won its independence from Spain in 1822, and soon began to secularize the Mission lands, granting them to former soldiers who had held Spanish grazing rights. Since these three ranchos were already in secular hands, the governor gave their owners grants to them beginning in the mid 1830s.

San Pedro, the largest and oldest of the three, covered approximately 43,000 acres (Robinson 1939, 224) and lay in an arc, bounded on the east by the San Gabriel River, on the south and west by the Pacific Ocean, and on the north by “a monument of stones, extended westward from the San Gabriel River to certain well-known salines, or salt pits, on Redondo Bay.” (Cleland 1951, 9). Today, its boundaries include most of the original city of Redondo Beach as well as modern Torrance, Gardena and Compton (Cleland 1951, 12-13, frontispiece).

Early in his administration of Rancho San Pedro, a Dominguez ranch manager gave the Sepulveda family permission to graze their cattle on part of the property. Eventually the Sepulvedas claimed the section as their own. Their claim was later upheld by the Mexican government in the 1830s, creating a separate ranch, Rancho Los Palos Verdes. Its boundaries included the Palos Verde Peninsula, and contained about 31,000 acres (Robinson 1939, 222). The Hollywood Riviera and Clifton-by-the-Sea sections of Redondo are carved out of this rancho.

The third rancho, Sausal Redondo, lay along the coast, north of the original Redondo Beach townsite and contained about 22,500 acres. It was later combined with another rancho, Aguaje de la Centinela, by an American owner before he subdivided it. Modern histories of the area usually contain references to both ranchos. North Redondo, however, includes approximately 2300 acres of the inland side of only Rancho Sausal Redondo. El Segundo, Hawthorne, Hermosa Beach and Manhattan Beach overlap both ranchos (Robinson 1939, frontispiece).

Local Economic Development — The Salt Works

The salt pits defined the future city of Redondo Beach and the first American industry along Redondo Bay. At their largest, these salt deposits formed a spring-fed lake 200 yards wide by 600 yards long. The lake was located some 200 yards inland from the ocean and approximately 6 to 10 feet above sea level.¹ In 1854, the United States Government approved the patent for Rancho San Pedro which confirmed its ownership to Manuel Dominguez. Dominguez then sold about 215 acres, including the salt lake to two Los Angeles merchants, Henry Allanson and William Johnson, who organized the Pacific Salt Works (Gillingham 1961, fol. 258 and Johnson 1965, 25). They began to manufacture salt using wood fired boilers to hasten evaporation. A newspaper article explained the process in 1856:

The water is drawn from the lake through an iron pipe by means of a force pump, and is conducted into a reservoir, from which it is led by a wooden pipe into the kettles in the boiling house. As the salt forms in the kettles it is removed, and water added in proportion to the

¹Prior to 1830, the Missionaries claimed proprietorship of the mineral resource. Spanish records, however, suggest that instead of utilizing this source, the natives traveled to Imperial Valley for salt (Johnson 1965, 25). After that time, probably because the mission lands were secularized, both Native Americans and Europeans began to harvest the lake for domestic salt.

evaporation.²

In addition to these kettles, they also used flat tanks to manufacture salt by solar evaporation. The salt works operation, however, was not successful because of the high costs of shipping. It was cheaper to ship salt by water from New York to San Francisco, than it was to ship the product overland to San Pedro, and from there ferry it by "lighter" (flat bottomed barge) out to ships in the harbor which carried it to San Francisco. While their product was excellent, the local market in Los Angeles was not strong enough alone to support them. They failed in 1862, and another Los Angeles merchant, Frances Mellus, purchased the business and continued the solar operation. His widow, remarried to Jean Trudell, continued to produce salt and refine it at the Trudell mill in Los Angeles.

Despite the quality of its product, the Salt Works did not survive following the Southern Pacific Railroad arrival in Los Angeles in the mid 1870s. Although the railroad reduced the cost of marketing some of the region's products, it brought outside competition to local industries in Los Angeles, including the salt works. Salt could be shipped to Los Angeles from the Salton Sea via the railroad cheaper than it could be hauled the sixteen miles from the bay by wagon. In 1881, the inland company, the Liverpool Salt Works, bought the Pacific Salt Works, and abandoned it. The impressive buildings were still standing in the mid 1880s, but all traces were gone by 1901 (Johnson 1965, 28-30). In modern times, the Native Daughters of California dedicated a plaque to the memory of this first industry. It read:

This marker locates the site near which the Indians and early California settlers came to obtain their salt, which at many times was more valuable than gold (Johnson 1965, 23).

AGRICULTURAL ERA: 1881 - 1887

The American development in Southern California began with the dissolution of the Ranchos in the 1860s, but accelerated in the 1870s in anticipation of the coming of the railroad. During this relatively short period, 1881-1887, the landscape of Los Angeles changed from open range to small farms and tiny hamlets. Some visionaries looked west toward Asia for trade opportunities as well as possible sites to construct local harbors. Others looked inland and planned railroads to reach these harbors. Los Angeles became the confluence of the dreamers of commercial trade. When the Southern Pacific Railroad arrived in 1887, the lands between it and the coast became valuable links between the city and the water's edge. Cities such as Santa Monica, already a favorite camping and picnic site, were plotted as cities on paper and shaped by speculation and developers' expectations. Because developers of the coastal region sought to balance profitable tourism with the industrial potential of ocean ports, the communities they created were planned to allow for both types of commercialism. Modern notions of separation

²*Los Angeles Star*, 26 September 1856 in Thompson & West, reproduction 1959, 68.

of residential or resort and industrial uses in coastal city planning were not yet in fashion.

Los Angeles' economy expanded steadily with the arrival of newcomers and the growth of businesses. Promoters descended upon the region. Most of the newcomers came to invest in land for themselves, or to promote real estate investments by others. Land sales escalated as the ranchos were subdivided, sold and sold again. Finally the peak of the boom came in the summer of 1887 after the arrival of the Santa Fe Railroad to Los Angeles broke the Southern Pacific monopoly. During this three month period, \$38,000 worth of land was sold in Los Angeles County alone (Dumke 1970 ed., 9-10).

The boom of the 1880s was largely an urban phenomenon. Although land was sold in farm size parcels as well as town lots and continued to be prized for farming and orchards, the emphasis had clearly shifted to town building. Urban capital financed the boom; city realtors promoted it. Sixty towns were developed along the coastward plain of Los Angeles in 1887-8. Most of those along the water's edge, including Redondo Beach, promoted themselves as potential harbor sites. Two Los Angeles based developers of Redondo Beach, Judge Charles Silent and Nathan Vail, were involved in planning at least one other town nearby — Inglewood — and owned a large block of land north of the original townsite. This site encompassed nearly half of what is now known as north Redondo and was purchased by the two prior to their establishment of the Redondo Beach townsite. Silent and Vail exemplify the kind of land developers active along the coast during the boom period. With offices in Los Angeles, they began the development and then sold out to go on to other opportunities. Unlike many of the inland colony founders, they had no real personal ties to Redondo Beach. They were, however, interested in the commercial potential of a new bay community.

EARLY DEVELOPMENT OF REDONDO BEACH: 1887-1888

Except for the small section sold to the Pacific Salt Works Company, the Dominguez property remained intact until the mid 1880s when it was divided among surviving family members. Three Dominguez daughters shared in the section which fronted on Santa Monica Bay. Charles Silent, president of the Redondo Beach Company, purchased 1000 acres from them according to an August 1887 agreement (Solano-Reeve Collection). The property included the 400 acre section called "Ocean Tracts" and approximately 600 acres from the tracts immediately east of the Ocean section, called the "Dunes Tracts." He and his partners, including N. R. Vail and Dan McFarland, began to promote and create a new city on the bay. William Hammond Hall, California State Engineer, prepared the original site map for the town.

The period of control by Silent and his partners was brief, but important to the physical configuration of Redondo Beach. Undoubtedly aware of the popularity of seaside camping and resort living, the company proposed a seaside village, built in tiers above the beach. Hall, who had designed Golden Gate Park in San Francisco, created a village plan, incorporating romantic street names evocative of the Spanish period and, cleverly included names of Dominguez family women. Pebbles from the beach front included a variety of precious and semi-precious stones,

so the intersecting streets were given jewel names like Diamond, Emerald and Carnelian. The company officials planned to capitalize on the beach by constructing a hotel and pleasure pier built with iron standards but when Hall realized that rolling breakers in the bay meant the existence a deep off-shore canyon, he recommended that they also consider Redondo Beach for a commercial harbor.

An early plat map drawn by Hall reflected the company's plans for a resort and commercial center. It showed the supposed depths of the deep harbor and a "Y" shaped pier for ship and pleasure boat landings in the center beach front. North of the pier, was a railroad yard, and to the south, a large hotel surrounded by park like gardens. Set inland a few blocks was the Chautauqua complex, a sure draw for tourists of the era.

The Chautauqua movement was a phenomenon of the late nineteenth century which spread across the United States. Designed to educate people who were not able to participate in traditional higher education, it provided a four year course of learning in science and literature to be used in home study programs. People worked alone or in literary circles, studying and discussing the material year around. The highlight of the year was usually a conference of Chautauquans held in a park setting. These conferences drew thousands of participants, and were a major attraction for a resort community.

The Southern California Chautauqua had been established at Long Beach in 1886. The organization built an auditorium and met there in the summer of 1887. By fall, however, some of the leaders became concerned that they did not have enough room in bustling Long Beach to expand. At this point, the Redondo Beach Company offered them 600 lots to sell with the understanding that profits from the land sale were to be invested in the construction of the Chautauqua buildings. In their effort to attract this group, the promoters created the Chautauqua symbol, the "Lamp of Learning," in the street pattern north of the proposed Chautauqua complex site, and named the streets for men who were important to the Chautauqua movement. As a result of the generous offer from the Redondo Beach Company, a group moved from Long Beach to Redondo to begin a rival center.

Established at the height of the Southern California real estate boom of the 1880s, Redondo Beach was one of the towns which showed great promise as an industrial harbor and a resort. Its own story is a part of the story of the growth of greater industrial Los Angeles. Its experiences mirror those of other coastal towns whose economy is based on the ocean. The city began in a region which was already becoming urbanized in the latter part of the nineteenth century, and was linked to the growing metropolis of Los Angeles by rail from its inception. In another location, far from a large city, it might not have been able to survive the loss of its major industries to become an established choice residential and resort city in the 1990s. Here, however, it was able to survive because it could depend on the metropolitan area for jobs, as a market for its produce and as a source for professional services.

Physical Evidence

The first hotel, wharf, and Chautauqua were under construction at the end of this period, but no structural evidence remains of any of them. What does remain, however, are corridors and street patterns and markings on historic maps. Many maps dating after the 1850s show the salt works on the bay where Redondo is now, reemphasizing the importance of Redondo's first industry. Boundary lines between ranchos often became corridors or early wagon roads. Thus, the boundary between Rancho San Pedro and Rancho Sausal Redondo is roughly modern Ripley Avenue while the boundary between San Pedro and Palos Verdes ranchos is still defined by the alley between Knob Hill and Avenue "A". Other streets are named for prominent property owners in the area. For example, Vail Avenue takes its name from one of the founders, but also probably from the fact that it connected some of the Vail family holdings and modern Artesia Boulevard. It is also likely that Grant Avenue is named for the land grant boundary north of Ripley. Remnants of the "Chautauqua Lamp of Learning" are still clearly visible in the formation of Vincent Street, El Redondo Street, Spencer Street and Vincent Park. Fleming Street, which originally formed the northern side of the lamp, subsequently became a part of the high school campus. With the exception of El Redondo, these streets reference local and national founders of the Chautauqua movement. The ocean front has changed greatly since the first plan was laid out, but the inland side of the original city conforms closely to the original site map.

EARLY DEVELOPMENT OF REDONDO BEACH 1888 - 1923

DEVELOPMENT OF REDONDO BEACH TOWN SITE: 1888 - 1905

Industrial/Commercial Development

Despite efforts by the original Redondo Beach Company to popularize their newly established city, sales were slow during 1887 and early 1888 as the Southern California building boom faltered. Los Angeles businessmen had expressed interest in the potential port, but did not come forward to finance the venture after reading a report on the harbor's potential published in 1887 by Col. G. H. Mendell of the US Army Corps of Engineers. Although confirming Hall's investigation of a deep sea canyon, Mendell failed to offer enthusiastic support of the site. (Karr 1947, 10). Two outsiders, however, were interested and invested in town lots as soon as they were available (Karr 1947, 11). Within a short time, they purchased the Redondo Beach Company, renamed it the Redondo Beach Improvement Company, and continued to pursue the goals of the founders.

The two, J. C. Ainsworth and R. R. Thompson, were experienced steam boat captains. Ainsworth, from Oregon, also had timber and lumber connections in that state and planned to ship lumber to Southern California where it was needed in the growing construction market. They began to champion Redondo Beach's harbor for deep water shipping. Promotional literature published by Ainsworth and Thompson claimed that the deep water harbor was sheltered and because of the depth, the waves were smoother than elsewhere along the coast. Knowing that time meant money to freighters, they also emphasized that Redondo was closer to San Francisco and to Los Angeles than San Pedro, its nearby competitor.

A contemporary, Horace Bell, was less charitable toward the Redondo harbor's potential. In his 1930 memoirs, Bell wrote that although the bay at Redondo appeared quite calm on a mild day, it was subject to the force of the northwest wind which brought "the rollers in with crushing violence" (Bell 1930, 270). Nevertheless, Ainsworth and Thompson continued in their efforts to promote a dock basin in the old salt lake, wide and deep enough to "receive the largest ships afloat." They also promoted steamship lines to China, Australia and South American from their Redondo harbor (Bell 1930, 271). Unfortunately, Bell was the better observer. Storms did wreak havoc with the various piers which were constructed in the bay, destroying most of them.

At the time the Redondo Beach Improvement Company (Ainsworth and Thompson) began its operation of the harbor and townsite, several local ports were vying for federal assistance to develop as *the* port of Los Angeles. San Pedro had the backing of wealthy merchants and businessmen in Los Angeles who could, and did, influence the politics of the harbor fight in Washington, D. C. Because of their influence, the old landing at San Pedro

appeared to be the favorite, but there were other possibilities. The Southern Pacific Railroad, at first unwilling to share the landing at San Pedro, promoted its Port Los Angeles harbor at Santa Monica. An abortive attempt was made to create another port on the mud flats of La Ballona, a site between Santa Monica and Redondo Beach. Finally, there was Redondo Beach. Ainsworth lobbied to have it included in the formal study for federal assistance along with Santa Monica and San Pedro but in the end, the latter was made the port for Los Angeles.

There were several good reasons why Redondo could not become the principal port. The deep water canyon, while it allowed for the dockage of larger ships, it also made jetties and breakwaters difficult to build. These would be necessary storm protection for a major port facility. Further, the amount of flat land for warehouses was restricted. Redondo was laid out in an amphitheater shape, with a comparatively narrow and limited beach front. San Pedro, on the other hand, had room for future expansion on the flat land around its landing. Because of the space, San Pedro fit the preconceptions of the federal government for an international port.

In the 1880s and 1890s, Americans were confident in their ability to become a major international power. Business leaders envisioned unlimited international trade opportunities once a canal was cut through the Isthmus of Panama, linking the two oceans. Although the French had failed, the Maritime Canal Company, an American organization, had just been chartered to cut through Nicaragua. (MacCullough 1977, 240). Many believed it was simply a matter of time before someone joined the Atlantic and Pacific with a canal through that narrow barrier of land.

In 1890, Admiral Mahan published a book explaining his theory that national superiority and commercial greatness depended upon supremacy at sea (MacCullough 1971, 251). He believed that the canal was a first step toward gaining this supremacy. His theory was hugely popular among Americans and fueled the ambition of California businessmen as well as political figures including future president Theodore Roosevelt. Thus it is no wonder that the idea of becoming an international port inspired the efforts of the promoters of Redondo Beach, even if the possibility was remote.

Redondo opened its first wharf in June of 1889. By December, it had handled over eight tons of freight. Several cost factors sustained the popularity of this port site despite the limitations placed on the city's ability to construct an extensive jetty and breakwater system. First, was the presence of the off shore canyon which allowed deep drafted ships to transfer their cargo directly to the dock area without the use of flat-bottomed barges called "lighters." This cost advantage was further enhanced by the strategic location of Redondo. As long as sailing ships plied the Pacific, Redondo was in a good position to receive lumber and general merchandise shipped south in coastal waters from San Francisco. In 1892, for example, Redondo handled a full 60% of the water traffic in and out of Los Angeles, excluding lumber and coal (Karr 1947, 20). Ships from the east coast generally rounded the Horn and set a course westward to pick up the trade winds to San Francisco because that was easier than trying to make San Pedro first. Calling at Redondo instead shaved a few hours off the sailing time from San Francisco. This advantage, of course, disappeared with the coming of the steam ships and the opening of the Panama Canal in 1914 (Karr 1947, 21-22).

At the same time that the competition for port funding began, the Santa Fe Railroad (AT&SF) selected Redondo as its Los Angeles water terminus. Although it could have used the harbor at San Pedro, it chose to avoid competition there with its rivals, the Southern Pacific or the Los Angeles Terminal Railway. It incorporated the Redondo Beach Railway to connect the little community with Los Angeles. The following year the Redondo Beach Railway was consolidated with the Southern California Railway, also a Santa Fe subsidiary. Even if it had not brought other business to the port, the Santa Fe's own supplies of hardwood ties would have been enough to support Redondo because it was expanding operations in Southern California and laying massive amounts of new track.

The third major source of support for the wharf and harbor during the 1890s came from inland. Because coal and wood were in short supply in the general area, oil was used for industrial fuel by the turn of the century. Major oil strikes had been made in the Los Angeles basin, notably at Whittier and Fullerton, but there were no refineries to process the oil locally. The Pacific Coast Oil Company, ultimately owned by Standard Oil, contracted with the Santa Fe for tankers to ship crude from the fields to its storage tanks at Redondo. From there, the company shipped the crude in ocean going tankers north to its refinery at Alameda and then returned to Redondo with refined fuel oil for the region's growing manufacturing sector.

A local lumber industry was an outgrowth of the effort to popularize the community and encourage local building. Originally lumber was provided at cost to anyone willing to build at Redondo. Early lumber yards included the Willamette company (replaced by Montgomery and Mullen Lumber Company), and the Frazier Yard, both near the salt lake in what was becoming the industrial district. Later firms including Ganahl and Patten-Davis (Patten-Blinn) established wholesale yards in the same area. The Redondo Planing and Feed Mill was nearby on a triangular area of land formed by the intersection of Beryl, Broadway and Pacific (Catalina). This was a large concern which, in 1893, processed some 800,000 feet of lumber for the Los Angeles sewer outfall under construction.

Resort Development

Ainsworth and Thompson finished the iron wharf at the base of Emerald Street and the elegant hotel in 1890, just in time for the first Chautauqua meetings. The Chautauqua Auditorium was also completed that spring. It was an imposing eleven-sided cement faced structure, designed to seat some 4000 participants. Unfortunately, the rival Chautauqua group only met there two years before they were reconciled with the Long Beach group. In 1892, they returned to Long Beach and abandoned their fine auditorium and dreams (*Rural Californian* 1890).

The hotel, which fortunately proved more successful, was a confection of turrets, gables and chimneys. It had 225 guest rooms and a bath on every floor. It even had steam heat and Otis elevators for the comfort and convenience of guests (Redondo Beach Centennial Magazine). Hotel Redondo's kitchen was filled with modern appliances including large refrigerators. The larder, the company anticipated, would be supplied by the hotel's own dairy, orchard and kitchen gardens. The public gardens around the hotel were carefully landscaped and complimented by other gardens nearby. The name for the pebble beach, "Moonstone Beach," romanticized the

seashore with visions of an expanse of semi-precious stones underfoot. This was, indeed, a destination for tourists! It was also a source of employment for Redondo residents who made up the larger part of its staff of cooks, cooks helpers, laundry workers, house and grounds keepers.

Railroad Connections

During 1888, the Santa Fe Railroad (AT&SF) selected Redondo as its terminus. Although it could have used the harbor at San Pedro, it chose to avoid competition there with its rival, the Southern Pacific. It incorporated the Redondo Beach Railway to connect the little community with Los Angeles and handled some passenger traffic along with freight. The following year the Redondo Beach railway consolidated with the Southern California Railway, also a Santa Fe subsidiary.

Convenient light rail service completed the picture for tourism. In 1889, the Redondo Beach Improvement Company purchased a narrow gauge steam railroad, the Rosecrans Rapid Transit Company, renamed it the Redondo Railway and routed it from the depot behind the hotel through Inglewood to Los Angeles. Several years later, Ainsworth and Thompson formed a new company, the Los Angeles and Redondo Railway, to operate the rail line and wharf. L.T. Garnsey, one of the company partners, became president. By 1896, Garnsey had added another wharf to the ocean front. Passenger service increased as the resort became widely known through advertising. In 1896, the narrow gauge handled over 15,000 passengers, and by 1902, it served some 20,000 passengers (Karr 1947, 46). Undoubtedly flushed with success and mindful of the impact of new technology and growing competition from other light railways in the basin, the railroad company switched from dirty, noisy steam service to clean, quiet electric rail service in the latter year. Two years later, passenger traffic reached 111,360. In 1903, the company expanded and improved rail service, added a third pier at the southern end of the ocean front, and built a railroad yard in the northern industrial section of the community.

Civic Development

Redondo, like many of the successful boom cities, incorporated early, in 1892. An 1892 newspaper article suggests the rationale. The article averred that the city needed to have industry and recommended its residents support efforts to win a smelter that Los Angeles was considering (*Redondo Beach Compass* 3 Dec 1892). In order to become a player in the effort to attract business and industry, the community needed municipal authority to make infrastructure improvements. Once the city incorporated, it could bond itself to pay for public improvements such as fire fighting equipment or good roads. In addition, incorporation gave civic leaders some control over building practices so they could designate building materials used in the city's business or industrial districts. Fire insurance companies, for example, were more likely to insure businesses if these controls were in place, and businesses were more likely to invest in permanent construction if they could get insurance.

Still another reason for incorporation was to provide municipal services to the growing community. In order to compete for either tourist or residential dollars, communities were beginning to offer more services such as street and residential lighting. In communities such as

Redondo Beach which did not operate their own utility system, the Board of Trustees utilized private companies to provide residential electrical service. Unfortunately, many of these early private companies were under funded, as was apparently the case with the first companies selected to operate in Redondo. A local company formed by Addison and Lindsay received the first electric lighting plant franchise in 1896, but within a year the Board of Trustees was dissatisfied with the service. By 1901, the City had contracted with another small company, United Electric, Gas and Power Company. This company consolidated with Edison the following year.

Edison built a substation in Redondo Beach in 1910 to facilitate the transfer of electric power from its generating plants located outside the city. During this same period, Henry Huntington constructed a large generating plant on the site of the original salt works to power his interurban Red Cars in the Los Angeles area as well as in such distant cities as Riverside, Redlands and San Bernardino. Huntington's power plant should not be confused with the domestic electricity supplied to the City by Edison. Confusion between these two sources of electrical power frequently exists due to the fact that in 1917, Edison purchased Huntington's Pacific Light and Power Company and all assets, including the Redondo plant.

As the collection of beach cottages coalesced into a stable community during the 1890s, other civic elements fell into place. By the time the town incorporated, six denominations served the community and began to erect their churches. Of these early church complexes, only the Christ Episcopal Church at 408 S. Broadway remains, but the other congregations are still active.

Women's organizations also contributed to the public environment. Community women participated in the Woman's Christian Temperance Union in the 1890s. While the W. C. T. U.'s principal interest was liquor prohibition, the women were also interested in community betterment. In 1893, a year after the Chautauqua left, they established a free reading room at the entrance of Wharf #1 in a building provided by Ainsworth. The community supported the reading room through book donations. In 1895, the reading room was donated to the City to become the first local library.

In 1908, a group of twenty women formed the Redondo Beach Woman's Club. Although this organization began as a literary society it quickly became one of the City's most active participants in the move toward community betterment. In 1913 the Club established a subsidiary organization, the Civic Outlook Club, specifically for the "study of political, economic and civic questions and for the improvement of local civic conditions." One woman served as president for both organizations and both were affiliated with the California Federation of Woman's Clubs. The Civic Outlook Club worked closely with local men's organizations such as the Chamber of Commerce, the local Real Estate Board and the Elk's Club to obtain its objectives. Under the leadership of May Hopkins, the Woman's Club succeeded in blocking a move by Los Angeles based interests to develop the City's beach front property. This struggle led to the establishment of the City's first public park and the election of May Hopkins as the City's first woman mayor.

Physical Evidence

Pictures suggest that the public buildings and gardens from this era were very attractive, however, only one tree, the Moreton Bay Fig in Veterans Park has survived and is designated Landmark No. 13. Veterans Park is the original hotel site. The gardens have been divided for housing. During these two decades of prosperity, three separate wharves were built in Redondo and damaged by storms so that they, too, were ultimately demolished. Their legacy, however, is reflected in the small working man's cottages and apartments near the north end of the beach. While a destination for resort goers, Redondo was a residential community of working men and their families. Although most of the remaining structures are modest cottages, there are a few larger ocean front homes which were built by early inland residents as vacation homes. Two of the earliest modest cottages are at 216 and 218 North Catalina. A Queen Anne style cottage, Landmark No. 5 has been moved to Heritage Court at Dominguez Park. The Bissen House in north Redondo is Landmark No. 14, at 2604 Fisk Lane. Christ Church Episcopal, located at 408 South Broadway and constructed in approximately 1893, is the oldest remaining church.

THE HARBOR - EXPANSION AND TRANSITION: 1905 - 1923

The years immediately following the electrification of the LA and Redondo Railway were prosperous ones for the city of Redondo Beach. Since the port of Los Angeles was not yet complete, Redondo was still an important off loading bay for lumber and oil. Tourism continued to flourish, and industry was attracted to the community by an ambitious city promotion program.

Redondo Beach experienced a revival or reawakening in 1905 when electric rail magnate Henry E. Huntington decided to invest in its future. In reality, however, Redondo Beach owes its physical character and development pattern to the contributions of three separate real estate groups of community promoters. The first was headed by Silent, McFarland, and Vail; the second by Ainsworth and Thompson; and the final one by Henry E. Huntington. In their time, each promoted a discrete vision of the future for the seaside town and built on the successes of its predecessors. Silent, McFarland and Vail envisioned a quiet seaside resort town when they laid out the original city. A few months later, Ainsworth and Thompson expanded their ideas to conceive a major international harbor to serve Southern California's expanding commercial ocean trade as well as its expanding tourist trade. The twentieth century real estate magnate, Henry E. Huntington, built upon the goals and dreams of these earlier promoters and with his virtually unlimited resources, was able to complete their dreams of both a seaside resort and an ocean industrial port. While the regional reputation of Huntington tends to magnify his contributions to Redondo Beach and the other Southern California towns he developed, it in no way obscures the vision and efforts of those who came before him.

As part of his scheme to develop subdivisions in Southern California, Huntington extended his Pacific Electric rail service (the Red Cars) from Los Angeles to Long Beach in 1901 and then, three years later, along the coast into Orange County, to Huntington Beach and on toward Newport Beach. Apparently, he wanted to reach the Santa Monica Bay as well, but he was blocked by two flourishing electric trolley systems, the Los Angeles Pacific Railroad and the

Los Angeles and Redondo Railway, both serving Redondo Beach. He had to either compete with these two, or purchase one of them.

On July 7 1905, Huntington purchased the interests of the Redondo Beach Improvement Company. Then just four days later, he purchased the Los Angeles and Redondo Railway. With these two purchases, he secured a foothold on the bay. Townspeople welcomed his investment of money and reputation. Huntington's brother-in-law, Burke Holladay, expressed amazement at Huntington's investment in Redondo Beach. In a letter to a family member, Holladay wrote:

Redondo has been a dead town. . . . The hotel never paid....The name Redondo made a Los Angeles capitalist shy like a horse at an auto. But on Friday last, it came out that Mr. H. E. Huntington had bought the entire townsite of Redondo from the Redondo Land Co. and that he would offer it for sale. Oh! What a change in the twinkling of an eye. Immediately the people of Los Angeles rushed in droves to Redondo to buy, buy, buy... (Friedricks 1992, 90).

In his letter, Holladay recognized that Huntington's association with the city could reverse all traces of an earlier negative trend and make the city an attractive speculative investment. This is exactly what happened. For several days, following the announcement of Huntington's investment in city property, the town was overwhelmed by buyers and sellers, each anxious to profit on Redondo Beach land. Then, like the boomlet the year before at Huntington Beach, it was over. Some unwise speculators had lost thousands in their ventures. Huntington, however, sold about \$3 million worth of property in the frenzy, almost as much as his original investment in the land and railway (Friedricks 1992, 90). These were the short term effects. Huntington's decision to invest in Redondo Beach, however, also created a long term impact on the viability of the community.

Other investors followed his lead. At least one opened large tracts of previously undeveloped land nearby and subdivided it for agricultural uses. These tracts, the Redondo Villa Tracts, became an extension of Redondo Beach later when annexed in 1927. Within the original townsite, development also occurred as investors who had purchased lots prior to Huntington's investment subdivided and developed these sites, nearly completing the settlement of coastal Redondo Beach. At the same time, Huntington also purchased additional land outside the original city, and created another diverse community, Clifton-by-the-Sea. The final result was that the region developed steadily, with a variety of areas to appeal to incoming residents.

Resort Improvements

Huntington pursued a double policy in Redondo Beach. He invested millions in resort improvements, and built an electric power generating station to service his Pacific Electric system, region wide. His first improvement along the waterfront was the Mission style pavilion, near Emerald along the ocean, which was completed in 1907. This three story building housed local commercial businesses on two sides, a restaurant, and a theater to attract tourists. Two years later, he built the huge bath house nearby. Between them was another tourist attraction,

the Casino. Advertisements and promotional literature from this period claimed the facility at Redondo was the largest heated salt water pool in the world. Ingenuously, the warm water for the pools came from the cooling water of the generating plant. Since the ocean was too cold for swimming much of the year, this Moorish structure must have been a major attraction to athletic visitors. It had three separate pools, Turkish and steam baths, and 1000 small dressing rooms to accommodate some 2000 bathers. (Friedricks 1992, 91).

Resident business people organized themselves to boost the community in order to continue to attract tourist dollars and other new business. When Roosevelt's "Great White Fleet" visited the port in November, 1907, a citizens' committee prepared a large reception for the visitors. Afterwards, they formed themselves into a permanent organization which became the Chamber of Commerce (Karr 1947, 52). Civic organizations sponsored tours to other communities to boost Redondo, offering speeches, band concerts and many varieties of promotional literature. As a result of the community support, everyone who came to Redondo, left a booster with advertising buttons or brochures. The rallying cry was "When you Boost the Booster you Boom the Boom." (Karr 1947, 54).

The resort community offered some activity for every visitor all year, whether it was swimming, shopping, dining or just strolling along the Moonstone beach to enjoy the view and collect precious and semi-precious stones. A midway, El Paseo, developed with a roller coaster, carousel and tamer amusements including shooting galleries where good shots could win small prizes and motion picture theaters and concerts. Following the popular trend, Huntington's Redondo Beach Improvement Company expanded the summer tent city with tents for rent by the week or month. Families from the hot inland valleys could relax on the beach for as little as three dollars a week in a small tent (electric lights were extra), and use the bathhouse nearby or fish from one of the three wharves (Karr 1947, 53).¹

The abundance of activities coupled with the quick, convenient electric rail to Los Angeles made Redondo a major resort destination before auto roads were completed. Tourists had their choice of travel on two electric rail systems. One was the "balloon route" of the Los Angeles Pacific (Southern Pacific RR purchased in 1906) which went from Redondo north along the coast to Santa Monica, inland to Los Angeles and back to Playa del Rey (former La Ballona) before returning to Redondo. The other, the Los Angeles Redondo, was an inland route through Inglewood to Los Angeles and back through farmland and orchards. Both made several trips a day. Within a short time, the beach became popular for large group picnics and conventions. Forty two groups brought some 36,000 people to the beach in 1910, and by 1913, as many as 20,000 visited on a summer Sunday (Karr 1947, 55).

¹One news article published in 1946 noting the loss of the city's famous "Tent City" offers a description of its location: "At its height, Redondo's "Tent City" stretched from the Masonic Temple along the beach to El Paseo. The city park, the Bank of America, the Elks Club are all located on what was once "Tent City" in Redondo Beach, where people from all over the United States came to bask in the warmth and hospitality of California sunshine" (Snyder 1, 19 July 1946).

Storms, however, continued to pound the area. A major storm in 1915 caused considerable damage to public and private property along the beach. As a result, a bond issue was passed to build a new pleasure pier in hopes of reviving the tourist trade, dampened by the storm. This pier, called the Endless Pier, constructed of concrete and steel, was triangular shaped, with the point out into the surf. There, a platform was built with a sun room, restaurant and resting areas, complete with tables and chairs. According to the Chamber of Commerce literature, some 10,000 people could be entertained there at one time. During its 1916 construction period, it was damaged by another storm, and just twenty months after its completion, partially destroyed in a third storm. By this time, the initial wharf was gone and the second one, silted by shifting sand had become too shallow to use. It, too, was damaged in the 1915 storm and removed in 1916.

Despite these blows to its harbor, the business community did not give up hope of becoming a major freight port for Los Angeles. The lure of trade through the Panama Canal was too great. The Chamber of Commerce decided that a breakwater would improve the attractiveness of the port, which by 1912 was in decline as a freight destination. The city was included, at their request, in still another federal study. Once again, it was rejected for funding. This time, ironically, because it did not handle enough commerce to warrant the expenditure (Karr 1947, 66). Another plan was proposed in 1915 to improve the port, and a supportive bond issue passed. But, as luck would have it, the construction company which was to build it, failed (Karr 1947, 70).

Industrial Developments

Almost simultaneous with his investment in the resort, Huntington began his industrial investment. In 1902 Huntington helped reorganize a small electric power company, the San Gabriel Electric Company into the Pacific Light and Power Company (PL&P). It then provided the power to operate his electric rail systems and provide power to communities they served. As the electric rail systems grew, the need for power in the basin increased. The PL&P had two hydro power plants outside the basin providing electricity, but Redondo presented a third plant site with plenty of water for cooling and oil for fuel (Myers 1986, 59).

At the time, Redondo was supplied with domestic power by a predecessor of the Edison Company, not by PL&P. The Redondo plant, however, was still important to the local economy because it provided employment for residents and warm water for the plunge. Residents were proud to point out the modern plant as evidence that Huntington was seriously interested in the growth and prosperity of Redondo Beach. The plant was completed in 1907, and despite older technology, proved to be the most efficient steam plant in the United States. Three years later, the PL&P expanded the plant and installed modern 12,000 kw turbo-generators (Myers 1986, 61). The plant was of no small importance to Redondo for it employed 150 men and added greatly to the assessed valuation of the town. In 1913, however, a new hydro electric facility was completed at Big Creek in the high Sierras and this local plant was placed on stand by, meaning a serious blow to the Redondo Beach economy. In 1917 Edison purchased the Pacific Light and Power Company, its franchises, properties and business from Huntington but used the plant only

in emergency power situations until it was dismantled in 1935.²

Community leaders rankled at the control the Huntington interests had over the direction of future growth for Redondo Beach. They were unwilling to give up the authority to design their own economy, but, in truth, had very little leverage either with Huntington, nor with other potential investors. Still the Chamber of Commerce made a number of efforts to attract new industry before the First World War. One of its first hopes was an auto factory, the Pacific Motor and Automobile Company. As was fairly typical, the land company donated land, and citizens bought shares in the company in 1908 to encourage it to locate at Redondo. Although the land was just outside city limits, officials anticipated benefit to the city, anyway, because the factory promised jobs for 100 men. Promise, however, faded into failure as the company folded after completing just one vehicle (Snyder 2, 19 Nov 1908).

In addition to this disappointment, other industrial contributors to the local economy left about the same time. In 1911, Standard Oil Company dealt the community a major blow. It built a refinery at El Segundo, seven miles away, and stopped using the port for shipping crude to the northern refinery. The Santa Fe Railway, which had been a major port user, transferred its local business to San Pedro as soon as the harbor was ready, and sent its lumber to San Diego where it was building rail lines. As if adding insult to injury, Huntington also removed his industrial component. The need for additional power to Los Angeles' domestic and rail needs soon outstripped the capacity of the Redondo Plant. In 1913, the company completed another remote hydro plant, Big Creek, in the Sierras, and no longer relied on the old plant at Redondo.

The Chamber, as yet unwilling to rely on a tourist dominated economy, continued to flirt with other industrialists. A second major attempt to create a local industry began in 1911 with talks to establish a foundry at Redondo. The company, Warman Steel Casting Co., required a locally subscribed bonus and the donation of land, but agreed to build at Redondo near the electric rail tracks and Coyote Ave. It expected to employ 50 men who would become city residents. The company built its plant and began operation. In accordance with its agreement with the Chamber of Commerce who in turn had agreed to pay the company a performance bonus. Unfortunately, the Chamber reneged on its portion of the agreement when its members refused to contribute the funds they had agreed to raise. The company continued its operation

²Henry Huntington's Pacific Light and Power Company and later, California Edison, provided employment opportunities for men living within the Redondo Beach community. This in itself was important for the city's economic development. However, the presence of the Edison Company in Redondo Beach held additional significance. By the early 1920s, residential growth through out Southern California was dependant upon the availability of domestic electricity. Any number of residential subdivisions could be planned, but without proper electrical services development plans could not proceed beyond the planning stage. Edison's decisions of where to concentrate its funding for electrical expansion directly impacted a community's ability to achieve its future expansion and development aspirations. As a result, the presence and involvement of Edison in Redondo Beach was seen by the leaders of this community as vital to their ability to obtain a full growth potential and maintain a competitive edge over neighboring cities. It is little wonder that Redondo Beach was the first community in California to establish an "Edison Club." Through out the 1920s and well into the 1940s, this club served as one of the city's most active social organizations and viewed as an important link between the corporation and the community at large.

for several years, expanding the plant, but sued the Chamber. In 1917, the final judgement went against the company. Tellingly, within the year newspaper clippings reported that another industry was invited to establish a plant at the old Warman site (Snyder 2, 8 June 1917, 26 April 1918). Apparently, the Warman company moved to Huntington Park and continued business there (Snyder 2, 13 Jan 1922).

The deep water canyon channeled schools of fish toward the shore at Redondo, making the wharves a fisherman's paradise. As a result, a small commercial fishing industry thrived there. After the Endless Pier was built in 1916, a fish cannery opened and raised hopes of new dock side or factory employment. This plant operated briefly before the owner bought another cannery at San Pedro and moved most of the packing operation there. The plant at Redondo then turned to relishes and speciality seafood items. Finally, in the early 1920s, it introduced a bottling plant for soft drinks and continued with this mixed operation (Snyder 2, 26 April 1918; 3 Feb 1922, 21 April 1922).

These various set backs for the City's economy laid the ground work for calls in early 1925 for the annexation of the Redondo Villa Tracts located to the north. Annexation was seen by the Redondo Beach community as a way to reap the benefits of a promising agricultural site as well as an opportunity to acquire additional vacant land for possible industrial development. Further discussions of the City's annexation move are offered in subsequent sections of this report.

Development of Clifton-by-the-Sea and Hollywood Riviera

One section of the coastal city developed slightly differently than the main portion. Clifton-by-the-Sea³ was also a Huntington project, begun in 1906 on the south end of the community on land which had been part of Rancho Palos Verdes. Unlike the original city which he simply revitalized, Huntington planned Clifton as an entirely new development for high income families. Stringent building restrictions enforced his intent (Snyder 7, P.E. Topics, November 1906). Streets and promenades were lain out and a country club planned on the formerly vacant site. Several golf courses were proposed over the next decades, including one "lying south of Ave "C." For some reason, the section did not seem to catch the imagination of the public, and building progressed slowly. In 1913, the western portion of Clifton, amounting to 121.87 acres, was annexed to the city. Several attempts were made to annex other sections, but the area was sparsely settled and residents were reluctant to become part of the City. Since the area had not been part of the city from the first, many of its services were not up to the standard of Redondo's and required improvement at some extra cost. It appears that the few residents in the area were not willing to increase their taxes to make the improvements (Snyder 7, 5 Mar 1926). Finally, in the early 1980s, the last section of the area, "Clifton Heights," became part of Redondo Beach.

³Early advertisements for this development utilize both the "Cliffon" and "Clifton" spelling. The latter was an abbreviated version of the former, and both offer reference to the Palos Verdes cliffs. Both names were derived from the longer name of "Cliff town by the Sea."

One more southern portion of the city, Hollywood Riviera, reflects the dreams of planners anxious to promote the community as an up scale residential and resort area. Hollywood Riviera was designed during the oil and movie fed boom of the 1920s. Its promoters envisioned an exclusive area, reached from Hollywood by a boulevard which avoided the traffic of Los Angeles. The interesting thing about its development was the introduction of modern planning concepts by Charles Henry Cheney, who was developing a community in neighboring Palos Verdes. Cheney was an innovative land planner who believed in general planning for an area rather than piece meal responses to developers requests. He hoped to create a wide park along the coastline from the wharves at Redondo through his new community. Although Cheney encouraged the City to purchase park land along the esplanade, a private buyer took control, and built on the property. Today the subdivision has some residential areas and a lively commercial center.

Much had happened to Redondo Beach in the first decades of the twentieth century. Its port had expanded with lumber shipments, been stifled by the refusal of federal money to complete a breakwater, and finally begun its decline. Industry which had shown much promise initially, had been lost to new technology and other expanding communities. The tourist business had been encouraged by the building of the great pavilion and bathhouse before 1910 and become the dominant factor in the city's economy. Storms, however, damaged or destroyed the attractive wharves before 1920, impacting the businesses, and the old hotel was forced to close.

Yet, despite all the set backs, the community was strong. It had more churches and strong fraternal organizations. It had, by default, determined that it would be a residential city and its goal was to provide a quality living experience within its boundaries. Because of the high assessed valuation of the power plant and other industries during the 1900s, the city had a comfortable tax base. The tax rate could be kept low for local property owners and still generate enough revenue to fund most public services. As a result, Redondo could afford to pave its streets, build and maintain sewer systems and construct new civic buildings. (Karr 1947, 53). It had also built good schools and a city hall. Future decades would see the gradual completion of business districts and expansion of residential neighborhoods in the original city and in north Redondo.

NORTH REDONDO BEACH

1905 - 1923

Carlson and Peck's "Redondo Villa Tracts"

The development of the approximately four square miles of land currently located in north Redondo Beach began in 1905 when W. H. Carlson became the managing land agent for George Peck and his entire Redondo Villa Tract. Peck had originally purchased the property in the late 1880s and in response to the announcement of Henry Huntington's investment in neighboring Redondo Beach, entered into an agreement with Carlson to develop his property. Under their agreement, Carlson made all arrangements for the sub-division and marketing of the property. Purchasers of the property paid Carlson directly who in turn paid Peck \$20 for each lot sold. Upon receipt of this payment, Peck agreed to release the deed for the lot to its new

owner.

The first section subdivided and marketed by Carlson opened in 1906. Generally referred to as the "Redondo Villa Tract," its boundaries are today defined by Ripley Avenue, Artesia Boulevard, Slauson Lane, and Prospect Avenue. One year later, Carlson subdivided an additional 160 acres within the "Redondo Villa Tract B." Today half of this tract falls within Redondo Beach and the other, to the west, within the City of Manhattan Beach. In both areas, Carlson selected street names which made direct reference to the leading industrialists of his era and which created an illusion of wealth for the area's barren and gently rolling hills. Names such as Morgan, Stanford, Vanderbilt, Carnegie, and Rockefeller today offer testimony to Carlson and his hopes of future prosperity. Carlson also constructed a magnificent three-tiered, mission-style gateway marking the entrance to his sub-division, a small mission-style office structure and at least one large residence.

Carlson's plans for the Redondo Villa Tracts placed heavy reliance upon Huntington's large capital investment in order to define and establish the marketability of his development. Once Huntington laid the necessary rail connections and invested in local civic and infrastructure improvements, Carlson moved quickly to take advantage of the resulting land boom as well as Huntington's well-financed publicity blitz. While paying homage to Huntington as "Southern California's greatest financier, capitalist and captain of industry," Carlson took full advantage of Huntington's capital investments by offering free rides to Redondo Beach and his property every day on Huntington's Red Cars. Offers of free passage appeared in advertisements through out 1906 and 1907.

Unlike Huntington who promoted town lots, Carlson planned for a mixed use development characterized by small resident-occupied farms. Within the Villa Tract, suitable lots could be had for as little as \$4.00 down and \$90.00 total. This approach was in keeping with advice offered by the era's agricultural leaders who encouraged people with little investment capital to purchase small farms and produce specialty crops. In particular, investors were encouraged to investigate the potential for poultry and dairy production as well as dry farming techniques. Through the careful selection of products, small farmers in the area could be provided with a reasonable level of assurance for future profitability. This was especially true for the farmers of the Redondo Villa Tracts located within easy transport distance to the large Los Angeles market. Advertisements placed by Carlson emphasized the close proximity between his Redondo Villa Tracts, Los Angeles and neighboring Redondo Beach. Carlson's selection of a rural development plan proved to be very successful. It also set into motion a pattern for an agricultural economy in the north Redondo area which continued well into the 1940s and 1950s.

In 1907 Carlson expanded his holdings through the purchase of property in Hermosa Beach, Shakespeare and Manhattan Beach. This purchase extended his development site from the western edge of the Redondo Villa Tract to the ocean shore. While all of this land lies outside current-day Redondo Beach, this segment of Carlson's purchase was important in that it reflected the beliefs and aspirations which defined this period of Redondo's history. Like his contemporaries, Carlson aggressively promoted all aspects of the area's growth potential while

at the same time working to establish a strong hold over at least one section of property which extended from the ocean front, inland.⁴ In one 1907 interview Carlson stated,

I believe in the future of Los Angeles and in the fact that it is closely connected with Redondo, Hermosa and the beach places in this district and it will be only a short time before that seashore is a portion of the Greater Los Angeles (Snyder 1, 7 March 1907).

One year after making this statement, Carlson made a bold and financially risky move to link his entire holdings through the construction of an intra-development electric rail line. Within three months of the announcement of these plans however, came word that Carlson's Los Angeles Securities Company was experiencing serious financial difficulties. Immediately, creditors moved to place attachments on every article of value that could be located within the Villa Tracts. Hermosa authorities also moved to stop construction on the railway. By early 1909, however, Carlson had reached a tentative agreement with the city of Hermosa and announced the opening of his Port Orient Railway. All residents living within his Villa Tract rode for free. Unfortunately for residents of the Redondo Villa Tract who relied on Carlson's Port Orient railway as their primary link with surrounding communities, the railway lasted little more than a year.

Redondo Villa Tract Residents Work to Define Their Community

While Carlson struggled to provide assurance to his creditors, residents of the Redondo Villa Tracts moved quickly to secure their interests in their property. For most, this meant the immediate payment of \$20 for each lot held. As middle-man between George Peck and the individual purchasers of lots, Carlson had failed to pass on to Peck the \$20 down payment paid by each lot holder. As a result, residents of the Redondo Villa Tracts found themselves paying the \$20 twice in order to secure title to their land. Immediately following this drain on resources came the announcement that the area's main supplier of water, the Hermosa Water Co., planned to increase rates by 300 per cent. These early economic disruptions led to the formation of a cohesive community identity within the Redondo Villa Tract area at a very early stage in its development. Unlike the residents of neighboring Redondo Beach who continued to rely on support from absentee investment interests in the selection of community direction, residents of the Redondo Villa Tract area organized themselves into a cooperative stock company in an attempt to identify alternative water sources and specialty crops which would prosper in the coastal environment.

The cultivation of the "Spineless Cactus" as an inexpensive cattle feed offered one such opportunity. In 1910, advertisements for the "Ocean Villa Intensive Farming Colony" began appearing in local newspapers. Carved out of the original Carlson holdings near Belvedere in the Grant School district, the colony specialized in the growing of spineless cactus, herbs,

⁴Although the city of Shakespeare no longer exists, evidence of its earlier location remains in the southwestern portion of Manhattan Beach which borders Hermosa Beach and where streets are named for famous poets including Longfellow, Tennyson, Keats, and Shelley.

chrysanthemums and gladiolus. Aggressive promotion of the colony's principal product (spineless cactus) as well as its land holdings lent a unique and exotic aspect to this project and to the entire community. Early advertisements highlighted numerous positive features of the Colony including its close proximity to Los Angeles, its oiled road and the fact that each lot came with a pre-drilled and active well. Lots could also be purchased pre-planted with choice varieties of spineless cactus and gladiolus. Project developers guaranteed that cultivation of the cactus alone would pay back the purchase price of any lot. House plans were also available for the construction of a modest residence ranging in price from \$45 to \$75. Advertisements stressing the ingenuity and economy of the Colony's house plans noted the combination sleeping porch and living room. Purchasers of Colony property also had the option of either marketing their crops themselves, or joining the Colony's co-operative partnership which helped members market their product in return for a fifty per cent share of profits (Snyder 1, 27 Nov 1914).

Civic Development and Community-based Promotion

The construction of a school house within the Villa Tract "Grant" district in 1908 served as one of the clearest physical indications of an emerging cohesive community identity within the north Redondo area. By 1911, the Grant district, today defined by Artesia Avenue and Aviation Boulevard, had begun to emerge as the center for the Redondo Villa Tract community. Within the area defined by the junction of these two major streets could be found Grant School as well as the community's principal business district. Residents of the neighborhoods in this area were the first to form organizations which promoted the community's interests.

In 1912, for example, residents formed the Redondo Villa Tract Improvement Association. Officers for the new organization represented local community builders and businessmen. While similar to the Redondo Beach Chamber of Commerce which formed four years earlier, the Improvement Association expanded its focus to include, in their words, "the forging of a prosperous future, making every necessary improvement relative to the community's welfare and building up the Villa Tract in every way possible."

Like the men, the wives of Improvement Association members also expressed concern over the conditions and future of their young community. At the urging of both the Association and the editors of the Redondo Reflex, the women formed the Ladies' Circle which sought ways of voicing their newly acquired right to vote in a "positive and progressive manner" (Snyder 1, 2 May 1912). Immediately following World War I two new community booster organizations formed. The first to form was the Grant District Civic Society which represented the interests of those residents who hoped to help their district move away from its rural economy toward a more urban future. This was followed by the formation of the Villa Tract Chamber of Commerce which represented the area's expanding commercial and real estate interests.

As additional property sold for rural development, residents of north Redondo approved a series of bonds for the construction of three schools on the Grant site, each larger than the one it replaced (Snyder 1, 11 Sept 1908). After World War I, the community founded its first Parent Teacher Association which aggressively pursued a community building program. As a result, the

school district added an auditorium and classrooms in 1919, and a free standing building in 1922 (Snyder 1, 13 June 1919 24 March 1922 and 28 April 1922). The expansion of the Redondo Villa Tract community and its relatively prosperous state was also evidenced in the dedication of the Grant Community Church. This appears to be the area's first church and like the school, was located within the Grant district (Snyder 1, 23 May 1922).

The continued sale of property within the Redondo Villa Tract area led to an organized movement toward annexation of the area in 1913 (Snyder 1, 1 Aug 1913). Four years later, in 1917, the issue formally went before the voters. Calls for annexation originated from both members of the Improvement Association as well as members of the Redondo Beach booster community. Leading the crusade against annexation, however, were the combined interests of the area's larger land owners. This group ultimately succeeded in squashing the Association's efforts by successfully promoting their argument that annexation would result in increased taxation. Residents of the original Redondo Beach townsite expressed annoyance over the Villa Tract's decision to reject annexation since many believed that ties with their northern neighbors would not only strengthen the entire community, but would also provide an expanded revenue base for the maintenance of the Redondo Beach harbor.

Despite its continued growth, the rural composition which characterized the Redondo Villa Tract remained essentially unchanged during the first two decades of the twentieth century. As a result, local boosters found it difficult to gain wide-spread support for their plans to modernize and partially urbanize their community. Community improvements during this period were limited to the resurfacing of the infamous "Hermosa wash-board" on Camino Real (Pacific Coast Highway) and the construction of a community club house on a lot owned by the newly formed Chamber of Commerce, adjacent to the Redondo Villa Tract arch. This trend continued until the early 1920s and the discovery of oil.

On the 27th of February, 1920 J. D. Millar of the Interstate Realty Company of Los Angeles announced his purchase of 2,300 acres within the Villa Tract for the purpose of oil exploration. Within a year of Millar's development of his "Redondo Oil Lots," practically all land from Riverside Boulevard (190th) south to San Pedro Boulevard and from Redondo to Torrance had been leased for oil exploration and production. News articles from the period report that most of these leases were held by large companies. The first promising signs occurred on December 9, 1921 when Santa Fe well No.1 began to flow. Located at the far southeastern corner of present-day north Redondo, this well offered strong incentive for the purchase and sale of property located within the eastern section of the Redondo Villa Tract (Snyder 1, 9 Dec 1921). These two oil production projects began a sporadic land boom which continued over the next ten years and resulted in the further subdivision and settlement of the area.

Physical Evidence - Original Townsite

There are numerous pictures of the massive recreational structures which dominated the water front during this period. Unfortunately, like those of the earlier period, they were removed during the renewing of the harbor. One business structure, in particular, does remain and is on

the locally designated list of historic landmarks. This is the classic revival Redondo Van and Storage building at 321 Diamond Street. Another private structure devoted to public service is the California Water Service Company Utility Building at 403 South Irena. Several homes from this period are also on the local landmarks list. These include representatives of Colonial Revival styles such as the Sweetser home at 417 Beryl Street and a group of Craftsman and California Bungalows. Once again, many of these are modest homes, reflecting the working class families who populated the community. The Original Townsite Historic District/Gertruda Avenue Historic District, contains one and two story shingle homes which were owned by many of the city's professional men. Some of the other public buildings constructed in this general period include the First Methodist Church at 243 South Broadway and the Woman's Club (1922), which has been named to the National Register of Historic Places.

In 1913, Redondo Beach annexed the western portion of Clifton-by-the-Sea. At the time of annexation, a few homes had been constructed by Huntington and his investors. However, much of the property remained vacant. Various development schemes were advanced over the years, most of which involved the construction, relocation or enlargement of the area's golf course. Today, Huntington's original Clifton development is easily identified in the "L" shaped street pattern created by Avenues A through I (which form the lower or western portion of the "L" and are in the vicinity of Catalina Avenue, the Esplanade and the ocean) and Avenues A through D (which form the upper segment of the "L" to the east and are perpendicular to Catalina Avenue and the Esplanade).

When first laid out, Huntington set the eastern avenues of his development aside for future rural/residential sites where lots were to be at least a half acre in size. This meant that new home construction was concentrated in the area closest to the ocean. As a result, housing in the eastern portion tends to be more recent than that located within the first two blocks bordering Catalina. Within the center of the "L" which defines the original Clifton site, is an area composed of parallel, curved streets surrounding Palos Verdes Boulevard. Although annexation records are not completely clear, this area appears to have been annexed to the City some time between 1913 and the early 1920s. Beginning in the late 1920s, at least a portion of this area served as the Redondo Beach Community Golf Club. Today, modern apartment houses now occupy the gentle terrain of the former golf course.

In the late 1920s, Avenues J through M of Huntington's Clifton-by-the-Sea were purchased by Clifford Reid and integrated into his Hollywood Riviera sub-division. To facilitate the development, the City of Redondo Beach voluntarily vacated its street easement rights. Today, very little remains of either the Huntington or Reid developments. A small portion of Avenue J is still visible although renamed Avenida Del Norte. Few if any residential sites exist in Redondo Beach since the majority of 1930s Mediterranean homes were constructed on the hills which lay within the city of Torrance. As a result, the Redondo Beach portion of the Hollywood Riviera development is composed of commercial structures located in the "Village" centered on Catalina Avenue.

Physical Evidence - North Redondo

Between the time of its original subdivision in 1905 and the early 1920s, numerous structures were constructed in the north Redondo area. Unfortunately, few if any non-residential buildings remain to remind us of Carlson's original Redondo Villa Tract development. Most notable was the Grand Gateway to the tract with a central arch wide enough to accommodate at least five carriages placed side by side. The small mission-style office building is also gone.

Other buildings important to this area's development include the Grant Community Church located at 1908 - 1910 Mathews Avenue and the Chamber of Commerce community club house once located adjacent to the Grand Gateway. Some structures may still remain from the early business district which began around Artesia and modern Aviation as early as 1911. If these structures exist, they may not be easily recognizable because of subsequent remodeling. Homes constructed as a part of the Ocean Villa Intensive Farming Colony ("Spineless Cactus Colony") may still exist. All would be modest residences and not immediately apparent for their architectural significance. One outstanding landmark, the Bissen (Fisk) House, located at 2604 Fisk Lane and constructed in approximately 1905, is an example of the farm houses constructed in the north Redondo area.

CULTURAL CONSOLIDATION AND THE SEARCH FOR NEW ECONOMIC VITALITY 1923 - 1939

ORIGINAL TOWNSITE

Residential Developments

After the first world war, there was a brief flurry in the harbor when lumber shipments increased to provide housing for newcomers to Los Angeles. This was soon over, and the harbor continued to decline as a shipping point. El Paseo, however, remained a popular spot for visitors, and provided income for local businesses. Booster minded residents no longer sought outside investment in industry to sustain the economy, but concentrated on being a residentially oriented community.

By 1920, Redondo Beach had grown to about 5000 residents. More were flocking to north Redondo, inland. Redondo expected to grow rapidly in the optimistic decade of the 1920s. Edison, in fact, expanded its potential service to the city, increasing it to take care of 2,900 new homes, 15 new factories and some 15,000 new residents. Even with that, the district manager anticipated that more capacity would be needed within two or three years (Snyder 3, 9 March 1923).

Industrial Developments

Due, perhaps to the recognition that Redondo's harbor would never achieve major status, the community attitudes about industry within the city changed in the early 1920s. Some Redondo Beach residents were gathering opposition to the smelly industrial operations on the beach. A section of attractive homes had grown up inland of the lumber yard, and its residents were tired of the pollution from the lumber mills. Other residents were displeased by the noise and disruption of the trains going to Wharf #3 along the ocean front. As a result of their 1923 complaints, the Trustees proposed to withdraw the Pacific Electric's franchise to operate the wharf. This meant that ships would no longer call at Redondo because the railroad would not be able to carry freight inland. It also meant the end of business for the lumber yards, dependent on the wharf for shipments of lumber.

After protests from the lumber companies and their more than 200 employees, the Trustees reversed themselves and extended the franchise until 1926. Then, the Pacific Electric stopped operations and dismantled the old wharf. This was the last of the original three piers built at Redondo. Its loss meant the end of the shipping port era for the city. The residents had indicated they were no longer interested in being home to industry. Instead, they sought to emphasize their community's potential as a resort and residential location.

Industry, however, was not through with the City of Redondo Beach. Massive oil strikes were made along the coast in the early 1920s at Huntington Beach, Long Beach and Santa Fe Springs. Unlike most major oil fields, these new fields were within an urbanized area which had been subdivided by previous development. People who might not have been interested in a new distant oil strike stood to profit here because they owned small, potentially oil rich plots of ground within the general area. Even if they did not own land, they could easily visit the oil production sites and become caught up in "oil fever," investing small sums in questionable companies (Tygiel 1994, 16).

Both factors impacted small communities like Redondo Beach because of the amount of revenue involved. The dilemma was real. If a city governing body allowed wholesale drilling within its built up area, producers might destroy the local streets and sewer system in the rush to develop production. Whether or not the effort was successful, the municipality would have to find the funds to repair the damage. If, however, a city refused to permit oil exploration, no one, especially not the municipality, profited directly from the oil boom. The only benefit to city residents would be temporary profits from business activities which provided housing, goods and services for oil related workers. They would still be faced with providing new infrastructure from their own taxes to accommodate oil workers and their families who were in the area only as long as the drilling continued.

Two wells were sunk within the city limits of Redondo Beach when the oil boom began. Faced with the obvious chaos and potential destruction of their community, the city trustees hesitated to allow additional oil exploration. A January 1922 ordinance allowed the Trustees to permit drilling after a public hearing, but the Trustees refused to grant additional drilling permits even with an exorbitant fee. In March of 1923, the voters turned down an ordinance to allow drilling within the city limits, and, instead, approved one to prohibit drilling in the town. Their determination to prevent pollution of their residential district caused the Trustees to take a first step toward modern planning by delineating residential and industrial zones within the city.

The City of Huntington Beach finally allowed drilling in that town in 1926, and Redondo area producers attempted to get permission to drill within Redondo city limits as well, based on that capitulation. Once again, they were refused. By this time, oil exploration had begun in north Redondo. When north Redondo was annexed the following year, a compromise was reached to continue oil production in that section. Although indications were strong that there was oil in the northeast and southeast corners of the original city, exploration was not permitted there until 1935, after the Great Depression. Then the Dominguez park area was leased by the City and production begun. Thus, while oil production disrupted the expansion of the northern and uninhabited eastern corners of the city, it had no impact on the shape of the original city, nor on its built environment.

Resort Developments

Sport and commercial fishing were popular activities at Redondo because the deep water canyon off shore acted like a channel drawing schools of fish toward the harbor. The loss of the piers, therefore was a blow to the fishermen since they had used wharf #3 as well as the ruined

endless pier for landings. In 1925, the City Trustees granted a franchise over the tide lands to H. C. Monstad for a 300 feet fishing pier next to the endless pier. Although the pier was privately held, Monstad allowed the public to use it for a fee (Snyder 6, 1 Oct 1925). Finally, in 1929, the city demolished the concrete endless pier and built a new one, this time on a wood foundation.

Over the next few years, Monstad converted a number of older ships to fishing barges, anchored in the bay, and ferried sportsmen out to them. In time, he built up the largest sport fishing business on the coast. The barges were well fitted with restaurants, sitting rooms, and even overnight accommodations for those who wanted to be on the water at first light. His first barge, the *Lahina* was a barkentine, the first one ever to be converted into a fishing barge. Unfortunately, it was wrecked by storms off Palos Verdes in 1933.

In 1931, the residents considered a bond issue to purchase the Monstad pier, but it was defeated by north Redondo voters. Perhaps the city was lucky it did not purchase the pier. A decade after Monstad built the pier, he was forced to extend it another 100 feet because the concrete waste from the endless pier had changed the currents and sand had drifted under the end of the pier, making it too shallow. Remarkably, the pier is one of the survivors of the storm wracked bay and still stands in 1995.

Sport fishing continued during the Great Depression, but other businesses along the El Paseo suffered and became run down. For this reason, the community did not complain at first when gambling came to Redondo. There had always been small games with small prize gifts, but after about 1936, high stakes gambling, complete with a gangster element took over the waterfront. Shabby storefronts turned "glitzy" with new games and new players. The Wagon Wheel Restaurant, in the northeast corner of the Pavilion was one of the on-shore sites. It became a key club -- members and guests only -- and offered casino gambling. At least one local concessionaire offered gambling in his own store front. Still others ran fast yachts out from Monstad pier to gambling barges in the outer waters. Unfortunately, Monstad was also involved. After one of his sons' ship was raided and gambling paraphernalia tossed overboard by zealous law officers, Monstad suffered severe financial difficulties and committed suicide (Snyder 6, 15 Dec 1939).

Although the "new" money was a welcome addition to Redondo's depression economy, the gangster element eventually got out of control, and citizen groups rallied to stop gambling. The Junior Chamber of Commerce, in fact, was established for that reason. Finally, they created enough public pressure to close down the games and rid Redondo of gambling. This "questionable" source of income had carried Redondo's economy through the Great Depression by encouraging visitors, but with the beginning of the war time build up, was no longer welcome.

Civic and Commercial Developments

As early as 1905, financiers realized that the Hotel Redondo was not a money maker. Over the years it changed hands many times, but the new owners were unable to profit and community members began referring to it as an "outmoded dinosaur" (Johnson 1965). Finally in the early 1920s, the City purchased the land and proposed that the structure be converted to

a city hall. Voters failed to support this move and instead insisted on the creation of a public park. Thus, Veterans Park came into being and the lumber from the old hotel sold for \$3070. In 1930, a Spanish Colonial styled library was built on the site to serve the community.

Even though the Chamber and other Civic groups did not attract industry to Redondo Beach, they still benefited. In 1920 a glass manufacturer considered a site at Redondo, and finally settled on one at Hermosa Beach. Redondo Trustees recognized that resident workmen would be hired there, too, and joined the Trustees of Hermosa to offer financial incentives to the company. The company, Wuchner Glass Co., did locate at Hermosa and was successful for several years.

Perhaps the most notable result of these years was the establishment of a Planning Commission and setting of zoning regulations within the community. The civic leaders designated one section of town, near the old salt lake and lumber yards as the industrial section. They encouraged small businesses, including auto sales and merchants in another, on Catalina Avenue, which became another business district within the City. This made it possible for contractors to complete the infill residential development, knowing that their structures would not risk inclusion in a non-residential zone.

NORTH REDONDO - A NEW BEGINNING: 1923 - 1927

Expansion of Commercial and Residential Development

During the 1920s, the small commercial area centered around Grant School and the intersection of Artesia and Aviation boulevards continued to develop. One article published in the Redondo Daily Breeze noting this expansion trend stated:

In addition to home building activities the Riverside-Redondo blvd. (Artesia) promises to be a coming business section and the past few months have seen the establishment of several new gasoline stations, stores and at least one new industry. Lots on the Boulevard have doubled in value in the past six months and realty experts see further phenomenal advances in the value of the boulevard lots. (Snyder 1, 1 May 1924)

A variety of factors lay behind the area's commercial growth. Many of the businesses established during this period, especially the gasoline stations and eateries, relied upon the expanded use of personal automobiles as increasing numbers of people made the trip between Los Angeles and Redondo Beach by private car.¹ The area's expanding population also played a

¹Not all eateries were completely legal. In 1923, the "Long Horn Inn" located a quarter mile from Grant School on Redondo (Artesia) Blvd., was raided by members of the dry squad from the district attorney's office in Los Angeles for the illegal sale of liquor (Snyder 1, 9 November 1923).

significant role as housing tracts began to replace the area's single-family farms which had previously defined this northern area.

The establishment of housing tracts in the Redondo Villa community during the early 1920s was directly related to the exploration of oil. While exploration continued in the area's northeastern section, interest in the western portion of the Villa Tracts suddenly erupted as word of oil "pouring" from beneath the cap of a Hermosa oil site spread. This shift to the west resulted in yet another localized land boom as news articles perpetuated images of real estate agents "lining up to buy every available tract in the district" (Snyder 1, 27 Feb 1926). Paralleling the increased efforts in oil exploration came a demand for new home construction in almost every section of the Villa Tract. One news article joyfully referred to this period as the "new era of activity" (Snyder 1, 1 May 1924).

Civic Developments

The expanding population in north Redondo also led to calls for a variety of civic improvements. By 1926, for example, the Hermosa-Redondo Water Company experienced serious difficulty meeting the growing demand for residential water service. Only by installing new lines and a pumping facility capable of handling greater volumes of water was the company able to briefly stay abreast of demand. The water company's success was short-lived however. The improved water service had raised property values which in turn led to an enlarged building program as land owners either subdivided previously rural or vacant land.

The area's growing population also meant an increased need for educational facilities. As attendance at Grant School approached 200 in 1923, the community joined in the approval of a community-wide \$195,000 bond issue for the construction of new school facilities in their district as well as in Redondo Beach, Hermosa, Manhattan and Perry school districts. Community leaders also joined Redondo Beach in a partnership which led to the widening of Redondo (Aviation) Boulevard between Grant School and Pier Avenue.

The expanding population led to renewed efforts by the Redondo Villa Tract Chamber of Commerce to create a more urban environment. The Chamber's first major success in this direction occurred in 1926 when it convinced the County Board of Supervisors to reverse its decision to issue a permit to a large hog-raising operation which had received permission to establish in the north Redondo area. Immediately following this victory, the Chamber formed an annexation committee to once again pursue the annexation of the Villa Tract and Grant district, this time to the city of Hermosa Beach. Those in favor of annexation argued that it would encourage new development in the area and would give the Villa Tracts "an identity of real value." Those opposed countered with claims that annexation would lead to increased property taxes. In the end, this latter argument proved more persuasive and annexation efforts failed by a vote of 185 to 15 (Snyder 1, 22 Feb 1926).

ANNEXATION OF NORTH REDONDO - GROWING TOGETHER: 1927 - 1939

One year after its failed attempt to annex to the city of Hermosa Beach, the Villa Tract Chamber of Commerce joined forces with several leading organizations in Redondo Beach and organized yet another annexation drive.² Behind this new effort lay the threat of a million-dollar street paving program proposed by Los Angeles interests who owned 37 per cent of area's property. Chamber representatives argued that the proposed program was a blatant attempt to recoup lost profits from unproductive oil land, rather than a genuine attempt to modernize the community (Snyder 1, 2 September 1927). This argument succeeded, and on September 20, 1927, voters approved the annexation of the Redondo Villa Tracts to the city of Redondo Beach by a slim margin of thirteen votes.

More than 90% of the eligible voters cast their ballots. At the time of its annexation, the north Redondo area served as home for more than two thousand residents. "It is by far the greatest thing that has ever happened to this city," declared Henry Froude, president of the Redondo Beach Chamber of Commerce (Snyder 1, 23 Sept 1927). Not all considered the annexation in such a positive light, however. In 1928, several Los Angeles commercial interests filed suit seeking a reversal of the annexation decision. These suits were followed by yet another in 1930. Finally in 1931, the last legal obstacle to the complete and definite annexation of the Villa Tract had been removed.

Industrial Expansion

Behind the move for annexation lay the hope of community leaders and real estate interests in both the Villa Tracts area and the original town site that vacant land within the north Redondo area could be developed as future industrial and oil production sites. This hope grew out of the fact that oil drilling had been banned within the original Redondo Beach city limits. Within a month of annexation in 1927, rumors spread of a well-defined pool of oil under the central portion of the Redondo Villa Tract within the vicinity of Gates and Vail streets. In response, real estate values in the area once again assumed the proportions of a boom as speculators raced to profit from the latest flurry of excitement. In 1929, speculation shifted once again, this time to a new field which had opened to the east of the Redondo Villa Tract in the Lawndale area (Snyder 1, 7 Oct 1927, 29 Oct 1927, 3 March 1929).

The period immediately following annexation also marked the establishment of the Golden State Fireworks Manufacturing and Display Company, one of the area's more significant and interesting industries. Located at 1537 Stoutenborough Lane (Hill Lane), in the large tract of vacant land which is today defined by High, Meyer, Ralston and 190th streets, this company was the only one of its kind in California. The proprietor, Patrick Lizza, had moved to the Redondo Villa Tract from Pennsylvania where he had served as president of the Continental Fireworks Manufacturing Co. This move not only brought him closer to his major west coast customers

²Organizations in Redondo Beach who joined with the Villa Tract Chamber of Commerce in its annexation effort included the Redondo Beach Chamber of Commerce, the Redondo Beach Realty Board, the city's Board of Trustees, and the editors of the Redondo Beach Daily Breeze (Snyder 1, 12 August 1927).

who included the California State Fair at Sacramento, The Los Angeles County Fair at Pomona, and the Tulare County Fair, but also placed him in an excellent position to enter the expanding special effects market created by the film industry. With the establishment of this firm came a small population of specially trained workers from New York, New Jersey and Chicago.

Infrastructure and Civic Improvements

Infrastructure and civic improvements in north Redondo increased between 1927 and 1934. These improvements, which occurred despite the deepening economic conditions brought on by the Great Depression and the 6.3 magnitude earthquake which struck the area on March 10, 1933, were indicative of the strong community environment which had come to characterize this area. Most notable among the improvements made during this period was the resurfacing and modernization of roads, the construction of a new fire station at 2021 Redondo Beach (Artesia) Boulevard, and the reconstruction and expansion of the Grant School complex which had been almost totally destroyed in the earthquake. Funding and labor for these projects came from State Emergency Relief funds as well as the Federal Public Works program.

Not all physical improvements to the area were municipal in origin, however. In 1930, the California Water Service Company dedicated its new Pump Station No. 12. Located on Blossom Street, one and a half blocks north of Redondo-Riverside (Artesia) Boulevard, the new pump station was hailed as "the most artistic improvement constructed in the Villa Tract section to date." More than a pump house, this carefully designed building offered testimony to the future growth and prosperity of the Redondo Villa Tract and its newly established identity as a member of the Redondo Beach community (Snyder 1, 24 Jan 1936, 6 Dec 1938, 19 July 1929, 11 Jan 1935, 5 Dec 1930).

The period between 1927 and 1939 also marked by the construction of two new social halls. By 1931, a substantial Romanian community had developed in the Villa Tracts. The community constructed a club house at 2215 Grant Avenue, between Rindge Lane and Slauson Avenue for business and social gatherings. Following the Long Beach earthquake, the Romanian Society Club House also served as the meeting site for the Grant School PTA until the North Redondo Community Hall could be constructed in 1934. This second social hall, frequently referred to simply as the "Club House," served as the central meeting site for a variety of north Redondo civic organizations including the PTA, the Grant Community League, and the Shore Acres Improvement Association (Redondo Beach City Directories, 1933 and 1936; Snyder 1, 18 Sept 1931, 16 March 1934, 19 Oct 1934).

Residential Development

Although the sub-division forces which were apparent during the early 1920s subsided somewhat during the Depression era, residential tract development continued in north Redondo. Most notable was the Shore Acres sub-division created by the Home Extension Association. Located near the junction of Mathews Avenue and Phelan Lane, this housing project attempted to strike a balance between the original rural identity associated with the Redondo Villa Tract and the more recent identity of residential sub-division. Included as a part of this housing project plan was a co-operative market site where residents of Shore Acres sold produce raised on their

property. Each Saturday residents sold flowers, fresh vegetables, fruits, eggs chickens and even canaries to the surrounding communities from the community's market house. A parking area adjacent to the market house was also provided by the Home Extension Association in an effort to attract customers from the surrounding communities of Torrance, Manhattan Beach, Inglewood and Hermosa Beach (Snyder 1, 1 June 1934).

In 1937, the Redondo Beach City Council formally recognized the increasing residential nature of north Redondo in its acceptance of a Planning Commission recommendation that the area known as Villa Tract No. 2 be rezoned from unlimited industrial to suburban uses.³ Since its subdivision as rural farm land in 1905, north Redondo had experienced several shifts in its economic identity. The first shift occurred in the early 1920s when the land originally subdivided by Carlson for rural development suddenly became popular for its oil producing potential. The annexation of the area in 1927 and its identification as the city's future industrial site, resulted in yet another shift. Following annexation, almost the entire eastern section of the original Villa Tracts was zoned for industrial purposes. The construction of the Golden State Fireworks Manufacturing Company on property adjacent to Villa Tract No. 2 in 1928 appeared to confirm this industrial trend. By the early 1930s, however, dreams of unlimited oil production had faded and speculators who had purchased land during the oil boom were seeking opportunities to subdivide their property into residential sites. This move marked the third shift in the area's economy and set into motion a struggle between those seeking residential development and those who sought to perpetuate an industrial economy.

Physical Evidence - Original Townsite

Two moderne style buildings stand out as representative of the depression years, the high school science building at the southeast corner of Diamond and N. Francisca, and the handsome Eagle's Lodge, 128 S. Catalina. The period revival Monstad House, 559 Avenue A, in Clifton, is important because of its association with the family. Spanish Colonial residential styles, however, appear to be more numerous as representatives of the period.

Catalina Avenue serves as the primary north/south link between the previously separate communities of Redondo Beach, Clifton-by-the-Sea and Hollywood Riviera. At one time, all three townsites had commercial districts centered on Catalina Avenue. Over time, as the surrounding residential areas developed and began to overlap, the three commercial centers also expanded and merged. Today, Catalina Avenue is characterized by its close proximity to the beach, its attractive landscape and streetscape, and its pedestrian-friendly environment.

Physical Evidence - North Redondo

A number of civic improvements occurred in north Redondo during this period as the community moved away from its original rural economy toward the establishment of industrial

³ Today, this tract is defined by Inglewood, Vail, Robinson and Artesia avenues.

and residential sites. One notable addition to the area was Villa Tract Pump Station No. 12, constructed in 1930. Site selection and building design were performed by the Public Works Engineering Corporation. William O. Wilkins of Redondo Beach served as contractor. Although small, great care had been taken in the attention to architectural detailing. Ornamental green scroll work and three large flower boxes adorned this small Mission-style building. Inside, plumbing equipment moved water through newly-laid lines from Hermosa reservoir to the surrounding community (Snyder 1, 24 Jan 1936, 6 Dec 1938, 19 July 1929, 11 Jan 1935, 5 Dec 1930).

The construction of a new fire station at 2021 Redondo Beach (Artesia) Boulevard also reflected the expansion of north Redondo. Tentative sketches for the station were approved by the Redondo Beach City Council in 1935. The building itself required a total city expenditure of \$1,500 for materials — an important consideration for a city suffering the restraints imposed by the Depression. Construction labor was provided through the Federal PWA program. The new station opened for business in December of 1938 (Snyder 1, 6 December 1935, 6 December 1938).

The Romanian Society⁴ club house, located at 2215 Grant Avenue and the North Redondo Community Hall offered residents a much needed opportunity to socialize. Both were located within the Grant district, in the center of the community's greatest residential settlement. Residents of the Shore Acres sub-division met in the Community Hall regularly in order to attend Improvement Association meetings. Both served as important gathering sites for numerous organizations throughout the Second World War. Demand for the Community Hall became so great in fact, that prior to the construction of a new hall in 1940, the City Council had to intervene in order to settle scheduling disputes.

Tract housing construction occurred during this period despite the economic pressures of the Depression era. Most notable was the Shore Acres sub-division located near the junction of Mathews Avenue and Phelan Lane. Plans for this sub-division included a co-operative market house where residents could sell produce raised on their property. This development marked the community's transition from its earlier rural environment to the modern tract housing system. The Manny House (1934), one of the City's historic landmarks, is an outstanding example of the many private residences constructed during this period. Undoubtedly others exist which merit equal recognition.

Oil field structures tend to be ephemeral. Most disappear shortly after production was over, but here again, there could be concrete platforms or even vestiges of aging pumper rigs nestled into an otherwise unremarkable landscape.

⁴Building permits identify the full name of this organization as "The Romanian Beneficial Society."

WORLD WAR II EXPANSION 1940 - 1950

ORIGINAL TOWNSITE

Residential Growth

Although the city of Redondo Beach was unable to attract war-time industry, its residential sector expanded significantly during World War II as new families working in the defense plants near by chose to locate in Redondo Beach. Areas of the original city which had not been built up prior to the war, suddenly were subject to infill housing. In particular, new housing took the place of truck farms in the eastern corners of the city where oil prospecting had limited earlier development. Important construction efforts also took place in north Redondo where greater areas of vacant land were available. Tract style building predominated although many returning veterans built their own small homes on individual lots.

The old Edison plant had been dismantled in 1936, to the dismay of the community.¹ In 1940, the City purchased the site, undoubtedly hoping to identify war related industrial uses for the complex. The remaining skeleton, an eyesore by then, was finally demolished in 1946. During and after the war, however, people moved to the region in great numbers. The housing market grew rapidly as newcomers demanded places to live and raise their families. Ironically, in 1946, the Southern California Edison Company realized that it needed to supply even more power to the South Coast, and took out permits to rebuild on the same site.

Resort Developments

Largely due to the effort of the Junior Chamber of Commerce to revive the city after the gambling left, bonds were passed to build a breakwater. The structure, it was hoped, would finally protect the harbor and encourage boating, if not shipping from the piers. Using the \$300,000 bond issue and a 245,000 grant, they built their long desired breakwater in 1939. The breakwater, unfortunately, proved to be a mistake. When the inevitable storms hit that year, a great deal of property along the beach front and old El Paseo was destroyed. The Breakwater had changed the movement of sand. Before storms pushed the sand northward, and it drifted back along the shoreline. Now, however, the breakwater prevented its southward movement. As a result, beach front property disappeared in the accumulation of sand. Residents agreed to an assessment in 1944 to build a seawall, but the erosion continued.

¹Between approximately 1938 and 1940, the Edison property appears to have been purchased by the City for \$25,000. This purchase led to a libel suit filed by City Attorney Frank Perry and former councilman Paul Temple against Melvin More, Thomas Hoyt, Frank Davis and Mr. and Mrs. Charles Turner who claimed that the true asking price was \$17,000 and that the difference of \$7,500 (\$25,000 - \$17,000) had been pocketed by city officials (Snyder 3, 18 April 1940).

NORTH REDONDO

Transition to a Residential Economy Accelerates

On the night of February 9, 1940 the southeastern section of the north Redondo community seemed to explode in a glorious display of fireworks. That night and for weeks afterward, people came in droves to see the accidental destruction of the Golden State Fireworks Manufacturing Company. They parked in all the vacant lots, in residents' driveways and in the open wheat fields. "The experience was beautiful, exciting and scary, and I will never forget the night of the blazing skies and red rockets," stated one resident (Snyder 1, 19 May 1994, 16 Feb 1940). Although the company reopened on its original site during World War II and produced more than one hundred million artillery shells, prospects for its continued operation grew dim as the north Redondo community moved to fully embrace its post-war suburban identity.

A striking element of the residential growth in north Redondo following World War II were the tent communities which began to appear as veterans returned from the war. Faced with an acute shortage of rental property, veterans began purchasing vacant lots on which to build their future homes. As an immediate answer to their families' housing needs and as a means of safeguarding valuable lumber, many veterans erected large tents as temporary shelters. As increasing numbers of tents began appearing in north Redondo, neighboring residents demanded that the City Council ban all forms of temporary housing (Snyder 1, 19 July 1946).

Within two years of the Council's eviction of tent residents, property owners in north Redondo organized to boost building area minimums from 480 to 750 square feet. This debate, which eventually led to modifications in the district's building code, illustrated the significant changes which had occurred in north Redondo following World War II. Slowly at first and then more rapidly, a strong community of suburban residents had replaced the earlier sparse rural community which typified this area through the early 1940s. As increasing numbers of veterans and their families chose to settle in Redondo Beach and purchased the newly-constructed homes in and around north Redondo, the demand for a more urban setting and conveniences increased (Snyder 1, 5 Nov 1948).

The Redondo Hills tract, north of Robinson Avenue, between Inglewood and Vail avenues was the first to develop. Following that, Safeway Homes offered property and houses adjacent to Redondo Hills. After fraud charges were proven against Safeway, a second concern completed the project. Another company, Security Construction Company of Los Angeles developed 54 individual home sites throughout the area.

The increased demand for residential housing eventually culminated in the adoption of a re-zoning ordinance banning all poultry, rabbits, milk cows, horses and other domestic farm animals from the north Redondo area. Long-term residents strongly opposed this rezoning effort on the grounds that North Redondo had developed as a rural community. Many had invested their life savings in the purchase of small acreage in order to raise their own domestic animals and be somewhat self-dependent. Referring back to statements made by the original 1927 Annexation Committee that there would be no restrictions against local farming efforts except those already

excluded by the County Health Department, some long-time residents attempted to block the zoning change. Unfortunately, the regional wave of sub-division combined with the tax advantages offered the city by real estate development companies were against such grass-root efforts to retain the rural environment.

Commercial Expansion

In 1945, the area of Redondo Beach (Artesia) Boulevard between Aviation Boulevard and Rindge Lane experience a small but important burst of commercial development. Many of the locally owned and operated stores already in the area also expanded during this period including the addition of a retail jewelry store to the novelty manufacturing studio operated by J.H. Kitchin at 1935 Redondo Beach Boulevard, the addition of a beer garden and drive-in cafe to Al's Cafe located at 1901 Redondo Beach Boulevard, the sale of Carr's Drive Inn and adjoining filling station located at 2600 Redondo Beach Boulevard and the expansion of its menu under the new name of the "Corner Inn", and an addition to Donlou's Market located at 1512 Pier (Aviation) Avenue.

Civic Expansion

Immediately following the War, a new organization formed to investigate and promote the needs of the north Redondo community. More than one hundred people attended its first meeting to hear various proposals for community improvements.² These included diverse projects such as improved bus service, new street paving and the construction of a new school. These efforts paid off when, in 1946, the community received its bus service as well as a promise of federal funding for a new police substation, recreation center and public library. In 1948 a special lighting district was created by the city council to serve the area and reduce crime (Snyder 1, 2 Aug 1946, 28 Nov 1947).

Physical Evidence - Original Townsite

The original townsite, Clifton-by-the-Sea and Hollywood Riviera were not immune to the pressures brought about by wartime industry and returning veterans. Building permit records indicate that the Redondo Improvement Company filed for permits for a construction company, Drachlis and Bergman, to build in-fill residential structures at Gertruda and Sapphire, as well as in the Knob Hill area. Another builder, B. B. Karger, built several 2,700 square foot homes on Miramar and Sierra Vista, between Torrance, Pearl, South Guadalupe and Camino streets. Since all the Karger homes were the same size, they may also be similar styles, as if they were tract housing. In-fill building continued south into Clifton-by-the-Sea and Hollywood Riviera. There the property was held by the Redondo Huntington Company, another Huntington enterprise. The builder, W. Vaughn Scott, proposed to build "Better class homes on higher ground" there near South Elena Street. He also anticipated a commercial district along Elena Street. Scott apparently had control of nearby property in Hollywood Riviera as well and, in 1945, advertised

² In news articles which report the activities of community groups, this new organization is alternately referred to as "The North Redondo Civic Center Citizens" or the "The North Redondo People."

that 458 home sites were available there. At the same time, an early regional developer Clifford Reid, sold his Hollywood Riviera investments, presumably to a new developer who continued to build in the area.

Since the first Redondo Beach survey was completed in 1986, it did not consider homes or commercial centers built during the 1940s. We suggest the survey be augmented to look for some of these 1940s homes and businesses since they represent the war and post-war expansion period. If, as we anticipate, a site inspection does uncover some of these structures, it will indicate the pervasiveness of the building boom throughout the city. The styles and overall quality of the remaining structures may also indicate a different social or economic level from that in north Redondo, or they may suggest that the two areas had much in common in this stage of the City's development.

Physical Evidence - North Redondo

The ten year period between 1940 and 1950 brought many changes to the north Redondo area. Civic improvements, commercial development and residential construction merged to reshape the community. The following offers a partial listing of these changes and related structures:

In 1940, the Redondo Beach city council approved plans for a new and expanded North Redondo Community Center to include a civic auditorium and a library. Preliminary drawings, plans and elevations were prepared by Walter O. Wurdeman of Wurdeman and Becket, a Los Angeles architectural firm. Following approval by the council, the city prepared an application for WPA Federal Aid to construct the project. These plans were placed on hold however by the entrance of the United States into the Second World War in 1941.

Immediately following World War II, residents of Redondo Beach voted with an overwhelming majority to modernize and expand their school system in the northern areas of the City. With the issuance of a new bond and the receipt of \$55,000 from the federal grant program, Redondo Beach began construction on the Lincoln School located on Vail Avenue between Farrell and Plant avenues. Three years later, additional rooms were added to accommodate the increasing number of students (Snyder 1, 4 May 1945).

In 1948, the City began negotiations with the owners of a ten-acre site located on Lillenthal and Ripley avenues for the construction of a new elementary school. This effort was designed to alleviate over crowding at Grant and Beryl schools.

In 1945, J.H. Kitchin and his wife expanded their Novelty Manufacturing Studio located at 1935 Redondo Beach Boulevard. The couple also owned the Southwest Souvenir Company which was located at the Pier. The Kitchins had established their manufacturing company on Redondo Beach Boulevard prior to the war. Here they manufactured abalone pearl, agate and moonstone jewelry which they sold in their store on the Pier. By the end of the war only the Kitchin's novelty company and one other remained in Redondo Beach area out of an original

eighteen such operations. The Kitchins' novelty shop had been able to survive the war years using a large stock of gold wire, moonstones and abalone pearls. In 1945, as supplies became available once again, the Kitchins expanded the operation by adding a retail gift shop to the factory. Here, they sold costume jewelry, Laguna Pottery, watches, etc.

Announcements for the large Redondo Hills subdivision containing 145 , five and six-room houses appeared in 1943. Constructed on land purchased by Mrs. May Isabel Campbell-Johnson, Redondo Hills represented 70 acres located north of Robinson Avenue, between Inglewood and Vail avenues. Plans included the paving of streets and the laying of sidewalks. The initial ten homes were constructed on Pinkard, May and Timothy Avenues. Later in 1947, an additional 97 homes were completed on Perkins Lane and the surrounding streets which included Barkley Lane, the 2900 block of Gibson Lane, Blaisdell avenue, Carlsbad Street, Faber Street and McBain Street.

In 1948 plans to complete North Redondo's "New Tract" were announced by Safeway Homes Limited. Located within the remaining triangular section of the tract bordering the Redondo Hills development, Manhattan Beach Boulevard and Inglewood Avenue, the new Safeway sub-division offered promises of 150 new, two-bedroom homes set in a fully restricted site.

A second major developer who began work in North Redondo in 1948 was the Security Construction Company of Los Angeles. Rather than purchase and develop a single large tract, this housing construction company purchased individual 54 individual lots through out the area on which they constructed forty homes which sold for \$4,000 and fourteen homes with sold for \$3,200. Advertisements for the project stated that all homes constructed would have three rooms and a bath and would be planned so that two additional rooms could be added without disturbing the original floor plan. A full list of all addresses is provided in the article entitled "\$200,000 Permit Value for 50 Small Homes On Scattered No. Redondo Sites" (Snyder 1, 13 February 1948).³

Conclusion

Lawrence Halprin once wrote that "the ultimate purpose of a city in our times is to provide a creative environment for people to live in." (Halprin 1963, 7). In this study we had tried to identify those creative elements which set the City of Redondo Beach apart from other beach communities. Those elements are the basis for explaining why Redondo Beach is where it is, and most important, what kind of a city it is. Is it important to know why the streets have certain names? Is it important to know why there is a park on the Esplanade, or why the high school is located where it is? Perhaps not. But knowing the answers to these questions creates a bond between modern residents and those who lived here decades ago and maybe, helps to explain why you live in Redondo Beach and why you think it is a special place to be.

³A complete listing of all 54 addresses appears on page 82 (North Redondo Summary) of this report.

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Private Collection

Snyder, Gloria. This is a substantial collection of newspaper clippings and documents regarding various aspects of the history of Redondo Beach. Files pertinent to this investigation include:

1. Clipping file on North Redondo, 1906-1990s;
2. Clipping file on various lumber companies doing business in Redondo Beach, 1890s-1980s;
3. Clipping file on the Pacific Light and Power Company and the Southern California Edison Company, 1906-1946;
4. Clipping file on street name changes in Redondo Beach, 1887-1995;
5. Building permits, various years;
6. Clipping file on Monstad Pier.
7. Clipping file on Clifton-by-the-Sea.

Mrs. Snyder may be reached for data through the City of Redondo Beach, Preservation Commission.

CLIFTON-BY-THE-SEA

The following material presents a chronological summary of events related to the development of Clifton-by-the-Sea.¹ Many of the early news articles summarized here, were written by members of the Redondo Beach booster community and should be interpreted with caution. Henry Huntington's announcement of his intention to create an "upper-class" residential community led boosters to make extravagant and often premature statements of future development plans. Such statements continued following the annexation of this area as the City attempted to find the right combination of resort and residential features to attract investors. As a result, some news articles contain both fact and fiction.

- 17 Jul 1905 Henry Huntington purchases Downey Ranch. This site adjoined Redondo on the South and consisted of 1,010 acres.
- 19 Jul 1906 Huntington names new tract: "Clifton-By-the-Sea."
- 27 Dec 1906 Huntington hires the architectural firm of Hunt and Gray to design a 2-story, 9-room house on tract for himself.
- Nov 1906 Reports state that Clifton-by-the-Sea is "established as a resort by H.E.J. Downey, H.E. Huntington, Peter and Walter Martin, and Mrs. Eleanor Martin." The area consists of 125 acres to be divided into blocks for residential use. Additional acreage to be divided as demand dictated. Streets, cement promenades, curbs and walks were laid out within days. Plans to erect Clifton Inn and Golf Club also made. "One of the special features of this new resort is the building restrictions which specify the character, cost and style of house the investor must erect; and nothing of the cheap order will be permitted at this charming place. Clifton-by-the-Sea is to be a high class watering place of the kind that will attract the best class of people from all parts of the world." *Photo of proposed Inn - architect not Hunt and Grey.*
- 1907 Financial panic of 1907, limits ability to sell property.
- 24 Jan 1907 Myron Hunt and Elmer Grey to supervise construction of a \$6,000 club house at Clifton. Foundation for Walter Martin's home also laid. Martin resides in San

¹News clippings summarized in this section are contained within the "Clifton-by-the-Sea" file compiled by Gloria Snyder. Ms. Snyder may be reached through the City of Redondo Beach, Preservation Commission.

Francisco.

- 16 May 1907 L.T. Garnsey to build Mission-style residence at Clifton.
- 11 Jun 1908 Plans to drill for oil just south of Clifton announced by Robert C. Davis and J.M. Langdon. Their plans include the construction of a 1500' wharf at Malaga Cove. Announcement follows the discovery of oil at Palos Verdes. Ability to drill limited by property owners' refusal to lease land.
- 1909 *Photograph - View from "Sea Gull Inn at Clifton-by-the-Sea. (Looking S., of course.) View of Esplanade (100 ft. wide) and residence - shows curbs and street lamps. Huntington's Home. "Magnificent views, a perfect bathing beach, sanitary sewers, artisan water, gas, electricity, shade trees, telephones and direct car service to Los Angeles every twenty minutes, combine to make this the most attractive place of seaside residence in southern California. Building restrictions are rational yet rigid, while the price of lots is very moderate for property of this character."*
- 1909 Redondo Beach looks forward to the completion of the new Country Club plans at Clifton. Its opening means income to city through the attraction of "society people from all over the world." "Whatever obstacle in the past that prevented the building of the clubhouse, courses and grounds has been, we understand, overcome and nothing is now in the way except to cooperate." Reports surface that plans for a clubhouse have been approved and accepted. Redondo Beach residents hope that Clifton will become "the mecca of society and will be the home of many winter and summer residents....Such matters as golf, tennis, cricket and polo appeal especially to the wealthier classes and many will build handsome residences here if they are offered inducements." Redondo Beach residents also hopeful that completion of Clifton will mean the construction of a boulevard from Santa Monica to Redondo Beach. Many hope that it will lead to "a building boom [in Redondo Beach] that would be unparalleled." In addition to Huntington, investors also included J.S Wollacott and Root Osborne.
- 15 Feb 1909 First effort to annex a portion of Clifton-by-the-Sea. Ordinance No. 301 voted upon by residents of Redondo Beach. "Whether or not new uninhabited territory adjacent to and to the West of city shall be annexed." Fails.
- 3 Oct 1909 *Photo of cliffs and sea, proposed polo club house. [LA Herald Sunday Magazine]*
- Map of Clifton showing relationship to surrounding communities. [Seaver Center for Western History Research, Natural History Museum of LA] This map includes an area to the east which does not appear on tract maps on file with the Redondo Beach planning department.*

- 26 Jan 1911 Thomas Bendelow, manager of AG Spalding & Bros. in Redondo Beach hired to lay out golf links at Clifton. Accompanied by C.H. Burnett, manager of LA & R Railway Co. and O. N. Tomilison of Redondo Improvement Co. Plans to be submitted to Huntington.
- 5 Oct 1911 Hunt (architect) and family return to Pasadena after winter at home in Clifton.
- 23 May 1912 Clifton expanded to 200 acres. "During these eight years' time the completion of the county highway from LA to Redondo , via Inglewood, and from the southerly boundary line of Redondo through Clifton, eastward to the town of Wilmington has also added impetus to the growth of this immediate locality."
- 1912-1913 *Advertisement for Clifton-by-the-Sea in city directory.*
- 5 Apr 1913 H& H Realty Co. out of Minneapolis contracts with Huntington and J. Harvey Martin of San Francisco to handle land sales and development. Within 6 weeks all principals in the company have fled town. "There is nothing left to remind the inhabitants of this beach of the existence of the H&H Realty company, except the signs about town and a few unpaid bills. Next!" [9 May 1913]
- 18 Apr 1913 Second move for annexation of Clifton.
- 18 Jly 1913 Western portion of Clifton annexed. "Clifton-by-the-Sea is now a part of the city of Redondo Beach, having been overwhelmingly voted into this municipality on Wednesday, with the following results: 197 in favor and 6 against in this precinct and 6 in favor and none opposed in the Clifton precinct. " Homes of Huntington and Robert Burdette and Esplanade viewed as assets to the city.
- Clifton Tract at time of annexation to city in 1913 consists of 121.87 acres. Villa Tracts annexed in Sept. 1927 consists of 3688.55 acres. Information contained in letter from Redondo Beach city engineer D. L. Bundy to Guy Marion, Manager of Research Dept of LA Chamber of Commerce. Dated 26 April 1940.
- 13 Feb 1914 "New Boosters for Clifton." Campbell and Bentley of Los Angeles serve as selling/managing agent for property still held by Huntington and new owners—The Judson Syndicate. Huntington's house to be converted to an inn. Martin house to be club house. Plans to "open up" the eastern portions of Avenues A, B and C. Existing streets to be re-improved and sewer system to be expanded. "Why this subdivision has lain idle for so long a time has been a mystery to the real estate operators, especially as so much money had already been expended on it." Described as 1171 acres which includes a 9-hole golf course.
- 6 Mch 1914 Description of Clifton property to be placed on the market: "The original subdivision which was annexed to the city along with additional subdivision

extending easterly from the original and located over the high and lightly ground adjoining Redondo Beach on the south." New subdivision extends from Elena (now PCH) to the eastern line of the ranch property. Lots on eastern end will be divided into 1/2 acre lots. Those closer to the west to be regular business size. Plans for \$25,000 in improvements including grading of new golf course. Improvements completed 100 acres at a time. Golf links to take up considerable portion of old Downey ranch. Club house semi-public in nature. Sea Gull Inn granted liquor license. Bath house for general public use.

Note: This description appears to include not only the eastern portions of Avenues A - C, but also the area to the south which today surrounds Palos Verdes Boulevard and is defined by Avenue D, Pacific Coast Highway, and Prospect Avenue. A portion of this area probably served as the golf course since the club house was constructed on Avenue C.

20 Jun 1914 E.C.D. Price, former promotion and publicity manager of San Francisco commercial club, appointed "booster-in-chief" at Clifton. Price builds a home (Swiss chalet style) on Avenue C near Catalina. Cost of home estimated at \$4000.

26 Jun 1914 Club works to recruit memberships from Redondo Beach community. At this point, golf course reported to cover 118 acres.

4 Sept 1914 \$60,000 worth of land sold in area annexed to Redondo. Coincides with announcement of plans to build exclusive club and residential area on Palos Verdes. Woman's Club also announces plans to build new club house in Clifton at the corner of Elena and Ave. A.

Huntington-Redondo Co. continues to advertise as owners of Clifton-by-the-Sea where "The contour of its hills and slopes presents a series of elevations, rising ever upward from the shore to a height of 200 ft. along the eastern range of sentinel hills."

18 Jly 1919 Home of T. Yoshida robbed. Owner is described as a Japanese rancher living at Clifton.

12 Aug 1921 "Entire Clifton Property to be placed on market. Realty firm with offices in Los Angeles, Pasadena, Santa Monica, Long Beach and Santa Ana to dispose of Huntington-Redondo land." Seen by community as an incentive for greater building in the area. Entire holdings of Huntington-Redondo Co. turned over to R.E. Ibbetson and Co. of Los Angeles. Coincides with laying out of "Redondo Country Club" on approx. "100 acres lying south of Ave. C." Advertisement by Redondo Country Club states: "We wish to announce that the organization of the Redondo Country Club is now accomplished (all rumors to the contrary

notwithstanding)." Located at the "head of Ave. C." 100 new members sought. By 1922, only 47 members have been recruited. Many golf tournaments and club events held at site into 1930s.

- 2 Apr 1923 City Resolution No. 488 - "Closure of the following streets by the City Council: Avenues J, K, L and M of Clifton-by-the-Sea lying between Esplanade and Elena (PCH) and that portion of Elena lying between Avenue I and M in Clifton. All alley ways also closed to public use."
- 9 Nov 1925 Redondo Palisades Organization (syndicate) purchases land from Huntington Land Co.. Development plans include a golf course and housing built over a large area of beach-front property. Although the property is not a part of Redondo Beach, local boosters are pleased with promises by the syndicate that all advertising will include positive statements about Redondo. Developed by Carlin G. Smith and F.F. Hayward.
- 5 Mch 1926 Meeting held to discuss annexation of "Clifton Heights". Area described as east of Elena (PCH), toward Palos Verdes Estates. At issue is the cost of sewage and fire protection to be provided by Redondo Beach. Cost estimates of connecting insufficient Clifton sewer system to Redondo system are high.
- 30 Sep 1927 All residents South of Opal (Torrance Boulevard) invited to join Clifton Advancement Association which seeks annexation to city, improved sewers and improved schools. In Feb of 1928, Charles Henry Cheney addresses Association. During meeting, members also discuss proposed improvements along Esplanade and Avenue I.²
- 6 Jan 1928 New subdivision (Hollywood Riviera) adjoining Redondo Beach under way. Clifford Reid Co., Inc. developed the 500 acres which lay to the south of, and adjoined, Redondo Beach.³
- 20 July 1928 *Advertisement for Redondo Country Club with offices at Avenue C.* Comprised approx. 100 acres S. of Ave. C. Club hopes to sell additional memberships in order to make improvements and to expand.
- 18 Jan 1929 Clifton Heights annexation discussed. Legally known as Lot A of Rancho Palos Verdes.

² Charles Henry Cheney was one of the most prominent city planners on the West Coast. In addition to acting as principal planner for Palos Verdes Estates, he also created city plans for Santa Barbara, Riverside, Fresno, Alameda, Oakland, Los Angeles, and Portland, Oregon.

³See summary of Hollywood Riviera development.

- 16 May 1930 In formal vote, Clifton Heights rejects annexation to Redondo Beach - 65 against, 23 in favor. "Better to annex to Torrance than Redondo under present conditions," state members of the Clifton Heights community.
- 30 Sept 1937 Report of property sales in Clifton section of Redondo Beach: Knob Hill and Esplanade property purchased by Tom Bowman (druggist) - sold by Dr. A.T. Hembree. Bungalow court at Ave. D and Esplanade purchased [constructed?] by Ella Bain. Lot on Ave. F. sold to L.H. Bigelow. Three vacant lots on Avenues C, G and F sold.
- 7 May 1942 City seeks annexation of approximately 175 acres of unimproved land southeast of city. Property held by Huntington Redondo Company. Development planned by W. Vaughn Scott who hopes to build "better class homes on higher ground." A number of businesses reported to look with favor on the new development and the possibility of establishing a business section on south Elena Ave. Actual construction begins in 1948.
- 29 Nov 1943 Formal announcement of yet another annexation proposal. Area to be annexed South of Knob Hill, east of Elena. Population of area has more than doubled since 1938 and includes approximately 180 homes and a population of 500. Police and fire protection by Redondo Beach offered as an incentive. City guarantees that residents of the area will not be assessed for any existing bonds. City also offers better library services and lower utility rates than that currently offered by county. Annexation offer rejected.
- 15 Oct 1946 *Advertisement for Veterans' Homes with an ocean view at South Elena Ave and Ave. G (just North of Hollywood Riviera). 3 bedrooms, fireplace, double garage. Rayden Building Co., 1511 South Elena. Also 22 Feb 1947.*
- 5 Jun 1948 *Photograph of new residential subdivision project by W. Vaughn Scott Co. in Clifton Heights area.*
- 3 Jan 1951 Redondo Beach City Council plans to annex a strip of land from Torrance. Goal is to encircle Clifton Precinct and end possibility of Clifton Heights' annexation to Torrance. Suggested by property owner Shelley Jones of 204 Ave. G. Plan includes 21 lots running along eastern boundary of precinct from Ave. A to H. Made possible under the Annexation of Uninhabited Territories Act of 1939. Eventually Redondo hopes to annex entire Clifton district which has successfully resisted all prior efforts to annex. Only 4 families live on the 21 lots. Would cut out a portion of the 'L' shaped county territory with ran from PCH east to about Susana Ave and from Ave. A to Ave. D and portions of Ave. H.
- 8 Feb 1951 City annexes a total of 26 lots -- affects only 9 residents.

- 25 May 1952 An additional 22 lots annexed by Redondo Beach. City charged with "gangster tactics" by residents of Clifton area. Like earlier annexation, an expansion of the "shoestring annexation" designed to cut Clifton Heights off from Torrance.
- 24 Apr 1959 City makes another attempt to annex Clifton Heights and Clifton Acres.
- 30 Jly 1959 Developer applies for permit to construct subdivision in area east of Tulita Ave. (Prospect?) and south of Ave. H. Includes 28 lots. Residents on Ave. H oppose development plan. Residents argue that because the south end of tract is bounded by swamp, drainage issues will develop. Tract finally approved Sept. 1, 1959. Developer agrees to defend city against any law suit arising from damage caused by development.
- 7 Jan 1968 City continues in its efforts to annex Clifton Heights after fire at 522 Ave. A kills woman. Incident raises issue of limited city fire response. Area to be annexed described as 15 sq. blocks with 2,000 residents -- bounded by PCH, Knob Hill, Cessionee Ave, Irena Ave. and Ave. D.
- 21 Mch 1978 Clifton Heights residents continue to fight annexation efforts. Redondo Beach looks to 1976-7 Municipal Organization Act (MORGA) which allows cities to annex county islands of less than 100 acres without a vote of affected residents.
- 23 Mch 1978 *Small map of area fighting annexation.*
- 6 Jun 1978 Preliminary zoning plans for proposed annexation area offered to city council.
- 24 Sept 1978 City investigates possibility of a "reverse contract" with county as an alternative to annexation. Under contract, county would pay the city for services offered to Clifton Heights. Proposal made in response to argument that annexation was necessary because Clifton Heights residents utilize city services without proper reimbursement. City services to area amount to \$50,000 / year.
- 15 Apr 1979 Redondo Beach City Council approves plans for annexation of Clifton Heights. Residents protest annexation plans.
- 26 Nov 1980 LA County Board of Supervisors approve annexation of Clifton Heights.
- 15 Dec 1981 Torrance court rules in favor of annexation by Redondo.
- 11 Feb 1982 Superior Court or Torrance upholds Redondo annexation. At this time, approximately 1570 people lived in 778 homes in the area.
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HOLLYWOOD RIVIERA

The following material presents a chronological summary of events related to the development of Hollywood Riviera.¹ This area, located to the south of Avenue I, was established in the late 1920s. Promoters of the development envisioned an exclusive residential area. Promotional materials, designed to attract Hollywood's elite, made reference to the site's similarity to the French Riviera and to the protection offered by restrictive covenants.

The original boundaries of this community included the southern portion of Henry Huntington's Clifton-by-the-Sea and extended into the northern portion of Torrance. Prior to its sub-division, the site also served as a landing field for small aircraft. Today, little remains of the original development. Miramar Park marks the location of the original club house which served as a focal point for the community, and apartment houses now stand in place of many earlier Mediterranean-style homes.

- 20 Feb 1920 Redondo Improvement Co. grants use of land, free of charge, for use as a landing field by Pacific Aero Club, Inc. Strip to be 600' long and 30' wide. Site: between I and L Avenues, Catalina and Elena Avenues. Aero Club asks City to prepare field by levelling and oiling and possible construction of a hanger. In return, Club promises to "make Redondo Beach a center of aeronautical activity, and give the city a great deal of up-to-date publicity." Club's request presented to the Redondo Beach City Council who in turn ask the Street Engineer to investigate the proposal. Council not convinced that air flight still a novelty since almost every other coastal city offered flights for fare. City seeks a valid commercial operation, not one requiring city resources.
- 2 Apr 1923 City Resolution No. 488 - Closure of the following streets by the City Council: Avenues J, K, L, and M of Clifton-by-the-Sea lying between Esplanade and Elena (PCH) and that portion of Elena lying between Avenue I and M in Clifton. All alley ways also closed to public use.
- 1 Sept 1926 Hollywood-Redondo boulevard opens. Will allow south bay cities direct access to Hollywood with out making the circuitous trip thru Los Angeles or Santa Monica. In Redondo, coast boulevard (PCH?) forms the link. Palos Verdes Blvd., which ran through Hollywood Riviera on Torrance side, also a part of the boulevard.

¹ News clippings summarized in this section are contained within the "Hollywood Riviera" file compiled by Gloria Snyder. Ms. Snyder may be reached through the City of Redondo Beach, Preservation Commission.

- 6 Jan 1928 New subdivision adjoining Redondo Beach under way. Clifford Reid Co, Inc. plans to develop the 500 acres lying south of, and adjoining, Redondo Beach. Site joined on south by Torrance. Formerly part of the Huntington tract. Strongly supported by Redondo Beach Chamber of Commerce. Reid invited to speak to the Chamber on his development plans. Talk draws record attendance.
- 21 Jan 1928 First called "Hollywood Shores" then changed to "Hollywood Riviera." Includes a portion of land within city limits. Reid's plans reviewed by the Planning Commission. Plans will require the vacating of that portion of Esplanade between Avenues I and M. Malcolm Waddell serves as contractor to construct ornate, one-story sales office building. Built in a half square with a 3-story observation tower in the center. Has colonnade front and fountain in the court yard. Tract to open on February 18, 1928. Opening draws huge crowd. Mark Daniels serves as landscape architect and city planner. *Photograph of dedication ceremony.*
- 23 Feb 1928 Meeting held to discuss the future of the "bluff lots." Organized by the Clifton Advancement Association. Charles Henry Cheney (prominent city planner -- created plans for numerous cities including Palos Verdes, Santa Barbara, Riverside, Fresno, Alameda, Oakland, Los Angeles, and Portland, Oregon) also present to discuss curve of Esplanade and its intersection with Hollywood-Palos Verdes boulevard.

Following Cheney's talk, the real issue is introduced by Redondo mayor London who explains that Pacific Electric railway owns all beach frontage between bathhouse and Knob Hill. Proposes selling this land to Strong and Dickinson Co. who will in turn dedicate a part of the sand to the community and install walks and promenades. Objections raised when it is learned that S&D plans to build on the ocean side of the Redondo Beach city park and will allow for construction of buildings back of the present Esplanade property. Building in front of park will obstruct view from park which was established specifically for its view. Those owning property on the Esplanade also object to plans to block their views. "Among the most interested people opposed to the plan was Mr. Robert Frick, prominent Los Angeles attorney, who is prepared to fight any such action."

Presentation to Woman's Club: George Evans states that plans to sell property to S&D are supported by Chamber of Commerce, the Realty Board, and the City Planning Commission.

Plans for the S&D development and the Reid development raise the issue of zoning. The beach front, from the bathhouse to Knob Hill, is connected to the Clifford Reid development. Clifton Association votes unanimously to urge County Supervisors to continue with their plans to condemn the beach property for purposes of a park.

Charles Henry Cheney argues that Redondo must not sell its "birth right" but must "make concessions and yield the smaller desire to that of the greater good." Cheney calls Redondo the most "backward community in Southern California" in an effort to wake community up to the need to protect its beach-front from improper development. Argues that "only by using the sweep of the times as a swimmer uses the current, will the city keep its head above water." Clifford Reid Co. is purchaser of the Esplanade property. Cheney believes that the city should reach an agreement with S&D to develop that property and develop a common zoning plan with the city's help. Agrees with this park/beach plan but states that the County does not have the funds to proceed since they "were forced to buy a subdivision on Riverside boulevard which was destined to be made into a Negro settlement and which would have ruined this beach for any and all time." Cheney also opposed to the S&D plan and calls it a crime to back buildings up against Esplanade homes. Cheney frustrated with Redondo Beach voters who he believes had an opportunity to buy the beach property from the County at a low price, but who failed to respond quickly enough. Argues that only choice left for City is to buy frontage or let County move forward on condemnation and dedicate the use to a major park system. Cheney calls for Redondo Beach to stop its internal fighting and work on an over-all plan or else end up like "Humpty-Dumpty."²

- 28 Feb 1928 Clifton Reid seeks to relocate sewer from its current position just South of Avenue I where the waste runs directly into the sea. When Huntington owned the property, this was not an issue since no development plans existed. However, when sold to Reid, the need became more apparent. Reid also hopes to change the direction of Esplanade south of Avenue I.
- 1929 Laying of corner stone for Hollywood Riviera Beach Club. Opens 27 June 1931. Residents of Hollywood Riviera automatically become members but dues are required to use the swimming pool and to attend most events. Country Club to be deeded to the landowners along with 1000 feet of beach frontage. Club House contains large dining room where deluxe dinners cost \$1.25. Constructed by Clifford Reid and managed by his brother-in-law, Roy Stewart until 1942.
- 29 Nov 1929 First glider demonstration held on the hills behind Hollywood Riviera tract. Unfortunately, day selected for the meet has no on-shore wind. *Photograph of local pilots standing on airstrip which was located several miles north of the current Torrance Airport.* Gliders launched using a rubber shock cord.

²Cheney's involvement in this issue is not surprising. Beginning in approximately 1913 and continuing well into the 1940s, Cheney served as one of the nation's leading theorists in the modern city planning movement. Cheney's efforts to move the City of Redondo Beach toward the establishment of zoning controls reflected not only his desire to "protect" property values in his Palos Verdes development, but also his desire to expand the use of zoning in Southern California.

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- 1 Dec 1929 30,000 attend **America's first major glider meet**. Held on Hollywood Riviera field.

 - 4 Mch 1930 Ground-breaking ceremony for Club house. "The project, believed to be unique in the annals of western community development, represents a gift of virtually \$1,000,000 by the Reid organization to property owners of Hollywood Riviera," stated publicity. Organized as a co-operative, non-profit arrangement where director is authorized to operate the club for the benefit of the property owners. Club House serves as a focal point for the Hollywood Riviera development project. Reid hopes the area will appeal to "Hollywood types" and patterns his development after the French Riviera. Few movie stars or Hollywood people actually purchase, however. Plans hindered by Depression and by restrictive covenants which do not allow Jewish property ownership. This of course excluded Louis Mayer, Sam Goldwyn and many members of the Hollywood crowd.³ Spanish names given to the streets and building restrictions limited construction to the "Old World" style.

 - 1937 Reid offers the Hollywood Riviera / Palos Verdes site as possible location for exposition planned by Los Angeles in 1942. Site contains 248 acres and was one of the smaller ones offered.

 - 1940 Clifford Reid elected president of the Redondo Beach Chamber of Commerce and the South Bay Realty Board.

 - 25 Jne 1942 A Cavalry Troop of the Reserve Unit, California State Guard stationed at Hollywood Riviera Stables. During WWII anti-aircraft guns are installed next to the clubhouse to help defend California's coastline. Club closes during the war but re-opens in the late 1940s.

 - 2 Jly 1942 Hollywood Riviera Beach Club remodeled and reopened for business. Given a tropical atmosphere.

 - 1945 *Advertisement for Hollywood Riviera lots by the W. Vaughn Scott Co. (Developers since 1921). 458 home sites available.*

 - 1947 Reid sells his investment in Hollywood Riviera. Reid continues to live in his 6,700 square foot home on Via Monte D'Oro until his death in 1957.

 - 1955 Portion of club washes away in storm.
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³ It is interesting to note that Mayer later purchased a 144 acre ocean frontage site on the hills just outside of Redondo Beach, off Palos Verdes Parkway and west of PCH. In the long run, Mayer's purchase probably proved a greater financial success than Reid's Hollywood Riviera development. In 1954, this area, now a part of Torrance, was subdivided into 176 home sites. Charles E. DuBois served as architect for entire community.

- 1957 Portion of club washes away in storm.
- 1958 Fire destroys Club House. Because it sat on the border between Redondo and Torrance, the cities decide to construct a park on the site rather than rebuild. Now the site of Miramar Park.

NORTH REDONDO BEACH

The following material presents a summary of events related to the development of north Redondo Beach.¹ Like the summaries of Clifton-by-the-Sea and Hollywood Riviera, this summary is laid out in chronological order. However, because of the amount of material provided, and because of the need for a more detailed analysis of the area's development, this portion of the report has been divided into the following three sections which are consistent with the main body of the Context Statement: Early Development (1905-1923), New Economic Vitality (1923-1939), and World War II Expansion (1940-1950). Sub-headings, within each of the three principal sections, have also been utilized.

EARLY DEVELOPMENT 1905 - 1923

Peck and Carlson subdivide and develop Redondo Villa Tract property.

- 1905 Carlson becomes land developer for entire "Redondo Villa Tracts" owned by George Peck who originally purchased all of what is now North Redondo for \$30 an acre in the late 1880s. Carlson agrees to pay Peck \$20 for each lot. Peck will then transfer the deed or title of the land to the new purchaser. Carlson takes advantage of Huntington's purchase and development of the original Redondo Beach townsite. Just as the original town site experienced a week-long boom, so too did the property to the northeast. Many of the lots originally purchased for \$90 or \$100 sold for \$150 or \$200 within a few weeks.
- 1906 Carlson's Los Angeles Securities Company (located in the Garland Building at 124 S. Broadway Blvd, Los Angeles) acquires and subdivides 160 acres in the Redondo Villa Tract. This is in addition to the 3700 lots already contracted for in this northern area. Possible to purchase a lot for only \$4 down, \$4 per month for a lot costing a total of \$90. Lots are generally 100' x 60'. Carlson offers free rides to Redondo every day by electric line every 20 minutes. Those interested can pick-up their free electric railroad tickets from his office.

In one advertisement Carlson recognizes his debt to Huntington when he states:

To Caesar she (nature) gave Mark Anthony and

¹News clippings summarized in this section are contained within the "North Redondo Beach" file compiled by Gloria Snyder. Ms. Snyder may be reached through the City of Redondo Beach, Preservation Commission.

Labienus, to Napoleon, Lebefore and Ney, to Washington, Knox and Hamilton, and in our day in quite a different sphere she has given to Redondo Beach H. E. Huntington, Southern California's greatest financier, capitalist and captain of industry .
(Snyder 1, 26 July 1981)

1907 Redondo Villa Tract 'B' opens for development. Today, half of the original area is within the city of Redondo Beach. The western half now a part of Manhattan Beach. Original boundaries of the eastern portion of the tract are roughly defined by Artesia and Manhattan Beach, Vail and Aviation.

Carlson gears his sales pitch to those living in the Los Angeles area as well as those living as far away as the eastern states. For those traveling from the east, Carlson offers special deals to help cover travel costs. Once in the Los Angeles area, prospective buyers can take advantage of the free rides to Redondo on the electric line. In addition to offering travel incentives, Carlson also promises that "If at the expiration of one year from purchase this \$90 lot is not worth \$112.50, or 25 per cent increase, based on the price at which our corps of salesmen will then be selling similar lot, we will refund all of the money you have paid us, with 6 percent interest additional."

Carlson advertises the area as "ideal for the poultry business" since the climate was mild and, with its close proximity to established urban areas, the availability of labor offers profitable returns on investment as well as easy access to both rail and shipping lines. If additional investment capital is necessary, Carlson states that one need look no further than Los Angeles and its 12 commercial banks. Carlson repeatedly emphasizes the close the relationship between his Villa Tract development and the original Redondo Beach original township to the south.

Carlson's Los Angeles and Orient Railway.

1907 Carlson expands his holdings through the purchase of 407 lots in Hermosa and 25.25 acres of residential property in Shakespeare and Manhattan from the partnership of Burbank and Baker. In addition to land, Carlson's purchase includes water lines, sewer lines, buildings and public walks in a huge tract of land which extends from the western edge of Redondo Villa Tract to the Hermosa ocean front. In one 1907 interview Carlson states "I believe in the future of Los angles and it is closely connected with Redondo, Hermosa and the beach places in this district. It will be only a short time before that seashore is a portion of the Greater Los Angeles. The section is growing and I believe that Redondo will have a population of 30,000 within three years." (Snyder 1, 7 March 1907)

1908 In 1908 Carlson makes a bold and financially risky move to link his Redondo and Hermosa holdings by building an intra-development electric rail line. Within three months of the announcement of these plans however, comes word that Carlson's Los Angeles Securities Company has been placed under the charge of the State Bank Commissioners. Apparently, the great panic of 1907 had affected Carlson more than he had indicated to his investors. Once his financial difficulties become public, creditors move quickly to place attachments on every article of value that can be located within the Villa Tract, including automobiles, horses, hay and wood. Carlson's largest creditors in Redondo include the Redondo Hardware Company, The Breeze Publishing Company, the Redondo Milling Company, George S. Funk & Son, and J. F. Reber & Co.

While no mention of railway equipment is made in early creditor lists, Carlson has already started to lay lines at the time of the Commissioner's take-over. His Port Orient rail comes under attack from city authorities in Hermosa Beach who demand that Carlson tear up all rails and ties since he has failed to obtain the proper franchise agreements and is in essence a trespasser.

1909 Carlson reaches a tentative agreement with the city of Hermosa and announces the opening of his Port Orient Railway which runs from the "Culler station" to the Hermosa City Park. Residents living in his tract rode for free.² Later, in December, Carlson adjusts his route to include only a portion of Hermosa and redefines the terminus as Manhattan Beach.

1910 Unfortunately for residents of the Redondo Villa Tract who rely on Carlson's Port Orient railway as their primary link with surrounding communities, the railway lasts little more than a year. In 1910, representatives of Huntington's Los Angeles Pacific Railway investigate the possibility of moving into the territory held by the Los Angeles and Redondo railway. This area includes the right of way formerly owned by the defunct Port Orient and Los Angeles railway company. Residents of the Redondo Villa Tract look with favor on move, especially since Hermosa Beach would serve as the new termination point.

Carlson out of the picture - Redondo Villa Tract residents on their own.

Carlson's removal spurs interest in the definition of a community identity and, unlike the original settlement area, an earlier rejection of support from absentee

²The Port Orient Railway appears to only run through areas of the Carlson holdings which are now in Hermosa Beach. This line also appears to be separate from the street car line laid by Carlson in 1905-1906 to move prospective purchasers through the eastern portions of his Redondo Villa Tract. A small drawing of this street car, which was acquired following the San Francisco earthquake in 1905 appears in one of his advertisements for the tract.

investment interests.

Despite adverse conditions for expansion, residents of the Redondo Villa Tract continue to develop their property. Residents moved quickly to secure their interests in their property. For most, this means the immediate payment of \$20 for each lot held. As middle-man between Peck and the individual purchasers of lots, Carlson had failed to pass on to Peck, the \$20 down payment paid by each lot holder. As a result, residents of the Redondo Villa Tract find themselves paying the \$20 twice in order to secure title to their land.

Immediately following this drain, the Hermosa Water Co. announces plans to increase rates 300 per cent. In response, residents organize a co-operative stock company for the purpose of purchasing a set of well drilling tools and putting down wells. Two residents who already have wells and wind mills offer to supply water to their neighbors for domestic use in the event the Water Co. moves to shut off their supply to the community.

Spineless Cactus cultivation.

Viewed as a possible element in the north Redondo local economy. Cultivation of the "Spineless Cactus" promoted as an inexpensive cattle feed. Colony structure serves as an impetus for further residential / rural development in the area.

1908 Credit for the development of the first viable spineless cactus is given to Luthor Burbank. However, in 1908, F. P. Hosp of Riverside publicly announces that he had in fact developed at least four varieties of "Spineless Cactus" in his Riverside garden. Hosp argues that the cactus has grown in Italy for years and that its fruits commonly appear in markets. Hosp states that a specimen has also grown in the gardens of the Santa Fe Rail company at Santa Ana since 1898. According to Hosp, he provided specimens to a plant collector of the U.S. Pomological Bureau who then passed it on to Burbank. Hosp offers little support for the potential of cactus as cattle feed.

As far as the value of the spineless cactus for stock feed is concerned much has been printed in the papers that is nonsensical. There is but small nourishment in it even though animals eat it, and since it has been deprived of the protection furnished by nature, vez., its spine, stock turned loose upon a field of it would make an end of it. (Snyder 1, 9 Jan 1908)

1910 Such statements did little to deter hope in the potential marketability of the Spineless Cactus. In 1910, advertisements for the "Ocean Villa Intensive Farming Colony" begin to appear in local newspapers. Carved out of the original Carlson holdings near Belvedere in the Grant School district, the colony specializes in the growing of spineless cactus, herbs, chrysanthemums and gladiolus. Aggressive promotion of the colony's principal product (spineless cactus) as well as its land holdings provides a unique and exotic aspect to this project and to the entire community.

Advertisements highlight a number of positive features of the Colony including its close proximity to Los Angeles, its oiled road and the fact that each lot comes with a pre-drilled and active well. Many of the lots have already been planted with choice varieties of spineless cactus and gladiolus. Project developers guarantee that cultivation of the cactus alone will pay back the purchase price of any lot. House plans are also available for the construction of a modest residence ranging in price from \$45 to \$75. An ingenious and economical feature of these plans is the combination sleeping porch and living room. Those interested in investigating the proposal are asked to contact J.P. Luxford and W. H. Sexsmith in the Redondo Beach office located at 121 S. Pacific Avenue or the Ocean Villa Cactus Colony office located in the Marsh-Strong Building in Los Angeles. Automobiles are available to transport potential investors from either office site.

1914 Four years after the original advertisements for the Colony, the Ocean Villa Intensive Farming Colony announces the formal opening of its community. Chartered Pacific Electric cars bring city guests as far as Belvedere from which point autos convey the passengers to the tract to view the property and to sample a variety of delicacies including cactus spread, cactus on ice, and cactus salad.

Purchasers of the Colony property have the option of either marketing their crops themselves, or joining the Colony's co-operative partnership which provides help in the marketing of their product, and of course, shares fifty per cent of their profits (Snyder 1, 27 November 1914).

Establishment of poultry farms.

1914 While some what less exotic than cactus farming, poultry operations offer the Redondo Villa community another alternative to water-intensive farming. In 1914, C. R. Clifton establishes a large operation at the corner of Longfellow Avenue and Il Camino Real, approximately two and a half miles north of the original Redondo Beach settlement. Sixteen large poultry houses are constructed to accommodate several thousand chicks on a site named the "Villa Charles Sumner."

Civic development in north Redondo.

- 1908 **Grant School.** A school house is constructed within the Grant district to replace a former temporary structure for the community's 23 students. In a letter to the Redondo Reflex editor, community leaders proudly point to their plans for a \$3,500 school house as evidence that they are "bound to grow in spite of all opposition." (Snyder 1, 17 September 1908) Two years later, the newly constructed building served as the site for the graduation of three students.³
- 1914 By 1914, it is clear that the small rural community located in the Redondo Villa Tract had not only survived its early financial crisis but has continued to grow. In response to the needs of the expanding community, residents of the Redondo Villa Tract vote in favor of bonds amounting to \$5,500 for the construction of a new elementary school on the grounds of the existing Grant school. Supporters of the bond issue organize automobiles and wagons to carry voters to the polls. At the close of the day, 107 people have voted, of which 94 are in favor of the bonds. Later that year, the community turns out in force for the graduation of five students from its newly furnished school. The entire student body in 1914 consists of seventy-seven pupils who attend classes in four rooms.
- 1918 The community forms its first **Grant School Parent Teacher Association**. Within a year the association has organized an improvement program which calls for the sale of \$10,000 in bonds. Funds received from the sale of these bonds are ear-marked for the construction of a 150 seat auditorium, an additional classroom and an enlarged playground area. (Snyder 1, 13 June 1919)
- 1922 In 1922, the PTA once again rallies to organize yet another bond issue, this time in the amount of \$30,00 for the construction of a new building to be located in front of the existing school structure. The need for a new and expanded school reflects the growth which the entire community has experienced since the founding of the school twelve years earlier in 1908. ⁴

³Two members of the graduating class included Eva and Orville Meadows, children of newly-elected school Board Member J.H. Meadows. In 1911, Meadows formed a real estate partnership with M.M. Holmes and established an office on Gould Avenue. From this point forward, Meadows played a prominent role in the formation of the young community.

⁴ The headline for this article, "P.T.A. Organized at Grant School," implies that a PTA did not exist for the Grant School district prior to this date. This is not accurate since earlier news reports indicate that the first PTA organized in 1918. Officers selected during the 1922 elections included Mrs. Redding, president; Mrs. Jim Hay, vice-president; Mrs. Hartman, secretary-treasurer; Mrs. Mack, chair of the entertainment committee with Miss E. Frank and Miss Vivian I. Pillard, teachers in the Grant school as assistants; Mrs. White, chair of the membership committee with Mrs. J.N. Stewart, Mrs. May Goddard, Mrs. Rutledge and Mrs. Sallie Lilly as assistants. (Snyder 1, 28 April 1922)

- 1922 **Grant Community Church.** The expansion of the Redondo Villa Tract community is also evidenced in the dedication of the Grant Community Church. This appears to be the area's first church and like the area's school and businesses, is located in the Grant district. In addition to services, a Sunday school is also organized for resident children. (Snyder 1, 23 June 1922)

Community Builders - local business development, the "Improvement Association" and the "Ladies Circle."

- 1911 The development of Gould Avenue (Artesia) as the principal business district for the north Redondo community begins in approximately 1911. The first reference to the establishment of a business along this route appears in an article in the Redondo Breeze dated March 16, 1911 which notes the establishment of a real estate office in the Grant School area of Gould Ave. by one of the area's leading citizens, J. H. Meadows. In the following year Charles Snyder establishes a grocery store. (Snyder 1, 16 March 1911)

- 1912 A community "**Improvement Association**" forms. Officers for the new organization represent local community builders including Charles L. Merrill, president; J. H. Meadows, treasurer; and W. H. Kortz, secretary. While similar to a chamber of commerce which focuses on the promotion of commercial interests, the Improvement Association expands this focus to include, in their words, "the forging of a prosperous future, making every necessary improvement relative to the community's welfare and building up the Villa Tract in every way possible."

At the urging of both the Improvement Association and the editors of the Redondo Reflex, the women form the **Ladies' Circle** which meets regularly at the home of Mrs. W. H. Kotz and seeks ways of "voicing their newly acquired right to vote in a positive and progressive manner. (Snyder 1, 2 May 1912)

Early annexation movement.

- 1912 The desire for a community identity is evident as early as 1912 when boosters somewhat half-heartedly suggest the creation of a townsite and the erection of a city hall. Such plans never materialize, especially when it becomes clear that the site chosen for the structure is already in use as the Grant School playground (Snyder 1, 20 September 1912). While few take these early efforts to create a separate town site seriously, the underlying desire to create and promote a community remains evident well into the post-war period.

1913-1917 The formation of the Improvement Association coincides with a growing interest in and the sale of property within the Redondo Villa Tract area. From 1912 until the beginning of World War I in 1917, this area experiences considerable growth which in turn leads to the first call for annexation in 1913. One article published August 1, 1913 sums up the activity:

More prosperity is evident at the Villa Tact than any surrounding place, it would seem from the number of new houses that are at present going up. Not less than eight or ten houses are now in the course of construction. There are about 200 people living on the Villa Tract. It is time that Redondo Beach annexed this territory. (Snyder 1, 1 August 1913)

Four years after this editorial appears annexation becomes a ballot item for Redondo Villa Tract voters. On October 26, 1917, by a vote of 124 to 44 the voters of the "eastern annexation district" turn down the proposition to annex itself to Redondo Beach. The importance of this issue is evidenced by the fact that practically all of the 170 registered voters of the district go to the polls.⁵

Leading the crusade against annexation are the combined interests of the area's larger land owners who fear increased taxation. Residents of the original Redondo Beach townsite express annoyance over the decision to reject annexation since many believe that ties with their northern neighbors would not only expand and strengthen the entire community, but would also provide an expanded revenue base for the maintenance of the Redondo Beach harbor which they believe unfairly benefits the large land holders of the annexation area.

Following the decision to reject annexation, boosters living within the Villa Tract areas continue their efforts to define and promote their community.

1917-1920 Immediately following World War I two new community booster organizations form in an effort to move north Redondo away from its rural economy toward a more urban future. The first is the **Grant District Civic Society**. The **Villa Tract Chamber of Commerce** is the second organization to form and represents the area's expanding commercial and real estate interests.

1920 The Grant District Civic Society makes its public debut by raising the controversial issue of establishing a street lighting system for the Redondo Villa

⁵A news article published at the time of the vote defines the "eastern annexation district" as "a strip of land east of Redondo Beach and Hermosa Beach of about seven and a half square miles in size. This territory included the Villa Tract, Meadow Park, Perry, Belvidere and the Dominguez rancho." (Snyder 1, 26 October 1917).

Tract. Property owners holding large sections of farming or unimproved acreage uniformly oppose this plan for essentially the same reason they had opposed annexation efforts. Fearing a disproportionate increase in their property taxes, these owners succeed in voting the proposition down. Undaunted, the Civic Society then introduces several more plans designed to modernize and partially urbanize their area. These plans include the modernization of road surfaces and the rejuvenation of efforts to establish a local water pumping station in an effort to remove the area from the control of the Hermosa Water Company.

- 1921 The road resurfacing plan becomes a reality. By working closely with the Redondo City Council, City Engineer and Los Angeles County Supervisors, the Grant Civic Society succeeds in obtaining the funds necessary to resurface the famous "Hermosa wash-board" on Camino Real. This is a great triumph for the Society since this highway serves as the primary link for the Redondo Villa Tract to neighboring Redondo Beach and Los Angeles. Later that year, ties to Redondo Beach are strengthened further when that city completes an extension of Beryl Street to connect with the Riverside-Redondo Boulevard (190th).

1921 also marked the first major fund-raising event held by the Villa Tract Chamber of Commerce. Set to the theme of a "County Fair" and centered around the highly visible Villa Tract arch, this event provides the funds necessary for the Chamber to begin its work on the construction of a community club house on one of several lots owned by the Chamber adjacent to the arch. News articles describing these plans state:

The association has been holding meetings in the assembly room of the Grant School house and the new building is planned to take care of any public or community entertainments. Dances and social gatherings such as have been a feature of the association's gatherings will be held there.⁶

It will be the aim of the members to keep the club house always open for the use of the public. A motion picture machine will be numbered among the many modern features that will be embodied. The building will occupy a very sightly location near the arch and that it will be a decided acquisition to the thriving community adjacent is a foregone conclusion. (Snyder

⁶ Officers of this organization, which appears to have formed in approximately 1920, included W. L. Barnard, president; W.F. Howard, vice-president; Mrs. Keller, secretary; and Mrs Fertaine, treasurer. Snyder 1, 14 October 1921.

1, 9 September 1921)

- 1922 When finally completed in 1922, the new stucco Club House serves as both the home for the Chamber of Commerce and as a community center. With its large dance hall, dining room and stage, demand for the Chamber of Commerce building is immediate by a community eager to host concerts, dances and lectures. Spurred on by the success of their building campaign, the 150 members of the Chamber quickly adopt plans for a community-wide improvement program which includes a drive for better gas, more water and better roads. They also renew the discussion of incorporating the Villa Tract as a separate city. (Snyder 1, 28 July 1922)

Oil speculation results in land boom in north Redondo.

- 1908-1920 From approximately 1908 through the first few years following World War I, lot sales in the North Redondo area continue to grow at a steady rate. As the community grows, the area immediately surrounding Grant School slowly emerges as the community's commercial and social core. Despite these changes, the rural composition which characterize the Redondo Villa Tract remains essentially unchanged. As a result, local boosters find it difficult to gain widespread support for their plans to modernize and partially urbanize their community. This trend continues until the early 1920s when one very important factor -- the discover of oil in surrounding areas -- results in a land boom.
- 1920 On the 27th of February, 1920 J. D. Millar of the Interstate Realty Company of Los Angeles announces his purchase of 2,300 acres within the Villa Tract from the Peck and Newmark interests. Following his purchase, Millar immediately employs a geologist to survey the land for oil. He also subdivides his property into "Redondo Oil Lots" and formes the "Redondo Oil and Land Company" in order to begin formal prospecting for oil. A growing sense of anticipation results as the surrounding community closely watches Millar's project. (Snyder 1, 27 February 1920)
- 1921 Within a year of Millar's purchase, practically all land from Riverside boulevard (190th) south to San Pedro boulevard and from Redondo to Torrance has been leased for oil exploration and production. News articles from the period report that most of these leases are held by large companies. The first promising signs occur on December 9, 1921 when Santa Fe well No. 1 begins to flow. Located at the far southeastern corner of the present-day North Redondo area, this well offers strong incentive for the purchase and sale of property located within the eastern section of the Redondo Villa Tract. (Snyder 1, 9 December 1921)

**CULTURAL CONSOLIDATION
AND THE SEARCH FOR NEW ECONOMIC VITALITY
1923 - 1939**

Commercial development.

1923 New filling station opens in Villa Tract January 24, 1923.

In addition to home building activities the Riverside-Redondo blvd. promises to be a coming business section and the past few months have seen the establishment of several new gasoline stations, stores and at least one new industry. Lots on the boulevard have doubled in value in the past 6 months and realty experts see further phenomenal advances in the value of the boulevard lots. (Snyder 1, 1 May 1924)

Long Horn Inn opens. Advertisements describe it as "A First Class Cafe, Mammy Cloe Famous Southern Chicken Dinners, Music, Dance. Quarter mile from Grant School on Redondo Blvd." Two months after opening, Inn is raided by members of the dry squad from the district attorney's office in LA. Two arrested for possession of liquor. (Snyder 1, 8 Aug. 1923 and 9 Nov 1923.)

Civic development continues.

1923 **Grant School.** Attendance in 1923 reaches 185. School is growing in both numbers of students and buildings. \$195,00 in bonds are approved for work in Redondo, Hermosa, Grant, Manhattan and Perry school districts.

Adoption of zoning regulations and community planning.

31 Oct 1924 Widening of Redondo (Aviation) Blvd. between Grant School and Pier Ave.

6 Jan 1926 Chamber fights development of Hog Ranch. Successful in convincing County Board of Supervises to revoke permit. Chamber also hears and approves plans by county to form strip of parks which would include portion of Redondo-Riverside Blvd., the "Negro Slough district," and 120 acres west of the south extension of Catalina Ave from Ave. I to Palos Verdes line, including beach frontage up to the bathhouse. Charles Henry Cheney is one of the presenters for

the county. All property within city limits to become city property.

Renewed annexation movement caused by street improvement proposal.

- 6 Nov 1925 First move by large property owners to pave all streets in Redondo Villa Tract. Chamber of Commerce calls meeting to discuss community options.
- 6 Jan 1926 Chamber forms annexation committee to approach city of Hermosa Beach.
- 7 Jan 1926 Hermosa City Council hears proposal to annex Redondo Villa Tract and Grant District. Receives petition favoring annexation. Council decides to hold special election on matter.
- 19 Feb 1926 Villa Tract Chamber in favor of annexation since it will result in increased police and fire protection. Will include area east of Hermosa up to Santa Fe right of way.

The tract will be given an identity of real value, the petitioners urge, in the annexation instead of remaining an isolated country tract of no definite identity." Villa Tract is a beautifully rolling country, with unsurpassed view and excellent soil, making ideal homesite, where modern improvements are obtainable, and those in favor of the annexation are firm in the belief that the move will be a very advantageous one by way of encouraging new developments. (Snyder 1, 22 Feb. 1926)

- 26 Feb 1926 "Annexationists Lose in Villa Tract." Project is beaten 185 to 15. Main objection is the ambiguity over taxes. Area is growing and residents fear increase in school taxes for growing children population. Chamber claims many votes illegal and will renew campaign.

Residential development - closely tied to oil development.

- 26 Feb 1923 Vail Ranch, at intersection of Riverside Blvd and Culler's Crossing, a few miles northeast of Redondo, is subdivided. 92 acres purchased by George Bates, an investor in Los Angeles. W.W. Daune of the Villa Tract will serve as real estate agent.
- 1 May 1924 "Villa Tract is showing activity - Hermosa Oil Wells said to be responsible for

boom. New houses, most of them of four and five-room construction, have been or are being constructed in almost every section of the tract and the water company has received a record number of applications for water connections."

A new era of activity in the Redondo Villa Tract is substantiated by water company who is providing hook-ups for the large number of homes being built in the area. Residents of Villa Tract see this as an indication of a sudden awakening of interest in their area. Vail Ranch increases price of several hundred lots in response and withdraws half from the residential market in response to discovery of oil.

17 May 1924 Opening of "Lilliandale" a subdivision located at the junction of Hawthorne and Redondo Blvd. (190th). Developer (Economy Home Builders, 1310 S. Hill St., LA.) gives away a \$2,500 home free. Local agent is G.H. Belknap, 327 Diamond St, Redondo. *Large advertisement.*⁷

27 Feb 1926 "Interest Keen over oil well," states one newspaper. The article continues:

Real estate dealers have been busy lining up ground in the district, where oil operators are said to be buying every available tract. The Villa Tract has for a number of years been a source of speculation as regards oil production, and many experts believe the Hermosa field as the territory is called, to be the next big oil field....since the oil has been found pouring from under the cap hundreds of people have visited the well daily. (Manhattan-Pacific oil well on Gould in the present city of Hermosa.)

12 Nov 1926 Although the Hermosa-Redondo water co. has been able to keep up with new construction demand in Redondo Beach, it is having difficulty in Redondo Villa Tract. Up to this point, Villa Tract customers were serviced adequately, but with increased demand, water co. installs a new line and pumping facility capable of pumping much larger amounts of water. News article describing building boom states:

This improved water service [in turn] has resulted in an enlarged building program in Redondo Villa Tract and continued increasing growth, with probable increase in property values there, is expected by those

⁷Is not clear whether this subdivision is located today in north Redondo or to the south in Torrance. Description of location in advertisement indicates it is in Torrance.

well acquainted with the possibilities of the district.

Events leading up to annexation of north Redondo: Growing Together.

1926 - 1929 **Search for Oil.** Oil exploration occurs within Villa Tract. "It is believed that a well-defined pool of oil will be found under the central portion of the Tract." ["Will drill for oil in Redondo Villa Tract". 23 Sept 1927]

7 Oct 1927 "Villa Tract Land Prices Booming," states article.

Real estate activity in the Redondo Villa Tract is fast assuming the proportions of a boom with the prospect of oil being discovered there within the next few weeks. Prices are mounting steadily skyward with no end in sight. Two lots which sold two months ago for \$800 were resold last week for \$1600, an increase of 100 per cent. Yesterday they were priced at \$2600 and the owner was confident they would be sold before nightfall. This is only a single instance of what is going on in the vicinity of Gates and Vail streets where oil is being drilled for.

29 Oct 1927 "Oil operators are watching test well drilling in Redondo Villa Tract." Article continues:

Real estate men are the only ones so far to profit by the flurry of excitement in the Tract and they are letting no grass grow under their feet. A number of field offices have sprung into existence during the past few weeks and the section is experiencing something in the way of a boom.

15 Mch 1929 A new field opens to the east of the Redondo Villa Tract in the Lawndale area. Exploration in this area revitalizes speculation that the largest oil field is to the south of Lawndale rather than further east. Rumors generated by real estate men abound that an extension in the southerly direction will soon take in the Redondo Villa Tract.

1928 **Golden State Fireworks Manufacturing and Display Company.** Patrick Lizza who moves to Redondo Villa Tract from Pennsylvania where he served as president of the Continental Fireworks Manufacturing Co. Establishes the Golden State Fireworks Manufacturing and Display Company at 1537 Stoutenborough

Lane. Only one of its kind in California. Makes move to be closer to his major west coast customers who include the California State Fair at Sacramento, The Los Angeles County Fair at Pomona, the Tulare county fair, etc. Brings in specially trained workers from New York, New Jersey and Chicago. Also moves here to respond to the growing need for special effects from film industry.

Annexation of north Redondo.

1927 168 sign petition to annex Villa Tract to Redondo Beach. Move for annexation organized by Chamber in response to plans to pave 64 miles of Villa Tract streets. Estimated cost of paving is 1.5 million or 2.5 times assessed value of individual property. Paving program being advanced by "Los Angeles interests who own 37% of property in Villa Tract and who purchased in response to oil speculation but now seek to pursue residential development. Viewed by residents and Chamber as a "real estate promotion scheme, fostered by certain corporations, with the idea of boosting the price of lots which they plan to put on resale with high pressure methods and not for the purpose of promoting the interests of the resident population or the general public." Chamber argues that "a wealthy Los Angeles banker who has vast holdings in the disputed territory is behind the paving project which is being foisted upon the Redondo Villa Tract." Later identified as Carlin G. Smith

Redondo Beach Chamber works closely with Villa Tract Chamber to organize successful campaign. Advantages to annexation: will mean Villa Tract residents will have full ownership rights of 7-acre park, 23-acre sewer farm, a mile of ocean beach frontage, a city hall, a library with 17,000 volumes, a fire station and equipment, a Chamber of Commerce building, a band stand and a city supply yards at North Redondo and Gertruda Ave. Redondo Villa Tract Chamber becomes member of Redondo Beach Chamber three days after the election.

12 Aug 1927 Article in favor of annexation states:

The district is a sparsely settled, rural community, devoted chiefly to gardening and small ranching purposes. The Residents of said tracts consist largely of elderly persons, whose earning capacity has ceased, and working men, many of whom are at present out of employment. Most of these people have settled on these inexpensive and unrestricted lots mainly with the thought of escaping excessive taxation and assessments. The levying of this exorbitant assessment under present economic conditions would be an

oppressive burden on practically all of the resident population, and in many instances would amount to confiscation of the people's homes, which are their only possession.

Oil drilling has a feature position in the annexation campaign. Chamber presents idea of Villa Tract as Redondo's future industrial manufacturing site especially for those companies manufacturing marine equipment. Chamber combats rumors that annexation will mean the end of future oil exploration in area. Assures residents that current oil production ban in place in Redondo Beach will not be extended to include their area once annexed.

20 Sept 1927 Annexation vote. Population in north Redondo area more than 2000. Wins by a majority of only 13 votes, 443 voted, 226 in favor, 213 opposed. Grant district opposes annexation. More than 90% of eligible voters cast their ballots.

23 Sept 1927 "Prominent men declare Villa Tract annexation will mean much to entire community."

It is by far the greatest thing that has ever happened to this city, declared Henry C. Froude, president of the Redondo Beach Chamber of Commerce. Redondo Beach needed just such a victory to make it realize the power of co-operation. Every department, the board of trustees, the realty board, the Villa Tract annexation committee and the Chamber of Commerce fought shoulder to shoulder on this proposition and they won. It was a hard struggle, but their efforts -- their combined efforts -- were amply rewarded.

1928 Los Angeles commercial interests file suit in opposition to annexation. Seek to reverse decision. Chamber of Commerce vows to fight to the highest court.

1931 Redondo Beach City Attorney reports to the council that the last obstacle to the complete and definite annexation of the Villa Tract has been removed. City Attorney is referring to several lawsuits which have been brought by property owners in the Villa Tract challenging the annexation process.

Civic developments following annexation.

1930 **School construction financed with federal funds.** In 1930, Grant School expands once again with the construction of a new Kindergarten, a Domestic

Science room, and basement showers. Community support for this work indicates the growing need for school facilities in the northern section of the city. Attendance during the dedication ceremony for the new structure is so large in fact that the entire auditorium and a class room are required.

- 10 Mch 1933 Long Beach earthquake, magnitude of 6.2, strikes the Southern California area. Destroys the Grant School structures containing the auditorium and class rooms for first and second grade. Following the quake, tents are erected on the school grounds and classes resume.
- 19 Jan 1934 *Photograph of tent facilities at Grant School following 1933 earthquake.*
- 2 Nov 1934 Demolition of the auditorium and elementary school building by SERA workers. Plans made for the construction of a new \$35,000 structure. However, actual construction is delayed by the collapse of the bond market and the school district's inability to sell bonds approved by the residents.
- 1935 Portion of Grant School District not within the Redondo Beach City limits annexed to the Manhattan school district. Move made primarily to relieve overcrowding in Grant School.
- 1935 -1936 Following the annexation of a portion of the Grant School district, the Redondo Beach board of education submits an application for \$75,000 in state and federal funds to finance the erection of a new school house. The need for this application, made to the State Emergency Relief Association and the Federal Public Works Association, becomes apparent when the bonds previously approved by voters become void once a portion of the school district is annexed to Manhattan. In 1936, Grant School official receive word that they will indeed receive Federal WPA funding. Within nine months construction on the new Grant School is completed. At the time of its dedication, Grant School has a total enrollment of 397 students. As school enrollment increases, so too does the demand for further building construction. Through the further aid of PWA funds and labor, a new cafeteria and auditorium is built at the Grant School.

Roads, infrastructure and civic improvements in north Redondo.

- 19 July 1929 The Redondo City Council states its intention to move forward with plans to begin work on improvements promised to the northern area residents during the annexation campaign. Improvements include the resurfacing of many roads in the Redondo Villa area, the construction of a fire station and the establishment of a

branch library.⁸

- 5 Dec 1930 **Villa Tract Pump Station No. 12.** The California Water Service company dedicates its new Pump Station No. 12. Located on Blossom Street, one and a half blocks north of Redondo-Riverside Boulevard (Artesia Blvd.), the new pump station is hailed as "the most artistic improvement constructed in the Villa Tract section to date." Site selection, building design and construction are all performed by the Public Works Engineering Corporation. William O. Wilkins of Redondo Beach serves as contractor. "Although small, great care is taken in the attention to the architectural detailing of this building. Ornamental green scroll work and three large flower boxes adorn this small Mission-style building. Inside, pumping equipment moves water through newly-laid lines from the Hermosa reservoir to the surrounding community. More than a pump house, this building offers testimony to the future growth and prosperity of the Redondo Villa Tract and its newly established identity as a member of the Redondo Beach community." [*Photograph.*]
- 1934 Residents of the Redondo Villa Tract protest the inadequacy of municipal improvements made in their area. As with earlier city-improvement efforts, the Grant Civic League (now called the Grant Community League) leads the call for increased police protection, the expansion of city sewer service, and the establishment of a community hall. As a result of efforts by the Grant Community League and other local organizations, a series of improvements are made in the north Redondo area utilizing city, state and federal funds. Extensive re-shaping of the area limited by the Great Depression and results in at least one instance of ill-will as residents of north Redondo compete with other areas of the city for scarce municipal funds.
- 11 Jan 1935 **Street improvements and repaving in north Redondo.** The Redondo Beach City Council instructs its City Engineer to prepare an application to the State Emergency Relief Association (SERA) requesting \$6,500 to \$7,500 in street improvement funds.
- 1939 Following the April elections in 1939, funding disputes reach a dangerous high as rumors begin to circulate that north Redondo Beach might secede from the city and incorporate as a separate area. This movement subsides within a year however, as the entire city focuses its attention on the war in Europe.
- 18 Sept 1931 **Romanian Society** of Redondo Beach purchases a lot within the Villa Tract and

⁸ In 1930, the Redondo Beach Library Board and the Public Properties, Piers and Parks Committee are directed to arrange for the conversion of a city-owned building located in the Villa Tract area in order to house the new library branch. (Snyder 1, 2 May 1930)

in order to construct a clubhouse. The site is located on Grant Boulevard between Rindge Lane and Slauson Avenue. News articles published at the time of this purchase state that "many Roumanians live in the Villa Tract and will appreciate a meeting place for their business meetings and social gatherings."

Following the Long Beach earthquake in 1933, the Romanian Society Club House also serves as the meeting site for the Grant School PTA until the new North Redondo Community Hall can be constructed.

- 16 Mch 1934 Construction of a new **North Redondo Beach Community Club House**. Club House is located within the new "Shore Acres" sub-division somewhere near the junction of Mathews and Phelan lanes.

Demand for the new Community Hall is immediate. As a result, scheduling becomes an issue as a variety of north Redondo civic organizations attempted to reserve time. Redondo Beach City Council votes to open Hall to any social organization from area. Scheduling issue arises after Shore Acres Improvement Association asserts that they were required to pay a use fee while Grant Community League is allowed to use site free of charge. The Hall also serves as the meeting house for the Grant PTA and the Redondo Beach High School night school.

- 1935-1938 **North Redondo Fire Station.** Tentative sketches of a new fire station are approved by the Redondo Beach City Council. The building itself requires a total city expenditure of approximately \$1,500 for materials. Labor is to be provided through the Federal PWA program. Construction on the new station begins once the city purchases a lot located at 2021 Redondo Beach Boulevard. In 1938, the station opens for business.

- 1934 **Concentration of business on Riverside-Redondo Blvd.** *Photograph showing Bill Valenzuela's Filling Station located at junction of Ford and Pier (Aviation).*

Residential development in north Redondo.

- 1 June 1934 First reference to the Shore Acres sub-division created by the Home Extension Association. Located near the junction of Mathews and Phelan Lanes. This housing project includes a co-operative market site where residents of Shore Acres sell produce raised on their property. Each Saturday residents sell flowers, fresh vegetables, fruits, eggs, chickens and even canaries to the surrounding communities. The market site includes a market house which is 300 feet long and parking space for automobiles. Community also organizes a Shore Acres Improvement Association within first year of settlement.

Photographs of family plowing site located near Mathews and Blossom in the 1930s. Photograph of Mrs. Merrill in her yard located near Mathews and Blossom.

- 20 Aug. 1937 **Exclusionary zoning.** The trend for sub-division of the north Redondo area continues with a recommendation from the City Planning Commission that the area known as "Villa Tract No. 2" be rezoned from "unlimited industrial to suburban uses." This recommendation made in response to a petition submitted earlier that year to the City Council which noted the increasing residential nature of that area and requested that land-use laws reflect the change. The district affected by the approved rezoning includes the territory from Redondo Beach Boulevard (Artesia) to Robinson Street, and from Inglewood Avenue to Vail Avenue.

WORLD WAR II EXPANSION 1940 - 1950

Industrial / Commercial Developments.

- 9 Feb 1940 On the night of February 9, 1940, the sound of loud explosions, bright lights and breaking glass resounds through the neighborhood located near Meyer and High lanes. The **Golden State Fireworks Manufacturing Company** has exploded. As the underground powder kegs ignite, the earth shakes. "The experience was beautiful, exciting and scary, and I will never forget the night of the blazing skies and red rockets," states one resident. (Snyder 1, 19 May 1994)
- 1941 After considering relocating outside the city, the fireworks company decides instead to rebuild on their north Redondo site. This the city allows and during the war the company produces 103 million, 20 millimeter shells for the War Department (Snyder 1, 4 February 1947).
- 1945 **Burst of local commercial operations along Redondo Beach (Artesia) Boulevard.** The area of Redondo Beach Boulevard between Aviation Boulevard and Rindge Lane experiences a small but important burst of commercial development. Many of the locally owned and operated stores already in the area also expand during this period including the addition of a retail jewelry store to the novelty manufacturing studio operated by J.H. Kitchin at 1935 Redondo Beach Boulevard, the addition of a beer garden and drive-in cafe to Al's Cafe located at 1901 Redondo Beach Boulevard, the sale of Carr's Drive Inn and adjoining filling station located at 2600 Redondo Beach Boulevard and the

expansion of its menu under the new name of the "Corner Inn", and an addition to Donlou's Market located at 1512 Pier (Aviation) Avenue.

J.H. Kitchin and his wife also own the Southwest Souvenir Company located at the Pier. The Kitchins established their Redondo Boulevard site prior to the war. Here they manufacture abalone pearl, agate and moonstone jewelry which they sell in their store on the Pier. By the end of the war only the Kitchin's novelty manufacturing company and one other remains in the Redondo Beach area out of an original eighteen such operations. The Kitchins' novelty shop survives the war years using a large stock of gold wire, moonstones and abalone pearls. In 1945, as supplies become available once again, the Kitchins add a retail gift shop to the factory on Redondo Boulevard where they sell costume jewelry, Laguna Pottery, watches, etc.

Civic Developments

- 1940 In 1940, the Redondo Beach City Council approves plans for a new and expanded **North Redondo Community Center** to include a civic auditorium and a library. Preliminary drawings, plans and elevations are prepared by Walter O. Wurdeman of Wurdeman and Becket, a Los Angeles architectural firm. Following approval by the council, the city prepares an application for WPA Federal Aid to construct the project. These plans are placed on hold however by the entrance of the United States into the Second World War in 1941.
- 1945 **Formation of a new community organization - the North Redondo Civic Center Citizens.** Forms to investigate and to promote the needs of the north Redondo community. Calling itself The North Redondo People, the group meets to hear plans for a proposed bus service on Aviation which will extend into the new Redondo Hills subdivision, plans to lay a two inch coating of asphalt on every street in north Redondo so that the new bus service can be extended throughout the community, and the possibility of obtaining street lighting in the community. The superintendent of schools also outlines the school needs and the plans to build a new school on Vail Avenue once a new bond issue is approved by the city voters. More than 100 members of the north Redondo community attend this first meeting.⁹

⁹This appears to be the first meeting of the organization since the agenda also includes the election of officers who include Paul Heinzl of 2804 Vail Street as permanent president and E. Johnson as chairman of the board of directors. During the meeting, a letter from Sunset Stages is read proposing a bus route which would begin at Emerald Street, downtown Redondo, move north along Hermosa, turn east on Pier Avenue, turn north on Aviation and east again on Manhattan Beach Boulevard to the new Redondo Hills subdivision.

- 1946 These efforts pay off when, in 1946, Major General Fleming of the Federal Works Administration announces that the city is to receive the necessary funds to construct a new police substation, a recreation center and a public library in north Redondo Beach.¹⁰ 1946 also marks the beginning of the long-anticipated bus service to the new tracts opening in northern areas.¹¹
- 1947 In an effort to reduce residential burglaries, the north Redondo People work closely with the Edison Company to create and execute a street-lighting program.¹²
- 1948 Creation of a special lighting district by the Redondo Beach City Council.
- 1945-1948 **Lincoln School.** Immediately following World War II, residents of Redondo Beach vote with an over-whelming majority to modernize and expand their school system in the northern section of the city. With the issuance of a new bond and the receipt of \$55,000 from the federal grant program, Redondo Beach begins construction on the Lincoln School located on Vail Avenue between Farrell and Plant avenues (Snyder 1, 4 May 1945). Three years later, additional rooms are added to accommodate the increasing number of students.
- 1948 **Washington and Adams Schools.** The City begins negotiations with the owners of a ten-acre site located on Lillenthal and Ripley avenues in order to construct a new elementary school. Designed to alleviate over-crowding at Grant and Beryl schools.

Residential developments.

- 1946-1950 **Continued growth of bedroom community due to war effort and returning veterans.** A very interesting element of residential growth in north Redondo are the tent communities. Large numbers of tent-residences begin appearing in the north Redondo area as veterans return from the war to find an acute shortage of rental property. In response, veterans begin purchasing vacant lots on which to build their future homes. As more and more tents are erected, either as temporary shelter or as a means of safe-guarding valuable lumber, neighboring residents demand that the City Council ban all forms of temporary housing in an effort to protect property values and public health (none of the tents or temporary shacks

¹⁰ Actual construction of these three structures did not begin until after April of 1947 when the City Council calls for the completion of the required paper-work out of fear of losing this funding (Snyder 1, 11 April 1947).

¹¹"North Redondo Bus Line starts at long last" (Snyder 1, 4 January 1946). "FWA grant for North Redondo library and substation" (Snyder 1, 2 August 1946).

¹²"North Redondo Beach wants street lights to cut down thievery there" (Snyder 1, 28 November 1947).

are attached to the city sewer system).

One 1946 editorial questioning the resulting eviction notice issued by the Council states:

Comes now a shortage of places to live. Perhaps there is a greater danger of theft of lumber than ever before. It is more valuable than it ever was. Is that why we have so many tents in North Redondo? As memory takes us back farther -- unless our memory has slipped in our old age, wasn't it tents that made Redondo Beach famous? Surely "Tent City" in Redondo Beach was famous from coast to coast 50 years ago. Tent City stretched from the Masonic Temple along the beach to El Paseo. The city park, the Bank of America, the Elks Club are all located on what was once "Tent City" in Redondo Beach, where people from all over the U.S. came to bask in the warmth and hospitality of California sunshine. But City Council says there shall be no more tents in Redondo Beach. So much for that. (Snyder 1, 19 July 1946)

Additional building restrictions on new construction in north Redondo. In response to an increase in demand for residential housing throughout Redondo Beach, but in particular in north Redondo where vacant land is plentiful, the City Council develops a re-zoning ordinance banning poultry, rabbits, milk cows, horses and other domestic farm animals from the north Redondo area. Many long-time residents strongly oppose this rezoning effort on the grounds that north Redondo has a long history as a rural area where many residents have invested their life savings in the purchase of small acreage where they can raise their own domestic animals and be somewhat self-dependent. Those opposed to the zoning change, refer back to statements made by the original 1927 Annexation Committee that no restrictions will be made against local farming efforts except those already excluded by the County Health Department. Unfortunately, the regional wave of sub-division combined with the tax advantages offered the city by real estate development companies are against such grass-root efforts to retain the rural environment of north Redondo Beach.

1947 As the North Redondo area moves away from its original rural environment toward its current suburban composition, an increasing number of housing tract residents begin to take an active interest in the limiting of industrial development in their area and the re-zoning of large tracts for strictly residential use. One struggle arises in early 1947. Residents work to block the owners of the Golden

State Fireworks Manufacturing Company from expanding their business following the disastrous fire and explosion seven years earlier.¹³

1948 Property owners in north Redondo also organize in an effort to change existing residential construction ordinances which allow for the construction of small residences. Some residents oppose the "shanty town" appearance of the north Redondo area while others claim that small structures encourage the practice of loan sharking because banks and the FHA will not issue loans on extremely small residences.

4 Nov 1948 The Redondo Beach City Council convenes before an over-flowing audience to hear arguments for and against a proposal to boost building area minimums from 480 to 750 square feet. A well organized group from the North Redondo Beach Property Owners' Association argues that the Council should increase building minimums. On the opposite side, two realtors and several small home owners argue for the maintenance of the 480 square foot minimum. In response to one real estate agent's argument that veterans should be offered homes that they could afford, one veteran states "I think my kids are entitled to more than a two room shack."

This debate, which eventually results in modifications to the district's building code, illustrates the significant changes which have occurred in the north Redondo area following World War II. Slowly at first and then more rapidly, a strong community of suburban residents have replaced the earlier sparse rural community which typifies this area through the early 1940s. As increasing numbers of veterans and their families choose to settle in Redondo Beach and to purchase the newly-constructed homes in and around north Redondo, the demand for a more urban setting and conveniences increases. Consistent with these changes is the fact that many of the new home owners who appear before the city council to argue for the increase in the minimum square footage are World War II veterans.¹⁴

¹³News articles contained in the North Redondo file do not indicate whether the Golden State Fireworks Company was issued a permit and allowed to manufacture signal flares for use by railroads, highway crews, merchant marine and police departments as proposed by the owner in 1947. Strong incentives for issuing the permit existed for the city. In addition to the employment opportunities, the factory also paid approximately \$20,000 each year in tax revenues to the city.

¹⁴ Several weeks after their presentation to the city council, the North Redondo Property Association met to appoint a special committee to aid the council in making the requested changes to the building code for their district. Although articles in the north Redondo file do not indicate whether this change was made, an investigation of the current building code would probably confirm that the change was adopted.

Tract housing in north Redondo.

1943-1947 **Redondo Hills.** Announcements of a large subdivision to contain 145, five and six-room houses appear in April of 1943. Constructed on land owned by Mrs. May Isabel Campbell-Johnson, Redondo Hills represents 70 acres located north of Robinson Avenue, between Inglewood and Vail avenues. Plans include the paving of streets and the laying of sidewalks. The initial ten homes are constructed on Pinkard, May and Timothy Avenues. An additional 97 homes are built in 1947 on Perkins Lane and the surrounding streets which include Barkley Lane, the 2900 block of Gibson Lane, Blaisdell Avenue, Carlsbad Street, Faber Street and McBain Street.¹⁵

1948 **Safeway Homes Ltd.** In 1948 plans to complete North Redondo's "New Tract" are announced by Safeway Homes Limited. Located within the remaining triangular section of the tract bordering the Redondo Hills development, Manhattan Beach Boulevard and Inglewood Avenue, the new Safeway subdivision offers promises of 150 new, two-bedroom homes set in a fully restricted site.

1948 **Security Construction Company of Los Angeles Homes.** Another major developer who begins work in north Redondo in 1948 is the Security Construction Company of Los Angeles. Rather than purchase and develop a single large tract, this housing construction company purchases 54 individual lots through out the area on which they construct forty homes which sell for \$4,000 and fourteen homes, each costing \$3,200. Advertisements for the project state that all homes constructed will have three rooms and a bath and will be planned so that two additional rooms can be added without disturbing the original floor plan.¹⁶

Sites where Security Construction Company Homes of Los Angeles plans to build homes:

40 homes valued at \$4000 each are to be built. All to have 3 rooms and one bath, with room to add 2 more rooms. The following 35 sites are listed in the news article dated February 13, 1948:

¹⁵"Half Million Building Project to get underway" (Snyder 1, 2 April 1943). "Open 97 homes in new R.B. Tract" (Snyder 1, 3 October 1947).

¹⁶"\$200,000 Permit Value for 50 Small Homes On Scattered No. Redondo Sites" (Snyder 1, 13 February 1948).

NORTH REDONDO BEACH

2012 Belmont	2225 Graham
2117 Belmont	2700 Grant
2103 Carnegie	2702 Grant
2105 Carnegie	2407 Grant
2607 Carnegie	2411 Harriman
2701 Carnegie	2507 Harriman
2114 Clark	2408 Hill
2120 Clark	2410 Hill
2521 Curtis	2419 Hill
2523 Curtis	2007 Huntington
2021 Farrell	2506 Huntington
2023 Farrell	1915 Perry
2113 Gates	2018 Pullman
2115 Gates	2020 Pullman
2620 Gates	2414 Ralston
2622 Gates	1512 Steinhart
2207 Graham	1027 Vanderbilt
2223 Graham	

14 homes valued at \$3200 each are also scheduled to be built. All have 3 rooms and one bath. All 14 sites are listed in the news article dated February 13, 1948:

1731 Carver	1902 Pullman
1735 Carver	1904 Pullman
2110 Dufour	2313 Ralston
2112 Dufour	2315 Ralston
2421 Hill	2406 Ralston
1203 Krutchmitt	2408 Ralston
1900 Pullman	2410 Ralston

City of Redondo Beach Historic Preservation Plan



City of Redondo Beach Historic Preservation Plan



September 28, 1998

Submitted to:

City of Redondo Beach
Planning Department
415 Diamond Street
Redondo Beach, CA 90277

Submitted by:

Janet L. Tearnen, M.A.
Historic Resources Consultant
224 Norwood Street
Redlands CA, 92373

Lauren Weiss Bricker, Ph.D.
Architectural Historian
1405 Garden Street
Redlands, CA 92373

Marion Mitchell-Wilson, Principal
CWA Consultants
3851 Chapman Place
Riverside, CA 92506

City of Redondo Beach

Gregory C. Hill, Mayor

Preservation Commission

Miles Pritzkat, Chair

Bob Cardona, Vice Chair

Richard Becker, Secretary

Dean Francois

Lynn Frangos

Jack Kitchen

Jim McLeod

Ad-Hoc Preservation Plan Committee:
Commissioners Becker, Francois, McLeod, and Kitchen (alternate)

City of Redondo Beach Planning Department

William Meeker, Chief of Planning

Randy Berler, Senior Planner

Anita Kroeger, Senior Planner

Teresa Gianos, Associate Planner

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Terms used throughout this document are defined in the attached Glossary (Appendix A) which was prepared from various publications of the National Parks Service and State Office of Historic Preservation and William J. Murtagh's *Keeping Time: The History and Theory of Preservation in America*, 2nd ed. New York: John Wiley & Sons, Inc. 1997.

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City of Redondo Beach



Introduction

Historic preservation is a vital key to maintaining the community's character and identity. The mission of the Redondo Beach historic preservation program is to promote the identification, protection, enhancement, perpetuation, and use of historic resources such as buildings, structures, sites, and districts that reflect special elements of the city's diverse architectural, artistic, cultural, historical, political, and social heritage.

Preservation of historic resources fosters civic and neighborhood pride, forms the basis for a unique community identity, and enhances the visual character of the city. Preservation efforts help strengthen the local economy by attracting residents, tourists, and visitors to the city, and offering educational and recreational opportunities. Historic Preservation has been shown to improve property values within historic areas, and maintaining and reusing historic buildings conserves building materials and energy resources. Preservation also serves as a tool in comprehensive planning efforts by giving city leaders direction for decisions in land management, development, and design.

Since the inception of the Redondo Beach preservation program in 1986, the commitment and participation of the City, community organizations, business leaders, and homeowners has insured its success. The State Office of Historic Preservation has recognized the program with its designation of Redondo Beach as a Certified Local Government (CLG). To be certified, a local government program must enforce appropriate state and local preservation legislation, establish and maintain a qualified historic preservation commission, provide for adequate public participation in its activities, and maintain a system for the survey and inventory of historic properties. In addition, each CLG is required to complete a preservation plan.

The purpose of this preservation plan is to provide a proactive means of planning for the continued protection of the community's character and heritage. The goals are to educate and inform citizens of Redondo Beach about the city's history as reflected in the built environment, increase the community's awareness of preservation issues, provide a guideline for growth and development, create a plan for the continued identification and designation of historic properties, develop new incentives for preservation, strengthen the support for preservation policies, and promote Redondo Beach as a city sensitive to the preservation of historic resources for the future. This plan also addresses the need for continued cooperation between City departments, community heritage organizations, and the public to ensure that the preservation goals and objectives are carried out.

Legal Framework for Historic Preservation

The National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and Preservation Ordinance No. 2554 provide the legal basis for historic preservation in Redondo Beach. Historic resources may be designated under federal, state, and local landmark programs.

National/Federal

The National Historic Preservation Act (NHPA) was enacted in 1966 as a result of public concern that many of the Nation's historic resources were not receiving adequate attention in Government-sponsored public works projects. It is the United States' fundamental preservation law and provides the legal and administrative framework for local and national preservation efforts.

The Section 106 review process was enacted as part of the NHPA and is designed to ensure that historic properties are considered during federal project planning and execution. The process is administered by the Advisory Council on Historic Preservation, an independent Federal agency responsible for advising the President and Congress on historic preservation issues. Federal activities or undertakings that are regulated by Section 106 may include construction of buildings, rehabilitation and repair projects, demolition, licenses, permits, grants, and federal property transfers. Properties subject to Section 106 review are those listed in or eligible for listing in the National Register of Historic Places.

The National Register, authorized under the NHPA, is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. National Register properties have significance to the prehistory and history of their community, state, or the nation. Significance is assessed according to the National Register Criteria for Evaluation – association with historic events or activities, association with important persons, distinctive design or physical characteristics, or potential to provide important information about prehistory or history. A property must meet at least one of the criteria for listing, and generally must be at least fifty years of age. Applications for the National Register are submitted through the State Office of Historic Preservation (OHP) and approved by the State Historical Resources Commission. The program is administered by the National Park Service.

State

The California Environmental Quality Act (CEQA) is a state law enacted in 1971, which requires governmental agencies at all levels to consider the impact proposed projects have on the environment, including resources of cultural and historical significance. Similar to the Section 106 review process, the CEQA process identifies potential significant environmental effects and alternatives or



mitigation measures that will avoid or reduce the impacts. Properties listed in or determined eligible for listing in the California Register of Historical Resources are subject to CEQA review.

The State Office of Historic Preservation maintains the California Register of Historical Resources, an authoritative guide to the state's significant historic and archaeological resources. The Register was designed for use by the state and local agencies, private organizations, and citizens, to identify, evaluate, register, and protect California's significant resources. The program encourages public recognition and protection of resources of architectural, historical, archaeological, or cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protection under CEQA. The California Register may include properties listed in or eligible for the National Register, California Registered Historical Landmarks, California Points of Historical Interest, County Landmarks, City Landmarks, and properties determined significant as part of an OHP staff approved historic resources survey.

The OHP administers the California Registered Historical Landmarks and California Points of Historical Interest programs. California Registered Landmarks recognize properties of statewide historical significance. The property is generally the first, last, only, or most significant of a type in the state. The California Points of Historical Interest program typically recognizes resources of local interest. Applications are submitted through the Los Angeles County Historical Landmarks and Records Commission and forwarded to the OHP. State Landmarks and Points of Historical Interest applications are approved by the State Historical Resources Commission.

Local

The local basis for historic preservation is Ordinance No. 2554. The ordinance outlines the purpose and intent of the City's Preservation Program, the responsibilities and qualifications of the Preservation Commission, and criteria and procedures for designation of landmarks and districts.

The City's designation program is voluntary and requires property owners to formally request designation of buildings as cultural resources and have this request approved by the City's Preservation Commission. Local landmarks are individual buildings or districts which are at least fifty years of age, relatively unaltered, and well maintained. Further, landmarks must reflect a special element of the city's history, be identified with special persons or events, represent the work of a noted architect or builder, embody a unique architectural character, or represent established and familiar landmarks within the community. A list of the City's designated landmarks and districts is included in Appendix B.

In accordance with the ordinance, a “certificate of appropriateness” must be granted to property owners to significantly alter, demolish, or relocate City-designated historic properties. Applications for certificates of appropriateness are filed with, and approved by the Preservation Commission. The ordinance allows for use of the State Historical Building Code (SHBC) which provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of designated historic buildings. The SHBC regulations are intended to facilitate restoration or accommodate change of occupancy while preserving a historic building’s original architectural elements and features.

Preparing the Preservation Plan

To assist in the preparation of the preservation plan, the City Planning Department contracted with three independent consultants working in the field of historic preservation: Janet L. Tearnen (historian), Lauren Weiss Bricker (architectural historian), and Marion Mitchell-Wilson (preservation planner). To begin the process, the consultants attended meetings of the City’s Preservation Commission and the Preservation Plan ad hoc committee of the Commission. To give the team a broad context on the history and development of the historic preservation movement in Redondo, a variety of materials were gathered and reviewed, including: planning publications, pertinent city records, historical survey forms and reports, Preservation Commission minutes, and newspaper articles.

Public participation and input played a vital role in the process of preparing the plan. Two community meetings were held at City Hall which were facilitated by the consulting team. The meetings were designed to provide a forum for the interchange of concerns and ideas regarding local preservation issues. In order to ensure participation from a variety of interests, notice of the meeting was mailed to community residents, business leaders, elected City officials, City employees, members of the Historical Society, and other heritage organizations. These meetings were also advertised in the local newspapers. In addition to the community meetings, the project team conducted personal interviews with Mike Gin (City Councilmember), Jonathan Eubanks (Planning Commissioner), and Steve Bopp (Recreation Commissioner), all of whom have participated extensively in the preservation efforts of Redondo Beach. The purpose of the interviews was to gather information regarding early preservation activities and to identify major preservation issues. The consulting team conducted a reconnaissance survey of Redondo Beach, to become more familiar with the City’s historic resources as well as to understand some of the problems and concerns articulated during the community meetings and interviews.



Definition of Historic Character

Redondo Beach lies on the western edge of the Peninsular Mountain Range which runs northwest and southeast along the coast of Southern California. The city occupies 6.35 square miles, and is approximately seventeen miles from Los Angeles on the southern end of modern Santa Monica Bay.

The development of present-day Redondo Beach dates to the third quarter of the nineteenth century. Earlier in the century, cattle grazed on the land which stretched across three Mexican ranchos -- Ranchos San Pedro, Los Palos Verdes, and Sausal Redondo. By mid-century, diversification of the local economy had been initiated by two Los Angeles merchants – Henry Allanson and William Johnson. These men purchased 215 acres which included saline deposits (located near the site of the present-day Redondo Beach Electrical Generating Station) and soon organized the Pacific Salt Works. The enterprise failed in the early 1880s due to non-competitive shipping costs. However, the area's economic picture changed dramatically when the Santa Fe Railroad established a route between Redondo Beach and Los Angeles in 1888.

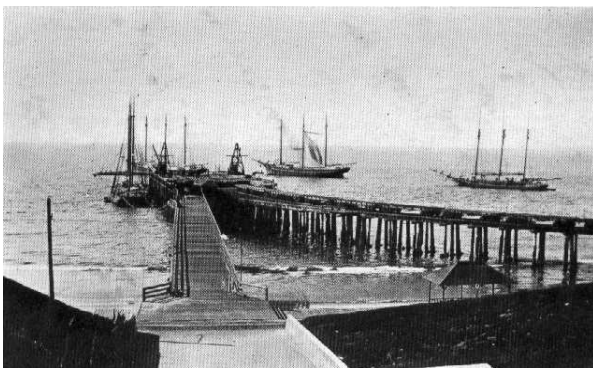


During the boom years of the 1880s, sixty new towns developed along Los Angeles' coastal plain, including Redondo Beach. Two Los Angeles developers, Judge Charles Silent and Nathan Vail, purchased the land that became Inglewood and a large block of land that is nearly half of what is now known as North Redondo Beach. By August of 1887, the men had acquired the land for Redondo Beach's original townsite. Silent, president of the Redondo Beach Company, with his partners Vail and Dan McFarland began to promote the 1,214-acre site as a new city on the bay.

William Hammond Hall, Civil Engineer
Plan of Redondo Beach, 1887

The Redondo Beach Company hired William Hammond Hall, as their consulting engineer to lay out the new town (essentially the central core of present-day Redondo Beach). Hall, who was also State Engineer, conceived a seaside village that would be built in tiers on the natural amphitheater rising from the beach. He designed a flexible grid street plan comprised of roughly east/west oriented streets that followed the terraced land and were intersected by streets that radiated from a series of urban improvements along the coast. The improvements included a "Y" shaped pier for ship and pleasure boat landings, a hotel site to the south that was surrounded by spacious gardens (Hotel Redondo was constructed in 1890), an esplanade ("La Esplanada") that followed the city's coastline, and a railroad depot and train yard north of the pier and immediately south of the salt lake. Hall used romantic street names evocative of the Spanish period for his tiered streets, and he named the radiating streets after precious and semi-precious stones (Diamond, Emerald, Carnelian) some of which were found along local "Moonstone Beach."

Another defining element of Hall's town site plan was a site reserved for a Chautauqua complex, located northeast of the pier. The Chautauqua movement was an alternative form of education that enjoyed great popularity in the latter years of the nineteenth century. In an effort to attract its followers, the Redondo Beach Company constructed a large, enclosed amphitheater (1890). Additional buildings were to be constructed to the east, on a site defined by streets curved to follow the "Lamp of Learning" pattern (based on the design of the classical oil lantern) associated with the movement. This pattern is still visible in the formation of Vincent, El Redondo, and Spencer Streets. Present-day Vincent Park was planned as the camp site for the thousands of participants of the annual conferences. Redondo Beach's role in the Chautauqua movement ended in 1892 when Long Beach regained its position as the home of the area's Chautauqua Assembly.



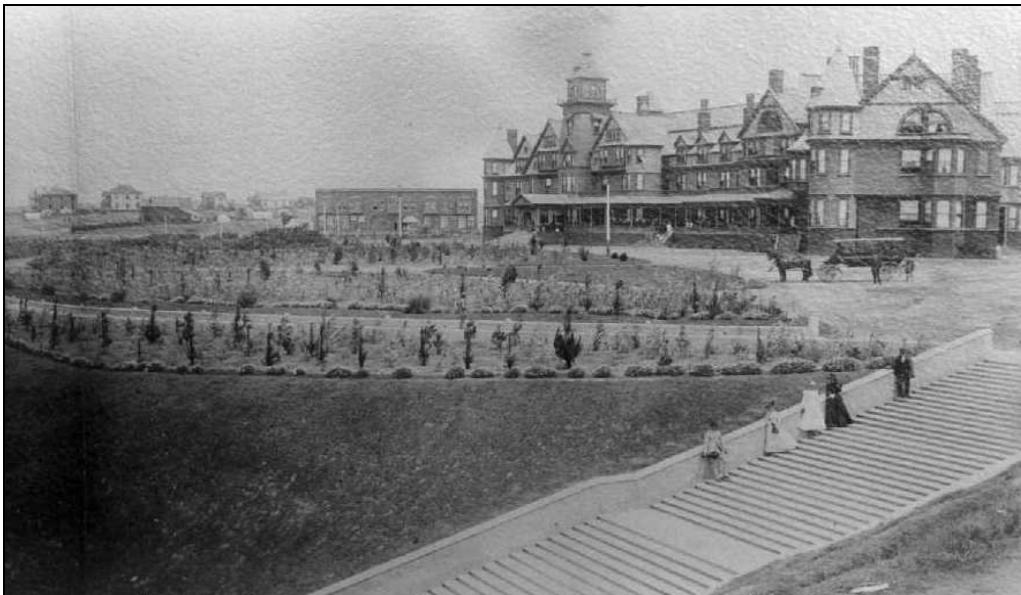
Wharf No. 2

During the late nineteenth century, little distinction was made between the recreational and commercial use of the urban waterfront. Hall had observed rolling breakers in the bay and suggested that they indicated the presence of a deep off-shore canyon suitable for a commercial harbor. The vision of the harbor attracted two steam boat captains to the area, J.C. Ainsworth and R.R. Thompson. These men purchased the Redondo Beach Company in 1888.

Ainsworth and Thompson championed Redondo Beach as a site for deep water shipping. Redondo Beach opened its first wharf in June 1889. By December of that year, the wharf handled over eight tons of freight. The Santa Fe Railroad selected Redondo to be its Los Angeles water terminus. The dual facilities of harbor and railroad attracted industrial development to Redondo Beach. This included the establishment of Redondo Beach as a storage and distribution center for the Pacific Coast Oil Company (later purchased by Standard Oil) and the establishment of lumber yards on a triangular piece of land bordered by Beryl, Broadway (originally Dominquez Avenue), and North Catalina Avenues.

In 1895 and 1903 two additional wharves were built to handle the shipping trade. The greatest period of activity for Redondo Beach as a port was from 1904 to 1912. By that time, the rival port of San Pedro was designated as the site of the Los Angeles Harbor.

At the turn of the century, Redondo Beach not only boasted a busy port, but was becoming a popular tourist destination. The Redondo Railway Company commenced passenger service in 1890, bringing tourists, prospective residents, and businessmen to the newly built 225-room Hotel Redondo. The hotel overlooked the ocean from its location between Wharf No. 1 and No. 2, in what is today Veteran's Park. By 1892, the City was incorporated with 1,000 residents.



Hotel Redondo, ca. 1900

The transformation of Redondo Beach into a premier resort city began in 1905 when real estate developer and railroad magnate Henry Huntington decided to invest in the city. Huntington purchased the interests of the Redondo Beach Improvement Company. He then purchased the Los Angeles and Redondo Railway and incorporated them into the Pacific Electric Railway service. He was



also one of the founding partners in the Pacific Light and Electric Company, which constructed the Redondo Beach Steam Plant (near the site of the old salt works) in 1910.

The Pacific Electric Railway, or the “Red Car” line as it came to be called, was established by Huntington in 1901 as a way to connect his land holdings with Los Angeles. At its peak the system connected Los Angeles, Orange, Riverside and San Bernardino County communities with 1,164 mile of tract, making it the largest electric railway system in the world. The Red Cars brought visitors to Redondo Beach principally along the coastal Redondo Beach-Del Rey Line, which operated until 1940.



The Plunge

Huntington's first improvement in Redondo Beach was the Pavilion (1907) located near Emerald Street along the ocean. The 34,069 square foot, three-story Mission Revival building housed shops, a theatre, restaurant, and a large dance hall called the Mandarin Ballroom. Two years later he built the Plunge (1909), which was touted as “the largest indoor salt-water heated pool in the world.”

Other tourist attractions in Redondo Beach were an outdoor bandshell for open-air concerts, the Lightning Racer roller coaster (1913), and “Endless (Horseshoe) Pier” (1916), a concrete and steel triangular-shaped municipal pleasure pier which included an observation building, fish market, boat launch, and fishing area.



Early 20th Century bathers standing along the famous “Moonstone Beach”

The rapid development of industry and tourism was accompanied by the construction of permanent and seasonal housing and commercial buildings throughout Redondo Beach. In 1906 Huntington developed “Clifton-by-the-Sea,” an “L” shaped subdivision comprised of Avenues A through I located south of the original town site. That same year, the development of the Redondo Villa Tracts began on four square miles of land located in what is now North Redondo Beach. The first tract was bounded by Ripley Avenue, Artesia Boulevard, Slauson Lane, and Prospect Avenue. A second tract opened in 1907. Streets within the tracts were named for leading industrialists including Morgan, Carnegie, and Rockefeller. The Redondo Villa Tracts were planned for mixed use development, characterized by small resident-occupied farms. The agricultural based economy of North Redondo Beach continued into the 1940s and 50s.

During the 1920s, the development of the Hollywood Riviera subdivision followed the earlier trend of Clifton-by-the Sea by promoting Redondo Beach as an upscale residential community and tourist destination. Located south of Avenue I, the original boundaries included the southern portion of Clifton-by-the-Sea and extended into the northern portion of what is now part of the City of Torrance.

By 1926 all three of the city’s wharves were destroyed by storms or demolished, marking the end of Redondo Beach as a port. That same year the Monstad Pier was built.

In the late 1920s oil was discovered in North Redondo, as well as in nearby Torrance, forming the Redondo-Torrance oil field. In 1927, the Villa Tract was annexed to the City.

Redondo Beach grew slowly during the Great Depression and World War II. Following the war years, North Redondo Beach experienced rapid development as the demand for low cost housing increased. The rural community of small-scale farms was redeveloped with tracts which offered affordable housing. The Redondo Hills tract (located north of Robinson Avenue between Inglewood and Vail Avenue) was the first to develop and included 145, five- and six-room houses. In 1948 Southern California Edison opened a new generating plant at the site of the old salt works. Its towering discharge stack and classical concrete façade is visible today. By the 1960s several corporations associated with the aerospace industry came to Redondo Beach and the Space Technology Complex was constructed.

Since the City’s incorporation in 1892, a number of factors have contributed to the changing face of Redondo Beach. Over the years natural disasters including fires, storms, and earthquakes have taken their toll on the city’s building stock. Changes in the city’s economic base, particularly during the early twentieth century, led to the demolition of many buildings relating to the turn-of-the-century tourist era.



By the 1960s, the community's concern over the preservation of Redondo Beach's historic character grew, when a downtown development plan was approved that entailed the demolition of buildings within the historic commercial area. Since that time, the city's older residential neighborhoods have been at risk as high-rise condominiums have replaced single-family dwellings. Along the waterfront, King Harbor has replaced most of the early industrial area and the associated small dwellings. Only the Monstad Pier remains to recall an earlier period of the city's development.

Today Redondo Beach's existing historic buildings reflect a variety of architectural styles and document the city's patterns of growth and development. Together they serve to give the community its special character and cultural depth.



Pacific Avenue, ca. 1960
Looking North

The City's Architecture

Residential



Thomas House, Local Landmark No. 28
323 South Francisca

The architecture that survives from the early period of Redondo Beach's history is primarily residential. Stylistically, the turn of the century houses reflect the Queen Anne, Craftsman, and Anglo-Colonial Revival styles. Later dwellings exemplify the impact of the Spanish Colonial Revival style (and more generally Mediterranean style) that enjoyed tremendous popularity from the mid-1910s through the 1930s.

A prime concentration of Craftsman and Colonial Revival style residences can be found in the Original Townsite Historic District/Gertruda Avenue Historic District (1906-1923), bounded by North Gertruda Avenue, Carnelian Street, North Guadalupe Avenue, and Diamond Street. The buildings that characterize the district include modest-scale, one-story single-family dwellings and two-story lodging houses which comprise the prevailing architectural types at the turn of the century. These wood-sheathed houses, invariably terminated by a gable or hipped roof, convey a quality of informality and direct access to their sites that one associates with living in a mild climate.



Gertruda Avenue Historic District



Bissen House, Local Landmark No. 14
2604 Fisk Lane

The northern section of the Redondo Beach includes some good examples of Craftsman style residences, most notably the Bissen House (1906) at 2604 Fisk Lane. Originally situated on 17 acres of land, the house remains an important example of North Redondo's agricultural period of development.





Sweetser House, Local Landmark No. 3
417 Beryl Street

Among the distinctive larger residences built in Redondo Beach is the Sweetser House (1921) at 417 Beryl Street. The Sweetser House is a prime example of the Anglo-Colonial Revival style, and remains one of the city's most distinctive residences.

Post World War II residential development can be found throughout the city, but is most notable in North Redondo Beach which is defined today by its narrow streets and

apartment and condominium housing developments. Housing tracts (such as the Redondo Hills tract) developed during this period are characterized by small one-story, wood-frame houses sheathed in stucco.

Commercial Buildings



Diamond Apartments, Local Landmark No. 1
321 Diamond Street

Early commercial and light industrial buildings survive in much fewer numbers than residential buildings, owing in part to the demolition of many buildings in the old downtown area during the 1960s.

The most notable examples are the Diamond Apartments (Redondo Van and Storage) at 321 Diamond Street, (1913) and the commercial building with terrace apartments at 601-603 Garnet Street (ca. 1910). These simple, rectilinear buildings define their respective corners, and serve as reminders of the quality of the city's former small-scale commercial development.



Commercial / Apartment Building
601 – 603 Garnet Street

Public and Institutional Buildings



Redondo Beach Woman's Club
400 South Broadway

Other good examples of public buildings include the Moderne style Redondo Union High School Sciences Building (1930s) at 631 Vincent Park, and the Eagle's Lodge (1937) at 128 South Catalina Avenue.

The Craftsman style Woman's Club (1922) at 400 South Broadway, is important architecturally, and is also significant for its association with the vital role local women's clubs played in the civic improvements of Redondo Beach. In the realm of public/institutional buildings especially notable is the Spanish Colonial Revival style Old Library (1930) at Veteran's Park.



Redondo Beach Old Main Library &
Moreton Bay Fig Tree
Local Landmark Nos. 12 & 13
309 Esplanade



Christ Church Episcopal
408 South Broadway

Few churches survive from Redondo Beach's early years of development. The Carpenter Gothic style Christ Church Episcopal (1893) at 408 South Broadway, is the city's oldest church.

Later examples include the Spanish Colonial Revival First Baptist Church of Redondo Beach, (1929-30) at 100 North Pacific Coast Highway and the First United Methodist Church (ca. 1928) at 243 South Broadway.



First United Methodist Church
243 South Broadway



Summary of Past and Current Preservation Efforts



Gephart House, City Landmark No. 19
519 South Catalina Avenue

Organized efforts to preserve the history of Redondo Beach began in 1967 when the City Council created a 10-member Historical Commission. The Commission was formed to collect and maintain historical documents of general interest to the community. In 1981, the Redondo Beach Public Library was the first property in the city to be listed in the National

Register of Historic Places. The next year, on the occasion of the 90th anniversary of incorporation, the Redondo Beach Historical Society was organized. The Society, which consists of approximately 200 members, collects and maintains historical records, photographs, and artifacts and preserves some of the city's historic buildings and structures. Activities sponsored by the Historical Society include a semi-annual historic/architectural home tour.

In 1985, as concern to preserve Redondo Beach's historic character escalated, the City initiated the first phase of a Citywide Historic Resources Survey (results discussed below). Members of the Historical Commission and Historical Society played a major role in the completion of the survey.

By 1988 the Redondo Beach Original Townsite Historic District (comprised of forty-eight buildings) was placed on the National Register of Historic Places, and became the city's first designated district. The nomination was completed under the direction of the Historical Society with the support and help of the residents of the district.

The City of Redondo Beach Preservation Program was started in 1989 with the adoption of Preservation Ordinance No. 2554. The Ordinance established the Preservation Commission whose responsibilities include the maintenance of a register of individual landmarks and historic districts within the city. The commission also publishes a quarterly newsletter to promote the City's preservation program and maintains various subcommittees to work on specific issues including education, incentives, and legislation.



Queen Anne House, Local Landmark No. 5
Heritage Court

The year 1989 was significant for the establishment of Heritage Court. Located in Dominguez Park, Heritage Court is part of an ongoing effort to preserve some of the city's turn-of-the-twentieth-century residences. Today, two houses are located in Heritage Court, with a third pending relocation. The City paid to move the two buildings, although the restoration was managed and financed by the Historical

Society. The houses were moved as a last resort alternative to demolition. In general, relocation is not a preferred preservation solution since it results in a loss of integrity of location and setting. Currently the Queen Anne house is the home of the Redondo Beach Historical Museum (previously located at the Community Resources Center on Knob Hill), which is sponsored by the City and operated by the Historical Commission. The Morrell House is in the process of being renovated as a historic house museum.

In 1990, only a year after the preservation program was established, the State Office of Historic Preservation designated the City of Redondo Beach a Certified Local Government. The Historic Overlay Land Use District Ordinance was adopted, and includes special zoning regulations intended to prevent the destruction or demolition of historic buildings by permitting the adaptive reuse of City-designated resources. The year ended with the designation of the Diamond Apartments (Redondo Van and Storage building) as City Landmark No. 1.



Morrell House, Local Landmark No. 4
Heritage Court

By 1992 the Preservation Commission prepared and distributed their *Design Guidelines*. The guidelines provide a basis for the evaluation and approval of certificates of appropriateness by the Preservation Commission, as well as general information to the general public on the proper techniques for restoration, repair, renovation, and preservation of historically significant buildings. That



same year, in an effort to increase public participation in the Preservation Program, the City Council acted to promote the approval of Mills Acts contracts with owners of locally-designated historic properties. The contracts provide a method of reducing property taxes in exchange for the continued preservation of historic resources. The Preservation Commission and Planning Division worked together to prepare a brochure explaining the advantages of the Mills Act, which is distributed to the public.

A Redondo Beach “Preservation Video” was completed in 1994 with the assistance of a CLG grant. The video was produced for use as a community education tool and has been broadcast regularly on the local cable station. The success of the video led to its use by numerous other municipalities and preservation agencies.

The City of Redondo Beach completed three important preservation projects during the year 1995. Further efforts to educate the public on the City’s landmarks programs were made possible by the publication of *A Photographic Collection of Historic Landmark Properties* (1st edition) prepared by the Planning Division with the assistance of a planning intern. The booklet was distributed to all landmark owners as well as the city’s libraries, schools, and historic organizations. It summarizes the purpose and goals of the City’s Preservation Program and includes photographs and descriptions of designated individual structures and historic districts.

The *City of Redondo Beach Historic Context Statement* was also prepared during 1995, with funding from a CLG grant. The context statement was developed on the theme of “economic development” and covers the history and growth of Redondo Beach from its early years as a pastoral economy to a post-World War II residential community. The document was distributed to the city’s libraries, schools, and historic and service organizations.

Efforts to increase public education continued into 1996. The year began with the City sponsoring a California Preservation Foundation (CPF) workshop which included information on the Mills Act and other preservation tools. A “Preservation” brochure was prepared by the Planning Division which summarizes the Preservation Program, designation criteria, and incentives, and was distributed throughout the community. A second edition of *A Photographic Collection of Historic Landmark Properties* was published by the Planning Division, and information about the City’s landmarks program was placed on the City’s Internet web site. A CLG-funded historic resources survey was completed in October of 1996 and covered portions of the city not previously surveyed (results discussed below).

As of September 1998, property owners have participated in the designation of thirty-one local landmarks and two historic districts (with sixteen properties), and have helped set a firm foundation for the City’s Preservation Program.

The City's Historic Resources Survey

The City of Redondo Beach completed a Citywide reconnaissance-level historic resources survey in two phases. The first phase, completed in 1985, surveyed the Original Townsite and two adjacent areas to the south called Clifton-by-the-Sea and Clifton Heights. The survey results documented 1,400 individual buildings constructed on or before 1946 – 126 of these were determined individually significant while 712 were considered potentially significant as contributors to historic districts. The buildings reflect a variety of architectural styles and date primarily from the period of early settlement to pre-World War II.

A second phase of the City's Historic Resources Inventory was completed in October 1996 with funding from a CLG-grant. The survey included buildings which were forty-five years of age or older and were located in North Redondo Beach. This second survey phase recorded 1,402 buildings. Sixty-four of the resources were determined potentially eligible for the National Register or for local designation. The majority of the buildings date from the post-World War II period of residential expansion.



Four-Unit Flats Building
North Catalina Avenue Historic District
216 North Catalina Avenue



Historic Preservation Issues, Goals, Objectives, and Actions

The issues, goals, objectives, and actions as articulated below were developed from the community meetings and oral interviews conducted as part of the process of preparing the preservation plan.

1.0 ISSUE: A Comprehensive Planning Vision for Redondo Beach

1.1 *Goal: Develop a comprehensive planning vision for historic Redondo Beach that capitalizes on its existing historic resources and heritage as economic development assets.*

1.1.1 Objective: Promote a design approach that reflects the city's architectural diversity as opposed to the growing trend toward architectural homogeneity in new construction, commit to recapturing and maintaining a "village" character (comprised of residential and commercial uses) and pedestrian friendly environment, and retain designated and potentially significant historic neighborhoods.

Actions:

- Coordinate signage and banners, including City banners, street signs, and private business signs.
- Retain historic street patterns, landscape features, and pedestrian friendly amenities.
- Identify and maintain public views from parks, piers, and other publicly owned properties.
- Encourage architectural design that reflects the historic architecture throughout the city.



Davis House, Local Landmark No. 25
501 Avenue B

- 1.1.2 Objective: Strengthen, clarify, expand, and enforce the City's *Design Guidelines* for the rehabilitation of historic buildings and new construction that is compatible with existing historic buildings.

Actions:

- Encourage the use of existing *Design Guidelines* for the preservation, restoration, rehabilitation, and adaptive reuse of commercial and residential historic buildings, including particular information on seismic reinforcement of foundations and chimneys.
- Expand the *Design Guidelines* so that they are applicable to new construction in proximity to historic buildings, districts, and neighborhoods. Include a discussion of character defining features which reflect the historic architectural character of Redondo Beach as well as views of historic buildings and sites which illustrate those features.

- 1.2 *Goal: Develop and consistently use a comprehensive visual image that unifies and promotes historic Redondo Beach.*

- 1.2.1 Objective: Develop a distinctive visual image celebrating Redondo Beach's past that serves as a strong unifying graphic element and celebrates historic areas of the city.

Actions:

- Create key entries to the city that are strong, and graphically reflect the city's architectural heritage.
- Develop a "Historic District" citywide signage program to include elements distinct to each district.
- Encourage public participation in the development of a citywide historic logo or symbol.

- 1.2.2 Objective: Develop a comprehensive street lighting and streetscape plan for historic areas.

Action:

- Restore or replicate existing historic lighting standards.
- Add new lighting that is compatible with existing historic lighting used in the city.
- Develop a streetscape plan to include tree planting and other landscape features, street furniture, and paving.



2.0 ISSUE: Historic Resource Identification and Designation, and Expansion of the Information Base on City History

2.1 Goal: Continue the City's program for the ongoing identification of historic resources, designation of individual buildings, and districts, and research of city history.

2.1.1 Objective: Maintain and update a Citywide Historic Resources Inventory.

Actions:

- Complete an intensive-level survey of the city, expanding on the earlier reconnaissance surveys, which identifies and evaluates potentially significant historic resources.
- City Council officially adopt results of the intensive-level survey.
- Develop a process for the regular re-survey and update of previous survey work (every 5-10 years).
- Incorporate all resources determined eligible for listing in the National Register of Historic Places under Section 106 of the National Historic Preservation Act into the official City Historic Resources Inventory.

2.1.2 Objective: Continue and expand the existing historic resources designation program.

Actions:

- Send letters annually to owners of landmark eligible properties promoting/encouraging voluntary application for designation.
- Hold workshops to assist property owners in designating their landmark eligible properties.
- When designating individual landmarks, note in the official record (i.e. Staff Report) the adjacent properties with potentially significant resources, that, if altered or removed, may have a potential adverse effect on the designated landmark.
- Review the Historic Resources Inventory and identify potentially eligible historic districts.
- Hold neighborhood workshops to discuss the benefits of historic district designation and offer assistance in preparing such a designation.
- Consider amending Preservation Ordinance No. 2554 to include the designation of Neighborhood Conservation Areas.
- Encourage property owners to seek listing of eligible properties in the National Register of Historic Places and the California Register of Historical Resources.

- Develop a plaque program for the identification of designated landmarks and districts.

2.1.3 Objective: Expand the information base on the city's history.

Actions:

- In association with the Historical Commission, catalog the City's existing collection of research and background materials on Redondo Beach history.
- Gather additional materials from other sources such as regional and public libraries, University of Southern California Regional History Center, UCLA Special Collections, Los Angeles City Library History Center, and the Huntington Library.
- In association with the Historical Commission, establish an archive for historic documents including: maps, photographs, artifacts, newspapers, city directories, books, and oral histories. Establish a permanent location for the archive.



Dorrington Apartments, Local Landmark No. 18
108 North Broadway



3.0 ISSUE: The Legal Basis for Historic Preservation in Redondo Beach

3.1 Goal: Continue to strengthen the legal basis for historic preservation.

3.1.1 Objective: Integrate the preservation planning processes into the general planning process, and address historic resources under the California Environmental Quality Act, Section 106 of the National Historic Preservation Act, and other applicable state and federal environmental laws.

Actions:

- City Council adopt a preservation element in the General Plan.
- Develop and adopt a policy document to address CEQA as it pertains to historic resources.
- Revise the Initial Study Process as necessary to address historic resources.
- Review the demolition review process to consider revisions to ordinances for designated properties, surveyed properties determined to be significant, and un-surveyed properties that are 50 years of age or older.
- Consider treating the demolition or significant alterations, requiring a building permit, of potentially significant historic resources as a discretionary planning action.
- Assign historic preservation planning staff the responsibility for reviewing CEQA documentation pertaining to cultural resources and Section 106 documents for City projects.
- As a CLG, enter into a *Memorandum of Understanding* between the City and the State Office of Historic Preservation for the local authority to conduct Section 106 reviews.

4.0 ISSUE: Coordinating Zoning, Land Use, and Growth Management

4.1 Goal: Develop an atmosphere where coordinated preservation, zoning, land use, and growth management ordinances, codes, policies and procedures create a positive development environment for the retention and revitalization of historic residential neighborhoods and a village scale commercial center.

4.1.1 Objective: Create zoning, land use, and growth management policies which allow for new development while maintaining the historic character of designated structures and districts.

Actions:

- Amend, as needed, Historic Overlay Zones to discourage the demolition of historic homes and the construction of out-of-scale buildings which destroy the historic character of a neighborhood.
- New City programs, Specific Plans, and other planning documents shall address and identify cultural resources which may be affected.

4.1.2 Objective: Adopt building and health and safety codes and enforcement policies that discourage demolition by neglect.

Actions:

- Consider adopting historic resource and historic district property maintenance standards.
- Consider adopting neighborhood property maintenance standards which would discourage demolition by neglect.
- Develop a procedure for the treatment of historic resources in the case of a disaster as part of the City's Emergency Preparedness Plan.

5.0 ISSUE: Defining Public-Sector Responsibilities

5.1 *Goal: Coordinate Public Works, Parks and Recreation, Community Development, Building and Planning policies and procedures to ensure the enforcement of Preservation Ordinance No. 2554 and implementation of the Preservation Plan.*

5.1.1 Objective: Create a consistent vision among all City departments, Commissions, the school district, and other agencies for the retention of the historic character of Redondo Beach, and work cooperatively to achieve that vision.

Actions:

- Designate the preservation planning staff as the historic preservation ombudsman in the City for other departments and the private sector.
- Coordinate environmental review of federally assisted projects.
- Adopt comprehensive streetscape and street lighting plans which promote the heritage identity of Redondo Beach.
- Maximize, coordinate, and promote the use of CDBG funds for historic preservation purposes.
- Develop and adopt a coordinated management plan for the rehabilitation, maintenance, and "interpretation" of City-owned and/or leased historic structures, including Heritage Court and the Old Main Library.



- Consider nominating additional City-owned historic resources for local designation.
- Continue preservation training and education workshops for City Staff, City Council, and the Preservation Commission on the California Environmental Quality Act, State Historic Building Code, California Register, National Register, grant writing, and other preservation issues.

6.0 ISSUE: Incentives for Historic Preservation

6.1 Goal: Expand historic preservation incentives.

6.1.1 Objective: Expand existing incentives for the preservation and rehabilitation of historic residential and commercial buildings and promote them more extensively.

Actions:

- Continue the use of Historic Overlay Zones and Historic Variances as incentives for the adaptive reuse of designated historic properties.
- Continue Mills Act contracts and consider establishing a monitoring process to track ownership changes for the maintenance of affected properties.
- Continue to promote the Contributed Services Bank to owners of landmark properties to receive the advice and assistance of preservation professionals including architects, designers, and builders.
- Continue to waive planning fees for designated historic resources.
- Expand the promotion of the State Historical Building Code on all properties determined significant in an intensive-level historic resources survey.
- Through the appropriate City office, assist property owners in seeking funding for seismic retrofit grants.
- Through the appropriate City office, create and subsidize for two to three years a not-for-profit housing development corporation which can buy, rehabilitate, and resell historic properties to low and moderate income people.
- Through the appropriate City office, partner with local lending institutions to offer first time homeowner loans, and combine these with low interest CDBG-funded rehabilitation loans.
- Through the appropriate City office, partner with local lending institutions to use the agency's funds as loan collateral to reduce interest rates on the rehabilitation loan.

- Reallocate, as needed, and promote the use of CDBG funds for the rehabilitation of historic homes to include:
 1. paint-the-town grants or very low interest loan programs for seniors and first time homeowners;
 2. seismic (foundation and chimney) reinforcement loans for very low interest loan programs for seniors and first time homeowners; and,
 3. the waiving of building permit fees (if existing) for seismic retrofit, removal of inappropriate alternations with historically appropriate alternatives (those meeting the Secretary of the Interiors Standards for Rehabilitation Projects).
- Encourage and negotiate development agreements with speculative developers to consider acquiring aggregate units of historic residential properties and adjacent infill properties for rehabilitation, and build compatible infill as one project combining all fees, procedures, filings reviews and approvals.
- Encourage the adaptive reuse of several smaller historic residential buildings as village-scale commercial units.
- Develop a partnership with the Board of Realtors, Visitors Bureau, Chamber of Commerce, lenders, and other members of the business community to promote the Mills Act program for commercial as well as residential buildings.
- Promote Federal historic preservation tax incentives for the rehabilitation and adaptive reuse of historic residential buildings (for income producing purposes) and historic commercial buildings. To qualify, properties must be eligible for, or listed in the National Register of Historic Places (individually or as contributors to a district).
- Identify new sources of funding such as grants.
- Establish a resources list and technical information center in City Hall for property owners seeking to rehabilitate and/or restore historic buildings.

7.0 ISSUE: Coordinating with other Community Heritage Organizations

7.1 Goal: Solidify the relationship and coordinate activities between existing community heritage organizations.

7.1.1 Objective: Develop a strong unified presence for the preservation of Redondo Beach's heritage within the community.



Actions:

- Form a historic preservation task force to develop an agenda for the implementation of the Historic Preservation Plan.
- Support the formation of a consortium of heritage based organizations to adopt a preservation platform and speak with one voice on key issues that effect the preservation of the city's historic resources and image as a heritage-based community.

8.0 ISSUE: Marketing Redondo Beach

8.1 Goal: Develop a cohesive marketing program to promote Redondo Beach as a historic community to visitors as well as new and potentially new businesses and residents.

8.1.1 Objective: Incorporate a comprehensive visual image of Redondo Beach into the City's marketing strategy.

Actions:

- Work in cooperation with the Visitors and Convention Bureau, the Chamber of Commerce, Board of Realtors, and preservation constituency to develop a joint, comprehensive marketing strategy which features images of existing historic resources in Redondo Beach.
- Work in cooperation with the Visitors and Convention Bureau, the Chamber of Commerce, Board of Realtors, and preservation constituency to promote historic resources in business and tourism.
- Hold workshops on Heritage Tourism (such as those sponsored by the National Trust for Historic Preservation) and incorporate findings into the joint marketing strategy.

9.0 ISSUE: The Relationship Between Preservation and Education

9.1 Goal: Develop a comprehensive education program that informs local citizens, businesses, and community leaders about the economic and social benefits and technical aspects of the City's Historic Preservation Program.

9.1.1 Objective: Work in cooperation with the Historical Commission, Historical Society, Visitors and Convention Bureau, the Chamber of Commerce, Board of Realtors, and other members of the preservation constituency to develop a joint, comprehensive education strategy which informs visitors, and potential new business and property owners as well as current business, property owners and residents about all aspects of historic preservation in Redondo Beach.

Actions:

- Review, revise (as needed), and expand the dissemination of current educational materials to realtors and the Chamber of Commerce including: *A Photographic Collection of Historic Landmark Properties*, *Design Guidelines*, and the *Preservation Video*.
- Establish historic resource rehabilitation information centers for staff and property owners in the local library or City Hall working with the local chapters of the American Institute of Architects, the International Conference of Building Officials, and the Building Industry Association. The center may include National Park Service technical leaflets and Preservation Briefs, Secretary of the Interior's Standards for Rehabilitation, *Old House Journal*, *This Old House* videos, and a copy of Oakland's *Rehab Right* (Helene Kaplan-Prentis, City of Oakland).
- Hold regular "how-to" rehabilitation and property maintenance workshops for property owners on how to maintain, restore, and rehabilitate historic properties.
- Prepare and disseminate information on property rights issues and the economic benefits of historic preservation (contact the National Trust for Historic Preservation for specific publications).
- Promote the historic resources, districts, and neighborhoods of Redondo Beach using images of existing resources in all materials.
- Revise the current "Preservation" brochure to include CDBG, redevelopment, private lending, and federal home loan assistance opportunities for historic preservation. Include a hypothetical case where all possible incentives have been combined to facilitate the acquisition and rehabilitation of a typical historic residential structure in the community.
- Revise the City of Redondo Beach's Internet World Wide Web site to include graphics (photos and maps) and information on the designation process, as well as other preservation issues. Use the internet to increase the visibility of preservation issues and accessibility of information to those inside and outside of Redondo Beach.



- Continue and expand the use of various methods and media to promote historic preservation in Redondo Beach including:

- cable television programs

- videos

- public art

- walking tours

- slide shows

- brochures on local, state, and federal programs

- display materials from existing historic photos

- workshops in public schools

- press releases to local and regional newspapers



Montague House, Local Landmark No. 17
125 South Irena Avenue

Appendix A

Glossary

Adaptive Reuse – The process of converting a building to a use other than that for which it was designed. Such a conversion may be accomplished with varying alterations to the building.

California Environmental Quality Act (CEQA) – A state law enacted in 1971, which requires governmental agencies at all levels to consider the impact proposed projects have on the environment, including cultural and historic significance. The lead decision-making agency is responsible for determining whether a significant adverse impact may occur and whether it can be mitigated to a level of insignificance. Where evidence indicates that a significant adverse effect may occur, the lead agency is required to prepare an **Environmental Impact Report (EIR)** which discusses in detail the potential impact and feasible means of avoiding or reducing it.

California Preservation Foundation (CPF) – A non-profit education foundation which promotes historic preservation in California. CPF sponsors workshops, holds an annual conference, and issues a quarterly newsletter. The organization is headquartered in Oakland, California.

California Register of Historical Resources – An authoritative guide to the state's significant historical and archaeological resources. The Register was designed for use by the state and local agencies, private organizations, and citizens, to identify, evaluate, register, and protect California's significant resources. The program encourages public recognition and protection of resources of architectural, historical, archaeological, or cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protection under the California Environmental Quality Act (CEQA). As of September 1998, Redondo Beach has 37 properties on the California Register.

Certificate of Appropriateness – A permit to proceed with new construction or alterations to a designated historic property after the proposed changes have been reviewed by the Preservation Commission.

Certified Local Government (CLG) – Approval of the local historic preservation program by the State Historic Preservation Officer and the Secretary of the interior. To be certified, a local government program must enforce appropriate state and local preservation legislation, establish and maintain a qualified historic preservation review commission, provide for adequate public participation in its

activities, and maintain a system for the survey and inventory of historic properties. Redondo Beach is a Certified Local Government.

Community Development Block Grant (CDBG) Program – A Federal assistance program authorized by Title I of the Housing and Community Development Act of 1974. The funds are typically used for public works projects, economic development activities, and for rehabilitation programs for lower income neighborhoods. However, historic preservation is a “eligible activity” under the program, and funds can be used to rehabilitate, preserve, and restore historic properties. The CDBG program can also be used to conduct special planning studies and for special projects including conferences, seminars, and publications which address the preservation of historic buildings.

Design Guidelines – Criteria, locally developed, which identify local design concerns, drawn up in an effort to assist property owners to respect and maintain the character of the designated district or buildings in the process of rehabilitation and new construction.

Historic Context Statement – A narrative description of the broad patterns of historical development in a community or its region that is represented by historic resources. A historic context statement is organized by themes such as economic, residential, and institutional development.

Historic District – A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Redondo Beach currently has two designated local historic districts.

Historic House Museum – A public or private educational institution, usually nonprofit, whose structure is itself of historical or architectural importance and whose interpretation relates primarily to the building’s architecture, furnishing, and history.

Historic Overlay Zone – A special zoning district created over an existing zoning district which imposes design and land use guidelines designed to prevent the demolition or destruction of historic properties.

Historic Resource – Any improvement, building, structure, landscape, sign, features, site, place, or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of Redondo Beach (as defined by Ordinance No. 2554).

Historic Resources Inventory – The organized compilation of information on those properties evaluated as significant according to a historic resources survey.

Historic Resources Survey – A process of identifying and gathering data on a community's historic resources (including buildings, sites, structures, and districts) deserving recognition in order to provide a basis for possible official designation and help establish preservation goals and objectives. A survey includes field work – the physical search for and recording of historic resources on the ground – as well as research, organization, and presentation of the survey data.

Intensive-Level Survey – Documents all historic buildings, structures, sites, and objects in sufficient details to permit their evaluation and eligibility for listing in the National Register or a state or local equivalent.

Reconnaissance-Level Survey – Provides a general picture of the distribution of different types and styles of buildings and of the character of different neighborhoods. Information on individual properties is kept brief. Surveyors drive the streets and roads of a community and make notes on the buildings, structures, and landscape characteristics as well as the general character of the area (also referred to as a windshield survey).

Infill – Descriptive of buildings that have been designed and built to replace missing buildings or otherwise fill gaps in the streetscape. Preservationists are concerned that the design of infill architecture be compatible in such elements as style, height, proportion, and materials.

Interpretation – The education methods by which history and meaning of historic sites, buildings, objects, districts, and structures are explained by use of docents, leaflets, tape recordings, signs, films, and other means.

Local Landmark – Buildings, structures, sites, districts, and objects officially determined historically significant and designated so according to Ordinance 2554. Redondo Beach currently has 31 designated local landmarks

Memorandum of Understanding (MOU) – A binding agreement between the National Advisory Council for Historic Preservation, the State Historic Preservation Officer (SHPO), the Certified Local Government, and the lead Federal agency initiating a project, on how cultural resources within the area affected by a project will be identified and evaluated, and how potential adverse effects of the project will be mitigated. An MOU gives the certified local government the authority to conduct Section 106 review contingent upon the conditions agreed upon with the National Advisory Council and SHPO.

Mills Act – Created by California state legislation in 1976, the Mills Act allows cities to enter into contract with owners of historic buildings to provide a method of reducing property taxes in exchange for the continued preservation of the property. Property taxes recalculated using the Mills Act assessment may be reduced by 50 percent or more.

National Historic Preservation Act (NHPA) – Enacted in 1966 as a result of public concern that many of the Nation’s historic resources were not receiving adequate attention in Government-sponsored public works projects. The NHPA is the United States’ fundamental preservation law and provides the legal and administrative framework for local and national preservation efforts.

National Register Criteria for Evaluation – The four aspects of American history used to evaluate significance and eligibility for the National Register of Historic Places. They are: association with historic events or activities, association with important persons, distinctive design or physical characteristics or, potential to provide important information about prehistory or history. A property must meet at least one of the criteria for listing.

National Register of Historic Places – The official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. National Register properties have significance to the prehistory and history of their community, State, or the Nation. The register is administered by the National Park Service. Properties listed in the National Register possess significance and integrity. Significance is assessed according to the National Register Criteria for Evaluation (see above). Generally properties must be fifty years of age or more to be considered for the National Register. Redondo Beach has four individual properties and one district listed on the National Register.

Neighborhood Conservation Area (NCA) – A geographic area of the city, which can be commercial or residential, with a high concentration of historic resources. An NCA merits special consideration in the local planning process and may be under consideration for designation as a historic district.

Preservation Commission – A generic term applied to a municipal agency with the basic responsibility of designating and regulating historic landmarks and districts. Redondo Beach has seven commissioners appointed by the Mayor and City Council.

Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration – The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Secretary of the Interior's Standards for Rehabilitation – Standards developed by the Secretary of the Interior to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings as well as related landscape features and the building's site environment. Many state and local municipalities use the Standards for reviewing preservation projects. The Standards are also used by the State Office of Historic Preservation in determining whether a rehabilitation qualified as a "certified rehabilitation" for federal tax purposes.

Section 106 – Enacted as part of the National Historic Preservation Act, Section 106 is the federal review process designed to ensure that historic properties are considered during federal project planning and execution. The process is administered by the **Advisory Council on Historic Preservation**, an independent federal agency responsible for advising the President and Congress on historic preservation issues. Federal activities or undertakings that are regulated by Section 106 may include construction of buildings, rehabilitation and repair projects, demolition, licenses, permits, local, grants, and federal property transfers. Properties subject to Section 106 review are eligible for or listed in the National Register of Historic Places.

State Historical Building Code (SHBC) – Designed to protect the state's architectural heritage by recognizing the unique construction problems inherent in historic buildings, and provide alternative building regulations for the rehabilitation, preservation, restoration, or relocation of designated historic buildings. SHBC regulations are intended to facilitate restoration or accommodate change of occupancy while preserving a historic building's original architectural elements and features. The code also addresses occupant safety, encourages energy conservation, provides a cost-effective approach to preservation, and facilitates accessibility issues.

State Office of Historic Preservation (OHP) – Responsible for administering preservation programs set up by federal and state law. Each state has such an office, established by the National Historic Preservation Act of 1966, and headed by the **State Historic Preservation Officer (SHPO)**, who is appointed by the governor. California is also served by the **State Historical Resources Commission (SHRC)**, a citizens group which is also appointed by the governor.

Appendix B

City of Redondo Beach Historic Register List

Notes:

Properties with Mills Act agreements indicated by *italic* text.

Properties in historic overlay zone indicated by underline

Properties on the National and/or California register indicated with Θ

Numbered items are designated as local landmarks in the City of Redondo Beach

LHD – Local Historic District, designated as contributors to a historic district under local ordinance

NRHD – Listed in the National Register as a contributor to a National Register Historic District

NR – Individually listed in the National Register, but not designated under local ordinance

CR – Listed in the California Register, but not designated under local ordinance

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
1	Θ 321	Diamond Street	Redondo Van and Storage/ Diamond Apartments	Greg Halvorsen Laurie Inadomi-Halvorsen	1913	7/5/90
2	Θ <u>417</u>	<u>Beryl Street</u>	Sweetser House	Jim and Maureen La Point	1921	9/5/90
3	507 N.	Gertruda Avenue	Sweetser Guest House	Jim and Maureen La Point	1909	9/5/90
4	298	Flagler Lane	Morrell House at Dominguez Park	City of Redondo Beach	1906	2/6/91
5	302	Flagler Lane	Queen Anne House at Dominguez Park	City of Redondo Beach	1904	2/6/91
6 NRHD	Θ 328 N.	<i>Gertruda Avenue</i>	Hibbard House/ Original Townsite Historic District	Randall R. Earp	1910	1/6/93

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
7	227	<i>Avenue C</i>	Griffey House	Arthur and Pearl Kole	1930	4/7/93
8	626	<i>Elvira Avenue</i>	Sale House	Jon and Karen Rosenberg	1922	4/7/93
9	213	<i>Avenue C</i>	Allingham House	Jack and Meredith Chapman	1931	9/1/93
10	616 S.	<i>Gertruda Avenue</i>	Waller House	Glen Swette	1937	10/28/93
11	702	<i>Elvira Avenue</i>	Thurber House	William and Dorothy Griffin	1923	10/28/93
12	Θ 309	Esplanade	Old Main Library	City of Redondo Beach	1930	1/27/94
13	309	Esplanade	Moreton Bay Fig Tree	City of Redondo Beach	----	1/27/94
14	2604	<i>Fisk Lane</i>	Bissen House	Julie Meistrell	1905	1/27/94
15	605	<i>Garnet Street</i>	Pfeifer/Dodge House	Karolyn Williams	1912	1/27/94
16	717-719	<i>Esplanade</i>	Blauveldt House	Barbara Allen	1934	1/27/94
17	125 S.	<i>Irena Avenue</i>	Montague House	Peter Neushul Caroline McLean Neushul	1909	2/2/94
18	108 N.	<i>Broadway</i>	Dorrington Apartments	Elizabeth Luttrell Elsie May Carne	1907	2/24/94
19	519 S.	Catalina Avenue	Gephart House	Paul Felix	1913	5/4/94
20	510	<i>Garnet Street</i>	Lowe House	Robert B. Hazelton Janet Barker Hazelton	1910	5/4/94
21	417	<i>Miramar Drive</i>	Crisler House	Ross Cohan	1928	6/1/94
22	513	<i>Garnet Street</i>	Martin House	John H. Bloomingdale	1912	3/1/95
23	209	<i>Avenue C</i>	Humer House	Harry Mackenzie Susan Wyllie	1921	3/1/95
24	2500	<i>Graham Avenue</i>	Manny House	Gary & Connie Basel	1934	5/3/95

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
25	501	Avenue B	Davis House	Victor & Cecilia Martinez	1930	10/4/95
26	509	Garnet Street	Cholvin House	Dan Sherman & Carol Egerer	1913	10/4/95
27	607	Esplanade	Albee House	Krista Allen & Maher Seisi	Pre-1906	1/3/96
28	323 S.	Francisca	Thomas House	Gary Higgins	1892	2/7/96
29	512	Garnet Street	Hussong House	Ruth M. Jones	1910	2/7/96
30	422 S.	Guadalupe	Murray House	Bruce Watson & Patricia Grau	1936	7/3/96
31	216	Avenue C	Harvey House	John & Angela Sumi	1919	10/1/97
LHD	216 N.	Catalina Avenue	North Catalina Historic District	Carl & Dorothy Karfs	Pre-1895 1913	9/6/95
LHD	218 N.	Catalina Avenue	North Catalina Historic District	Carl & Dorothy Karfs	Pre-1895	9/6/95
NRHD	⊙ 303 N.	Gertruda Avenue	Original Townsite Historic District	Herman and Jackie Bose	1907	--
LHD NRHD	⊙ 304 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Eileen Irvin	1911	8/6/91
NRHD	⊙ 305 N.	Gertruda Avenue	Original Townsite Historic District	Arthur H. Sorem	1911/ 1920	--
LHD NRHD	⊙ 306 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Maxine Bopp	1921	8/6/91
LHD NRHD	⊙ 307 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Richard and Karen Burke	1907	8/6/91

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
LHD NRHD	⊕ 308 N.	<i>Gertruda Avenue</i>	Gertruda Avenue Historic District/ Original Townsite Historic District	Hector and Pamela Chavez	1911	8/6/91
LHD NRHD	⊕ 309 N.	Gertruda Avenue	Gertruda Avenue Historic District (non-contributing)/ Original Townsite Historic District	Richard and Karen Burke	1993	8/6/91
NRHD	⊕ 310 N.	Gertruda Avenue	Original Townsite Historic District	Larry F. Boll	1911	--
LHD NRHD	⊕ 311 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Mary & Alexander Campbell	1913	8/6/91
LHD	312 N.	Gertruda Avenue	Gertruda Avenue Historic District (non-contributing)	Gloria Liu	1980	8/6/91
LHD NRHD	⊕ 313 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Janet Kimbrel	1914	8/6/91
LHD NRHD	⊕ 314 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Richard and Sidney Risen	c. 1917	8/6/91
LHD NRHD	⊕ <u>315 N.</u>	<u>Gertruda Avenue</u>	Gertruda Avenue Historic District/ Original Townsite Historic District	David & Shannon Moody	1913	8/6/91
LHD NRHD	⊕ 316 N.	<i>Gertruda Avenue</i>	Gertruda Avenue Historic District/ Original Townsite Historic District	Dennis and Kelli Sullivan	1913	5/4/94

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
LHD NRHD	⊕ 317 N.	Gertruda Avenue	Gertruda Avenue Historic District/ Original Townsite Historic District	Darrow and Debra Fiedler; Rick Gandolfo	1922	8/6/91
LHD NRHD	⊕ 318 N.	<i>Gertruda Avenue</i>	Gertruda Avenue Historic District/ Original Townsite Historic District	Karen and Michael Williams	c. 1907	8/6/91
LHD NRHD	⊕ 319 N.	<i>Gertruda Avenue</i>	Gertruda Avenue Historic District/ Original Townsite Historic District	Vivian Kulvicki	1911	8/6/91
NRHD	⊕ 320 N.	Gertruda Avenue	Original Townsite Historic District	Ronald S. Yearley	1907	--
NRHD	⊕ 321 N.	Gertruda Avenue	Original Townsite Historic District	Christopher C. Pecci	1910	--
NRHD	⊕ 322 N.	Gertruda Avenue	Original Townsite Historic District	Thomas C. Bryan	1922/ 1924	--
NRHD	⊕ 324 N.	Gertruda Avenue	Original Townsite Historic District	Krista M. Read	1910	--
NRHD	⊕ 325 N.	Gertruda Avenue	Original Townsite Historic District	Sandra Dyan	1906/ 1912	--
NRHD	⊕ 327 N.	Gertruda Avenue	Original Townsite Historic District	Janet Landis	1906	--
NRHD	⊕ 329 N.	Gertruda Avenue	Original Townsite Historic District	Michael G. Gabor	1908/ 1920	--
NRHD	⊕ 505 N.	Guadalupe Avenue	Original Townsite Historic District	Mary K. Reynolds	1907	--
NRHD	⊕ 507 N.	Guadalupe Avenue	Original Townsite Historic District	Arlene J. Keener	1922	--

<u>No./ Type</u>	<u>St. Number</u>	<u>Street</u>	<u>Common Name</u>	<u>Owner</u>	<u>Year Built</u>	<u>Date Designated</u>
NRHD	⊕ 509 N.	Guadalupe Avenue	Original Townsite Historic District	Timothy and Cheryl Valenzuela	1907	--
NRHD	⊕ 511 N.	Guadalupe Avenue	Original Townsite Historic District	Mary Reynolds and Hester B. Riley Trust	1921	--
NRHD	⊕ 512	Carnelian Street	Original Townsite Historic District	Violeta E. Herman	1907	--
NRHD	⊕ 610-614	Carnelian Street	Original Townsite Historic District	Anna M. Baker	1910/ 1922	--
NR	⊕ 400 S.	Broadway	Women's Club of Redondo Beach	Women's Club of Redondo Beach	1922	--
CR	⊕ 225	Avenue D		Bonnie Corbin	1917	---
CR	⊕ 211	Avenue E	Hogue House	Grace Knight	1930	---
CR	⊕ 417	Emerald Street	Johnson House	Helen White	1911	---

Appendix C
City of Redondo Beach Historic Properties Maps

Appendix D
Preservation Ordinance No. 2554

Appendix E

Historic Preservation Information & Contacts

Local:

Planning Department/Preservation Commission
Teresa Gianos, Associate Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637
<http://www.redondo.org/>

Historical Commission
City of Redondo Beach
Recreation and Parks Department
320 Knob Hill
Redondo Beach, CA 90277
(310) 372-1171

Redondo Beach Historical Museum
Heritage Court at Dominguez Park
Redondo Beach, CA 90277

Redondo Beach Historical Society
P.O. Box 978
Redondo Beach, CA 90277
(310) 316-1855
<http://members.aol.com/RBHistSoc>

Redondo Beach Public Library
303 North Pacific Coast Highway
Redondo Beach, CA 90277
(310) 318-0675

Los Angeles County:

Historic Landmarks and Records Commission
County of Los Angeles
Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012
(213) 974-1431

State:

State Office of Historic Preservation
State of California
Department of Parks and Recreation
1416 9th Street, P.O. Box 942896
Sacramento, CA 94296
(916) 653-6624

National:

National Park Service
Pacific West Region
600 Harrison Street, Suite 600
San Francisco, CA 94107
(415) 427-1300

Miscellaneous Organizations/Associations:

American Association for State and Local History
1717 Church Street
Nashville, Tennessee 37203
(615) 320-3203

California Preservation Foundation
405 14th Street Suite 1010
Oakland, CA 94612
(510) 763-0972

Conference of California Historical Societies
University of the Pacific
3601 Pacific Avenue
Stockton, CA 95211
(209) 946-2011

Los Angeles Conservancy
523 W. 6th Street, #1216
Los Angeles, CA 90014
(213) 623-2489

National Trust for Historic Preservation
Western Office
One Sutter Street, Suite 707
San Francisco, CA 94103
(415) 956-0610

Appendix F

City of Redondo Beach, Planning Department Preservation Documents Available to the Public

Application for Landmark and Historic District Designation

Design Guidelines

Fact Sheet, City of Redondo Beach Landmark Designation

Historic Context Statement (\$5.00)

Mills Act Brochure

Preservation Brochure

Preservation Commission Newsletter -- *Preservation: Redondo!*

Preservation Ordinance No. 2554

A Photographic Collection of Historic Landmark Properties, 2nd ed. (\$3.00)

Redondo Beach Preservation Program Video (27:2 minutes) Available on loan

Appendix G

Sources

The following sources were used to prepare the “Definition of Historic Character” section of this document:

A Photographic Collection of Historic Landmark Properties, 2nd ed. City of Redondo Beach, Planning Division, September 1996.

Becker, Rick. “Redondo Pier Transformation.” *Redondo Beach Historical Society Newsletter* VI (Winter 1994): 1+.

Crump, Spencer. *Ride the Big Red Cars: The Pacific Electric Story*. Glendale, CA: Trans-Anglo Books.

Duncan-Abrams, Marguerite and Barbara Milkovich. “City of Redondo Beach Historic Context Statement.” 6 September 1995.

Howard, Gregory. *Southern California’s Seacoast: Then and Now*. Redondo Beach: Howard-Gregory Associates, 1981.

Lisle, Paul W. “Redondo Beach.” *Scenic America* (July 1912): 33-41.

Shanahan, Dennis. *Old Redondo: A Pictorial History of Redondo Beach*. Redondo Beach, CA: Legends Press, 1985.

Snyder, Gloria. “Redondo Beach – A Century in the Making.” *A Centennial Tribute to Redondo Beach, 1892-1992*. Cost Mesa: Historic Publications, Inc., 1992.



Administrative Report

N.3., File # 25-1526

Meeting Date: 1/6/2026

To: MAYOR AND CITY COUNCIL

From: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

TITLE

RECEIVE AND FILE A REPORT ON TEEN CENTER ACTIVITIES AND PROGRAMMING

EXECUTIVE SUMMARY

The Strategic Plan includes an Objective to “enhance available programming at the Teen Center.” This report provides an update on the efforts made by staff over the past year to accomplish this goal.

The Teen Center, which was established in 1994 to provide a safe, supervised space for teens outside of school hours, was closed during the COVID-19 pandemic. Planning for its reopening was guided by the 2024-2025 Youth Commission and informed by extensive outreach to local teens. This included a comprehensive survey that garnered 214 responses, primarily from Redondo Beach residents, and directly influenced the design, amenities, and overall look and feel of the facility.

Design concepts were shared with teens and families during a May 2025 Open House, followed by continued collaboration with Youth Commissioners to finalize purchases and prepare the space for reopening. The Teen Center officially reopened on September 25, 2025, following a Ribbon Cutting Celebration featuring facility tours, youth performances, raffle prizes, and participation from numerous community partners.

Since reopening, the Teen Center has operated Monday through Friday, offering a welcoming environment for teens that includes a lounge, study, gaming, kitchen, and outdoor patio spaces. After adjusting the initial operating schedule to better align with teen attendance patterns, the Center now averages 30-35 teens on school days and 50-60 teens on non-school days. Programming blends open recreation with structured activities and monthly themed events, all shaped by teen input. Early operations demonstrate strong participation, meaningful engagement, and a solid foundation for long-term sustainability and growth.

BACKGROUND

Program Background, Reopening, and Initial Operations

The Teen Center was originally opened in March 1994 in response to a demonstrated community need for a safe, supervised space for teens outside of school hours. Unfortunately, the facility was closed during the COVID-19 pandemic. Planning efforts to reopen the Teen Center began with engagement from the 2024-2025 Youth Commission, which played a central role in shaping the

vision and direction of the revitalized space.

The Youth Commission formed several subcommittees, including the Teen Survey Subcommittee, Teen Center & Events Subcommittee, and Communications Subcommittee. The Teen Survey Subcommittee was particularly active, assisting City staff in the development and promotion of a comprehensive survey distributed to local teens. A total of 214 responses were received, with the majority from Redondo Beach residents. Survey results provided valuable insight into teen preferences and directly informed the design concepts, amenities, and overall look and feel of the Teen Center.

Design concepts were shared with teens and families during a community Open House held in May of 2025. Feedback from this event further refined the project's direction. Following the Open House, City staff continued working closely with Youth Commissioners to finalize purchases, complete facility preparation, and coordinate operational planning in advance of reopening.

The Teen Center officially reopened on September 25, 2025, with a Ribbon Cutting Celebration that included facility tours, access to new amenities, an ice cream station, raffle prizes, and a special performance by a youth band from Redondo Beach School of Rock. The event was well attended and supported by numerous community partners, reflecting strong community interest in the Teen Center's return.

Following the completion of renovations, staff training and operational planning, the Teen Center opened to the public with a focus on creating a welcoming, inclusive environment and the establishment of clear behavioral expectations. The facility includes designated lounge, study, gaming, kitchen, and outdoor patio areas designed to accommodate a variety of interests and activities.

The Teen Center currently operates Monday through Friday. The hours of operation are Monday from 2:00 to 6:00 p.m., Tuesday through Friday from 3:00 to 6:00 p.m., and from 11:00 a.m. to 6:00 p.m. on days when school is not in session.

Initially, operational days were structured to separate middle school and high school participation, with middle school students scheduled on Mondays and Wednesdays, high school students on Tuesdays and Thursdays, and Fridays shared. Within the first month of operations, staff observed minimal attendance from high school students during their designated days, while middle school students consistently arrived early and waited outside.

In response to these observed attendance patterns, staff adjusted the schedule in mid-October 2025 to allow both middle school and high school students to attend simultaneously. This adjustment resulted in increased participation overall and a more dynamic environment. Currently, the Teen Center averages 30-35 teens on school days and approximately 50-60 teens on non-school days, reflecting strong early utilization and demand.

Current Programming and Activities

Programming at the Teen Center is designed to balance open recreation with structured activities in a supervised setting. Teens may drop-in during regular business hours without a reservation. Monthly themed events and special activities are introduced to maintain interest and encourage repeat participation, with all activities shaped by teen feedback and approved by staff.

Every month, our Teen Center staff plan fun, festive, and engaging activities that the teens enjoy greatly. A few examples of activities or special event socials are:

- **Mix-It-Mondays Smoothie Bar:** Staff prepare a selection of smoothies for the teens to sample. The smoothies were well received by the teens and the feedback has been overwhelmingly positive.
- **Murder Mystery Dinner:** The teens had the opportunity to role play and express their creative side during a Murder Mystery Dinner. Those that wanted to participate were given a role and a script. The kids became invested into the storyline and found the experience highly enjoyable. After the mystery was solved, the teens enjoyed a delicious meal together.
- **Mario Kart Tournament:** The Nintendo Switch is widely enjoyed by the teens, and the tournament brought out a competitive, spirited energy from the attendees. Teens that were not playing were coaching and cheering-on the competitors. This activity promoted positive peer connection.

Overall, activities have been well received and have promoted positive social interaction, creativity, and engagement. The overarching goal is to maintain a welcoming, safe, and inclusive environment that supports the development of positive peer relationships.

Teen Engagement and Feedback

Teen feedback is a central component of program development and continuous improvement for offerings at the Teen Center. Staff regularly engage with participants through informal conversations, observation, and direct input during daily operations. All proposed activities are vetted with teen participants prior to implementation to ensure buy-in and relevance.

A suggestion box is available onsite to encourage honest and unfiltered feedback. This input has provided staff with valuable recommendations for improvements and future activities.

City staff also continue to collaborate with Youth Commission subcommittees to gather additional candid feedback. Recent recommendations have included outreach to Redondo Union High School's newspaper and television program to increase awareness among high school students.

Marketing, Outreach, and Promotion

Outreach efforts focus on increasing awareness of the Teen Center among teens and families through multiple platforms. The facility has been promoted on the City's website (Teen Page), social media (@redondoteens and @rbparksandrec on Instagram), printed flyers, onsite signage, and peer-to-peer outreach. Monthly calendars are posted both onsite and online, with weekly activity updates shared on Instagram every Sunday.

Staff have coordinated with local schools, Local Anchor, and student clubs to expand outreach and promotional opportunities. Staff are currently in communication with Redondo Union High School staff to feature the Teen Center in the school newspaper and RUTV in the Spring of 2026. These efforts support equitable access and consistent community awareness across multiple media channels.

Community Partnerships and Collaborative Efforts

Community Services staff are actively building partnerships with schools in the Redondo Beach Unified School District (RBUSD), youth-serving organizations, and community groups to enhance programming and collaboration. Internal partners include Redondo Beach Police and Fire Departments, Library Youth Services, and the Transit Division in the Community Services Department.

External partners include RBUSD schools (Parras Middle School, Adams Middle School, and Redondo Union High School Assistant Principals), the Redondo Union School-to-Career Program, Beach Cities Health District Alcove, Local Anchor, School of Rock, and the Friendship Foundation.

These partnerships aim to expand enrichment opportunities, strengthen community connections, and leverage shared expertise to enhance services provided at the Teen Center, as well as throughout the City.

Next Steps and Future Planning

Through coordination with the Redondo Union High School's (RUHS) School-to-Career Program the Technology Explorers program, which provides technology support to seniors utilizing RUHS student volunteers, will return to the Veterans Senior Center on January 27, 2026. Staff are also working with the School-to-Career Program to introduce middle school tutoring opportunities led by RUHS volunteers in the Spring of 2026.

City staff plan to attend the RUHS Club Rush event in February to connect with high school groups and coordinate future socials and workshops.

Next steps for the Teen Center include refining programming based on participation trends and teen feedback, expanding special events and workshops for high school students, and formalizing community partnerships. Staff will continue to monitor attendance and engagement to ensure effective use of City resources. Long-term planning will focus on sustaining participation, enhancing program quality, and aligning Teen Center offerings with evolving community needs.

The Teen Center has successfully relaunched as a positive, supervised space for teens in the community. Early operations reflect meaningful engagement and a strong foundation for growth. Staff will continue building on this momentum through responsive programming, strategic outreach, and collaborative partnerships to ensure the Teen Center remains a valuable and sustainable community resource.

COORDINATION

This report was coordinated by the Community Services Department.

FISCAL IMPACT

Funding for the Teen Center renovations and furnishings was included in the adopted Capital Improvement Program Budget. Funding for ongoing Center operations is included in the Community Services Department annual operating budget. One-time funds remain to purchase additional Center equipment and supplies planned for the 2025-26 school year. Future teen programs/supplies would be subject to future budget consideration.

APPROVED BY:

Mike Witzansky, City Manager



Administrative Report

T.1., File # 26-0009

Meeting Date: 1/6/2026

TITLE

ADJOURN IN MEMORY OF ISAAC DEL ROSARIO, FORMER CITY EMPLOYEE (PUBLIC WORKS)